

CITY OF PALOS HEIGHTS



Docket #2019-01 PLANNING & ZONING COMMISSION April 8, 2019

The Planning and Zoning Commission of the City of Palos Heights met at the Palos Heights City Hall on Monday, April 8, 2019 to review Docket 2019-01. The meeting was called to order at 6:00 pm by Chairman Stevens. Board members present were Jeff Barry, William DeLeo, Tom Gabel, Pat Scully and Michael Lombard. Also in attendance were Ken Busse, resident William Hopkins and recording secretary Charlotte Moore. Bob Fisher was absent.

Approval of Minutes

Chairman Stevens entertained a motion to approve the minutes from May 15, 2017. So moved by Pat Scully, seconded by Mike Lombard. All in favor & motion carried.

Docket 2019-01: Review proposed Owl Woods Plat of Subdivision by William Hopkins for the reconfiguration on two parcels located at 8136 Misty Meadow Drive, Palos Heights, Illinois (PINs 23-35-401-044 and -046).

Mr. Hopkins approached the podium to discuss his plans. Mr. Hopkins purchased parcel #1 in 1990. The neighbor to the south of him owned 2 acres that were at the time in unincorporated Palos township. The neighbor subdivided the land and Mr. Hopkins purchased ½ acre that has been used a large fenced in backyard. Mr. Hopkins and his wife are looking to downsize. They feel the parcel they own would be the best property to build a smaller house. The problem is that parcel #1 is land locked.

Mr. Hopkins spoke with Chris Kransberger and Ken Busse to discuss if it was possible to build on parcel #1. Mr. Hopkins would need access and water & sewer. In order to get access and water & sewer Mr. Hopkins would need to purchase parcel #2. In July 2018, Mr. Hopkins purchased parcel #2 from Gallagher & Henry. The idea is to build on parcel #1 and have access through parcel #2 to get water & sewer from Misty Meadow Drive and a driveway.

Dan Nisavic approached Mr. Hopkins about the goal of having a park in every neighborhood. The City has been unable to get any land in Misty Meadows subdivision to build a park. Mr. Hopkins was approached with the idea that he would receive access and water & sewer in exchange for dedicating the rest of his parcel to the City of Palos Heights. Mr. Hopkins feels this is a win-win situation for the approval of this subdivision.

He needs approval for a new subdivision, because parcel #1 and parcel #2 are in separate subdivisions. Only parcel #2 is in Misty Meadows. Mr. Hopkins current residence is immediately north of parcel #1, and that is located in Palos Park.

Mr. Busse stated that it was a combination of working with Dan Nisavic and the Recreation Department, that Dan Nisavic identified this as an opportunity to create a park in Misty Meadows. In exchange for Mr. Hopkins donating a portion of parcel #2, the city would

extend utilities from Misty Meadow Drive to the lot line on lot #1, as well as provide a driveway easement across the water tower parcel. Quotes for the extension were provided for review. Lot #2 was purchased for \$135,000 by Mr. Hopkins. Discussion ensued.

Ken Busse mentioned that the Recreation Department wants the parcel. The park will be part of the Parks and Rec Comprehensive Plan.

Mr. Hopkins showed that water would run up one side of the property and the sewer on the other side, within the 10-foot easement. The water will tie-in at the middle of parcel #2.

Commissioner Lombard would like to make the sure the city nails down who will maintain the easement for plowing. It should be well defined, so the City doesn't find themselves in trouble 10 or 15 years down the road.

Mr. Hopkins believes the city installed part of the driveway and that they plow in order to access the water tower. After discussion with Tom Brown it has been determined that the City owns the property on the east end of parcel #2 where the water tower and driveway is located. The city can grant easement to whoever they want. Ken Busse said it will make sense for Mr. Hopkins to have some kind of agreement between he and his neighbor and the city. Discussion ensued.

Mr. Hopkins mentioned that all his neighbors are aware of his plans and there are no objections.

According to Ken Busse, the plan is for a passive park. The next most reasonable park would be a tot park.

There being no further question or comments, Chairman Stevens requested a motion.

Commissioner Lombard moved to recommend that the committee accepts Docket 2019-01 for the proposed Owl Woods Subdivision by Bill Hopkins for the reconfiguration of two parcels located at 8136 Misty Meadows Drive (PINs 23-35-401-044 and -046). Subject to the appropriate water, sewer and driveway easements and any necessary maintenance agreements with the City of Palos Heights, seconded by Commissioner DeLeo.

On a roll call, the vote was:

AYES:	6 – Commissioners Stevens, DeLeo, Barry, Scully, Lombard, Gabel
NAYS	0 – None
ABSENT	0

With six (6) affirmative votes, the motion carried.

Questions/Comments

Commissioner Lombard believes it would be nice to have a background information checklist. The commissioners didn't know which way to go with this plan. They weren't aware that this has been going on for over a year. Chairman Stevens asked commissioner Lombard to develop a checklist.

Chairman Stevens requested a motion to adjourn. So moved by Commissioner DeLeo.
All in favor.

Adjourn

There being no further business, Chairman Stevens moved to adjourn the meeting at 6:40pm.

Respectfully submitted,

Charlotte Moore
Recording Secretary