

**ZONING BOARD OF APPEALS
AGENDA**

NOTICE OF PUBLIC HEARING
Wednesday, February 11, 2026
6:00pm
City Hall Council Chambers
7607 W. College Drive, Palos Heights, IL 60436

1. Call to Order
2. Roll Call
3. Approval of Minutes:
 - a. December 23, 2025
4. New Business

4(a) DOCKET 2026-SUP-01: A petition filed by Ali Karaja

Motion: Recommend approval to allow a barbershop to operate as a special use within the premises located at 13405 S. Ridgeland Avenue, Palos Heights, IL and contained within the following PIN: 24-32-300-039-0000.

1. Presentation by the Petitioner
 2. Hear Public Comments
 3. Commission Discussion/Q&A
 4. Accept or make changes to Findings of Fact
5. Old Business
6. Public Comments
7. Adjournment

Americans with Disabilities Act Notice: Disabled persons who require certain accommodations should contact City Hall as early as possible so reasonable accommodations can be arranged.

CITY OF PALOS HEIGHTS



**ZONING BOARD OF APPEALS
Public Hearing Minutes-DRAFT
December 10, 2025**

Call to Order

The public hearing conducted by the Zoning Board of Appeals was called to order by Chairman Jim Hughes on December 10, 2025, at 6:30 p.m. at the City of Palos Heights City Hall Council Chambers.

Roll Call

The following board members were present: Jim Hughes, Thomas Gregory, Robert Starzyk, Declan Binninger.

Absent: John Hanley, Todd Probasco, Jack Shanahan.

Also present were Assistant City Administrator Aimee Ingalls,

Approval of Minutes

Commissioner Binninger moved to approve the minutes from the November 12, 2025, meeting as presented, seconded by Commissioner Gregory. On a voice vote, the motion passed unanimously.

4(a) DOCKET 2025-VAR-11: A petition filed by Daniel Cassasanto

Motion: Recommend approval to allow a zoning variance for an 8ft setback from the 20-foot secondary front yard setback requirement.

Presentation by Petitioner / ZBA Discussion / Q&A: Petitioner has an existing canopy over the existing patio which is 11x14. They have outgrown this one and would like to replace with a 20x22 new canopy. The commissioners questioned the petitioner about how his neighbors feel about this and he said he has talked to them all and no one has issue.

The motion was made by Commissioner Gregory seconded by Commissioner Starzyk and passed unanimously.

Public Comment: None.

4(b) DOCKET 2025-SUP-12: A petition filed by Saleem Elmosa.

Motion: Recommend approval to allow a B-1 in a B-District for an insurance agency for auto, home, life at 13420 S. Ridgeland Ave.

Presentation by Petitioner / ZBA Discussion / Q&A: Petitioner works up north and would like to have an office closer to home. The location was a former insurance agency.

No public comment.

Motion to approve by Commissioner Gregory, seconded by Commissioner Starzyk. On a voice vote, the motion passed unanimously.

New Business

None.

Adjourn

There being no further business, Commissioner Starzyk moved to adjourn the meeting, seconded by Commissioner Gregory. All in favor.

Meeting adjourned at 6:52 p.m.

Respectfully submitted,

Aimee Ingalls
Recording Secretary



TITLE: Special Use in B-Business for a Barbershop

DATE: February 11, 2026

DOCKET NUMBER: #2026-SUP-01

REQUEST: SPECIAL USE PERMIT (SUP)
The applicant, **Ali Karaja**, Elite Cutz, requests approval for a special use permit to allow a barbershop in a B-Business District at 13405 S. Ridgeland

LOCATION: 13405 S. Ridgeland Avenue.

APPLICANT INFORMATION
APPLICANT: Ali Karaja

MEETING DATE: February 11, 2026

NOTICE PUBLISHED: January 26, 2026
Daily Southtown

STAFF: Aimee Ingalls, Community Development Coordinator



I. REQUEST

The applicant has a current yoga studio, Revival Yoga Wellness Studio, at 7209 W. College (Southwick Commons). They want to relocate to 12211 S. Harlem Avenue Floor 1. Their use is permitted in a B-1 Restricted Business however the new location is B-Business. Zoning Code Chapter 153.151 (B) 10 states that a special use may be allowed in an existing structure. This special use terminates with a change in the B-1 use.

The Zoning Board of Appeals (ZBA) shall make a recommendation that City Council approve, approve with conditions, or deny the request. Upon receipt of this recommendation, Council shall then make a final determination.

II. BACKGROUND

The studio has been located in Southwick Commons since 2022 and had a special use permit (O-11-15) in that location also. Their statement of need indicates that they felt it would be a hardship to redesign their current location.

III. EXISTING CONDITIONS

Zoning	B-Business
Required Yards & Setbacks	https://codelibrary.amlegal.com/codes/palosheights/latest/palosheights_il/0-0-0-76253
Current Use	Vacant
Future Land Use	B-Business
Area & Dimensions	<u>Frontage:</u> 320 feet <u>Total area:</u> 110,838 sf <u>Suite square feet:</u> 1,200 sf <u>Total depth:</u> 69 feet
Existing Site Features - Property	<u>Access</u> The subject property has one entrance from Ridgeland Avenue

IV. CONTEXT

Surrounding Zoning & Uses	<u>North:</u> B-Business <u>South:</u> B-Business <u>West:</u> R-Residential <u>East:</u> R-Residential
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EXHIBIT 1: Location



CookViewer

Cook County Parcel Viewer

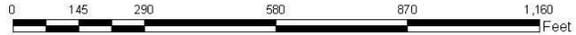
Map



Legend

Selected Parcels

- Source Parcel
- Parcels Current



Map generated from CookViewer, Cook County's Parcel Viewer application maintained by the Bureau of Technology's GIS Division. For parcel and property identification number (PIN) questions, contact the Cook County Clerk's Office. For property detail and assessment questions, contact the Cook County Assessor's Office. For property tax bill questions, contact the Cook County Treasurer.

Cook County Bureau of Technology – GIS Division. Cook County Clerk. Cook County Assessor. Map Created: 1/23/2026





EXHIBIT 2
Finding of Fact

Section 153.221 Standards for Special Uses

No special use shall be recommended by the zoning board of appeals unless the board of appeals shall find:

(A) That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. **True.**

(B) That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. **True.**

(C) That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district. **True.**

(D) That adequate utilities, access roads, drainage, or necessary facilities have been or are being provided.

Yes. This is an established retail center with all infrastructure in place.

(E) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets. **Yes.**

(F) That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except in each instance as the regulations may be modified by the city council pursuant to the recommendation of the zoning board of appeals. **Yes.**

('69 Code, App. A, § 10.8-6; amend. Ord. 87-10, passed 4-21-87)

Ali Karaja 115@gmail.com



7607 W College Drive
Palos Heights, IL. 60463
Ph: (708) 361-1804 Fax: (708) 923-7112



ZONING APPLICATION CITY OF PALOS HEIGHTS

Applicant Information:

NAME: Ali Karaja PHONE 708 -- 963 -- 9674

ADDRESS: 8804 S 55th Ct, Oak Lawn, IL 60453

Subject Property Information:

ADDRESS: 13405 S Ridgeland Ave, Palos Heights, IL 60463

P.I.N 24 - 32 - 300 - 039 - 0000

CURRENT ZONING CLASSIFICATION B (Business) CURRENT USE Vacant Commercial Space

PROPERTY OWNER(S) Westgate Plaza, LLC

TENANT (If Applicable) Ali Karaja

ATTACH LEGAL DESCRIPTION: A Legal Description must be provided prior to the public hearing. Please NOTE: The authorizing City ordinance and the issuance of any permits require a legal description. The legal description can be obtained from a Plat of Survey.

REQUESTED ZONING CHANGE or VARIANCE

A) AMENDMENT ___ B) VARIATION ___ C) SPECIAL USE

A public hearing will be held at an appointed time not less than 15 days from receipt of this application.

DESCRIPTION OF PROPOSED USE / ZONING VARIANCE: The proposed use is the operation of a men's barbershop as a special use within the existing zoning district

COST & TIMING OF IMPROVEMENT: \$25,000 and 2 months construction

NUMBER OF DEDICATED OFF-STREET PARKING SPACES PROVIDED FOR PROPOSED USE: 5

Fees

Make check payable to the City of Palos Heights

TOTAL CHARGES: Amendment, \$300; Variation, \$600; Special Use, \$300; Other, \$700
Which includes:

APPLICATION FEE: Amendment, \$100; Variation, \$400; Special Use, \$100; Other, \$500
SIGN DEPOSIT: \$150 (refundable); SIGN INSERTS: \$50 (2 @ \$25)

Additional Requirements of Submission:

- * A) Proof of Ownership/Tenancy -
- * B) Evidence of Need (see applicable STANDARDS OF SPECIAL USE / VARIANCE)
- * C) Plat of Survey & Legal Description
- * D) Drawings/Plans/Proposal



§ 153.202 STANDARDS FOR VARIATIONS

(A) The zoning board of appeals shall not recommend the variation of the regulations of this chapter, as authorized in § 153.203, unless it shall make findings based upon the evidence presented to it in each specific case that:

- (1) The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.
- (2) The plight of the owner is due to unique circumstances.
- (3) The variation, if granted, will not alter the essential character of the locality.

(B) For the purpose of implementing the above rules, the board shall also, in making its determination as to whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the applicant have been established by the evidence:

- (1) The particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.
- (2) The conditions upon which the petition for a variation is based would not be applicable, generally, to other property within the same zoning classification.
- (3) The purpose of the variation is not based exclusively upon a desire to make more money out of the property.
- (4) The alleged difficulty or hardship has not been created by any person presently having an interest in the property.
- (5) The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.
- (6) The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fires, endanger the public safety, or substantially diminish or impair property values in the neighborhood.

(C) The zoning board of appeals may recommend to the city council that the conditions and restrictions be imposed upon the premises benefited by a variation which may be necessary, to comply with the standards set forth in this section to reduce or minimize the injurious effect of the variation upon other property in the neighborhood, and better to carry out the general intent of this chapter.

(1969 Code, App. A, § 10.5-3)

7607 W College Drive
Palos Heights, IL. 60463
Ph: (708) 361-1804 Fax: (708) 923-7112



Notary and Applicant Signature:

COUNTY OF COOK)
SS
STATE OF ILLINOIS)

I, Ali Karaja (PRINT NAME), being first duly sworn, on oath
deposes and says, that all of the above statements and the statements contained in the documents
submitted herewith and pertaining to this Zoning Application in connection with the property
identified in the application and listed below are true.

Subject Property Information:

ADDRESS: 13405 S Ridgeland Ave, Palos Heights, IL 60463

P.I.N 2 4 - 3 2 - 3 0 0 - 0 3 9 - 0 0 0 0

Signature of Applicant

SUBSCRIBED AND SWORN TO BEFORE

ME THIS 14th DAY of Jan, 2020

Notary Public

