

AGENDA

Planning & Zoning Committee

City of Palos Heights

Tuesday, February 24, 7:00 p.m.

LOCATION: City Hall Council Chambers

7607 W. College Drive, Palos Heights, IL 60463

1. Call to Order

2. Roll Call

3. Approval of Planning & Zoning Committee Meeting Minutes: December 23, 2025

4. New Business

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

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

02-11-2026 ZBA VOTE: Recommended to approve unanimously

5. Old Business

5. Public Comment

6. Adjournment

CITY OF PALOS HEIGHTS



Planning and Zoning Committee Meeting Minutes

December 23, 2025

CALL TO ORDER

Alderman Scully called the meeting to order at 7:00 p.m. on December 23, 2025. In attendance were: Alderman Lewandowski, Alderman Key, Alderman McGrogan, and Chairman/Alderman Scully. Also in attendance Assistant City Administrator Aimee Ingalls, and about 16 guests.

APPROVAL OF MINUTES

Alderman Key motioned to approve the planning and zoning committee meeting minutes from November 25, 2025, seconded by Alderman McGrogan. On a voice vote, the motion passed unanimously.

NEW BUSINESS

- a. **DOCKET 2025-VAR-11:** A petition filed by Daniel Casasanto.

A motion to recommend approval to allow a zoning variance to allow an 8-foot setback variance from the 20-foot secondary front yard setback requirement. The 8-foot variance would create a 12-foot secondary front yard setback instead of 20-feet at the commonly known address at 12550 74th Avenue, and contained within the following PIN: 23-25-421-010-0000.

Petitioner explained why he wants a new canopy over his existing patio. Alderman discussed exactly how far off the roadway the structure would be to be sure it did not impede any traffic sightlines or be a danger to users of the patio.

Alderman Key motioned to approve the variance as presented. Motion seconded by Alderman McGrogan. On a voice vote the motion passed unanimously.

- b. **DOCKET 2025-SUP-12:** A petition filed by Saleem Elmosa.

A motion to recommend approval to allow a Special Use Permit for a B-1 Special Use in a B District for an insurance agency for auto, home, and life at 13420 S. Ridgeland Ave., Palos Heights, IL, and contained within the following PIN: 24-31-404-049-0000.

Petitioner's representative was present and explained that the agency is associated with AAA Insurance and most of their customers are in the general area. The petitioner's current office is far north and he would like to do business closer to home. Alderman Key motioned to approve the SUP. Seconded by Alderman Lewandowski. On a voice vote, motion passed, unanimously.

OLD BUSINESS

- a. **DOCKET 2025-SUP-06:** A petition filed by Amer Alayan for Chicago Elite Automotive.

A motion to recommend approval to allow an automotive service center to operate as a special use within the premises located at 6350 W. 135th Street and contained within the following PIN: 23-25-433-009-0000.

Nuer Alshaikh presented on behalf of her husband, Amer Alayan,. She used a power point on the screen and passed out copies of the presentation. Nuer confirmed that the use will be a tire shop, automotive repair and hand car wash (on the interior). There will be no outdoor work. This is not a body shop. There will be front doors only. No rear facing doors are planned. A previous concern was easy target for robberies. They will have a 27/7 security system. There are 20 on-site

parking spaces. There will be designated parking for this business. A shared parking agreement with 7-11 must be submitted in writing to the City if approved. They plan to charge customers a “storage” fee to minimize any overnight vehicles. Applicant stated they are committing to accountability. A question about hours of operation was asked and the applicant had not determined that yet but said they were thinking about 9am to 7pm, 7days a week. There was some concern by the committee that those hours may be too intrusive. A condition of approval would be to make a final determination on hours of operation as to minimize impact on neighbors.

Alderman Scully asked about how oil spills and disposal would be handled. An audience member, on behalf of the petitioner, addressed that question and reassured no oil would be able to get into the storm or sewer system. The approximate number of employees is anticipated to be about 8-10. Applicant presented a petition in support of the project. The signature page presented showed 30 signatures but applicant said they had an online petition with about 100 more supporters.

At this time, Alderman Scully opened up the meeting for public comments:

Nuer’s brother attested to the character of Mr. Alayan. He said Mr. Alayan is passionate and dedicated to his profession. He came here for the American Dream.

Victor Vita, realtor for the property owner, gave his full support to the applicant and said they are good tenants and the use is appropriate to the location.

Zachary’s Grill owner, Zack Kubiak, again, expressed concerns on the noise and cleanliness behind his established restaurant patio. He believes this use puts his business in jeopardy and the restaurant business is hard enough without more issues. He has been in business for 11 years in this location. Mr. Kubiak, also presented a petition with 182 signatures in opposition to the automotive use. Mr. Kubiak believes this is not a suitable use for this location.

Unknown audience member said that he would like to see more family-owned businesses in Palos heights vs chains. He believes the applicant is a qualified mechanic.

Esmerelda Rodriquez was spoke as a supporter of the business and said petitioner is a good mechanic and very helpful to her as a single woman with car problems.

Resident, Kraig Jung expressed concerns about the impact this business might have on his residence. Increased traffic was a concern. He believed this is not needed due to Top Notch in close proximity.

Mazen Barakat, representing the Arab American Chamber of Commerce, had concerns that there are problems with the approval process. He felt some applicants were being pushed around, referring to the former urgent care applicant at 11800 S. Harlem. He believes Arab businesses are not welcome in Palos Heights. He thinks there should be a smoother and easier business process. Alderman Scully said he had spent a lot of time working with the urgent care facility but an agreement was not reached but not for lack of trying. Alderman McGrogan emphasized that the issue is not the applicants but rather the location. He suggested to reduce hours and minimize any disruptions to Zachery’s patio experience. Alderman Key asked Dr. Barakat if he knew who the Palos Area Chamber president was. Dr. Barakat said he did not know and he did not care.

A discussion proceeded regarding activity in the rear of the proposed location and Nuer confirmed there will be no activity in the rear which is directly adjacent to Zachery’s patio. She also suggested that they would like to support local businesses and refer waiting customers to grab a bite or drink from area restaurants.

Alderman Key had issue with the location as not suitable. He noted Top Notch has been a problem and while those owners promised no issues, some issues have remained with noise, volume of cars and open doors. Alderman Key was concerned with the current state of the proposed property like garbage accumulation and was concerned that would worsen. In addition, work had been started without a permit. The owner apologized and said it was not the applicant’s fault and was an innocent mistake.

Alderman Scully believes that this is not a good fit for this area because it is zoned a retail space and this use is lighter industrial.

Applicant asked for a chance to prove they are committed to accountability and to not judge them on other businesses issues.

Unknown audience member suggested the City has authority to enforce compliance.

Alderman Lewandowski motioned to approve the special use permit with the following conditions:

Shared parking agreement, submitted in writing, with 7-11

Installation of indoor filtration system

Indoor storage of all equipment

Limited overnight parking

Special Use Permit stays with business so SUP is no longer valid when business leaves.

Hours of operation to be determined.

Seconded by Alderman McGrogan.

Roll Call Vote:

Nay: Alderman Scully, Alderman Key

Aye: Alderman Lewandowski, Alderman McGrogan

ADJOURN

There being no further business, Alderman Lewandowski motioned to adjourn, seconded by Alderman Key. All in favor and motion carried. Meeting adjourned at 8:29 pm.

Respectfully submitted,
Aimee Ingalls

Recording Secretary



TITLE: Special Use in B-Business for a Barbershop

DATE: February 24, 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.

ZBA MEETING DATE: February 11, 2026
ZBA VOTE: Voted to recommend unanimously

NOTICE PUBLISHED: January 26, 2026
Daily Southtown



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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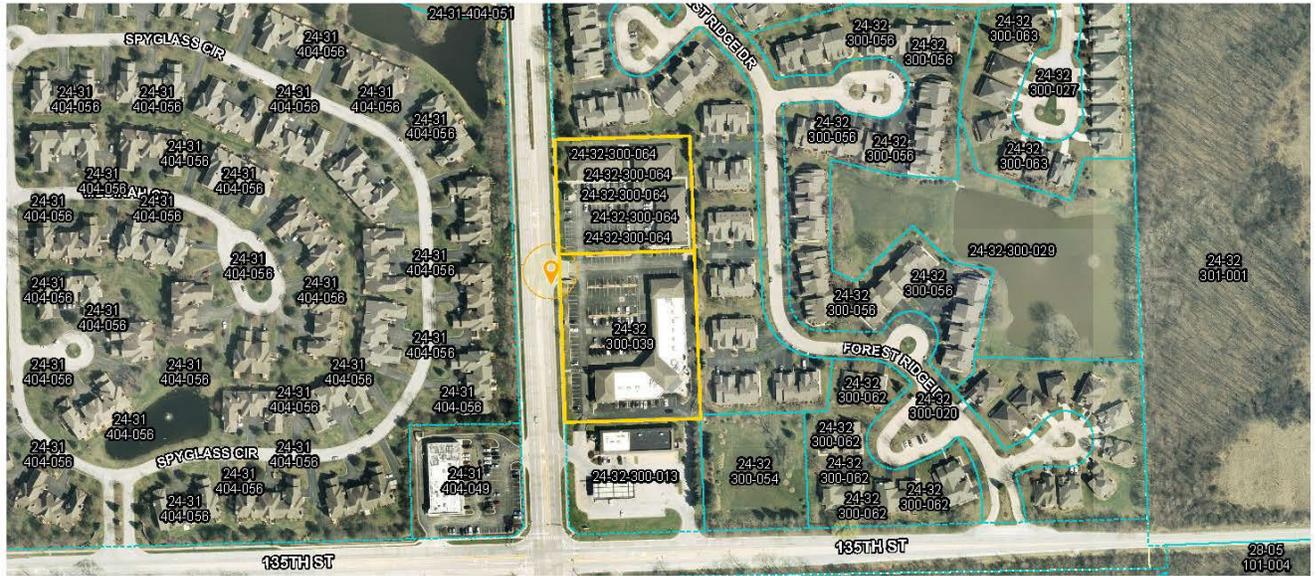
EXHIBIT 1: Location



CookViewer

Cook County Parcel Viewer

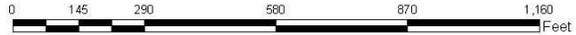
Map



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)

