

A G E N D A
Zoning Board of Appeals
City of Palos Heights
July 12, 2021, 7:00 p.m.



1. Call to Order
2. Roll Call
3. Approval of Minutes: March 15, 2021
4. New Business

4(a) **DOCKET 2021-04:** a petition filed by William Shaughnessy...

Motion: to allow a 6-foot privacy fence to extend 15 feet, in lieu of 0 feet, beyond the front building line and into the 30-foot Front Yard Setback along the primary street of 75th Avenue for the principal residence located on the corner lot at 11950 S 75th Avenue, and contained within PINs 23-25-201-028 and 23-25-201-039. The fence variance shall commence at the northeast corner of the principal residence building, thence 15 feet easterly, thence northerly to the north property line, thence westerly along the north property line to the west property line.

- i. Presentation by Petitioner
- ii. Hear Public Comment
- iii. ZBA Discussion / Q&A
- iv. **Finding of Facts on Docket #2021-04**

4(b) **DOCKET 2021-05:** A petition filed by Craig & Julie Demakes...

Motion: to allow a 3-foot Side Yard Setback along the east property line, in lieu of the required 10-foot Side Yard Setback, which variance is limited to the distance of the length of a detached garage in the rear yard of the residential property located at 6819 W. Evergreen Avenue, and contained within PIN # 24-31-108-013-0000.

- i. Presentation by Petitioner
- ii. Hear Public Comment
- iii. ZBA Discussion / Q&A
- iv. **Finding of Facts on Docket #2021-05**

(Continued next page)

4(c) **DOCKET 2021-06:** A petition filed by Samir Nijmeh...

Motion: to allow a 6-foot privacy fence to extend beyond the southernmost building line to the south property line along the one-lot block of 126th Street, in lieu of the required 0 feet beyond the front building line, thence easterly to the east property line, thence northerly along the east property line to the north property line for the principal residence located on the corner lot at 12561 S. 68th Court, and contained within PIN 24-30-325-007-0000.

- i. Presentation by Petitioner
- ii. Hear Public Comment
- iii. ZBA Discussion / Q&A
- iv. **Finding of Facts on Docket #2021-06**

4(d) **DOCKET 2021-07:** A

DOCKET 2021-07: a petition filed by Jeff Welsh...

Motion: to allow an oversized detached garage containing an enclosed area of 1,200 square feet and a height of 17 feet, and a 6-foot Side Yard Setback along the west property line, in lieu of the required 10-foot Side Yard Setback, which Side Yard Setback variance is limited to the distance of the length of a detached garage in the rear yard of the residential property located at 7620 Carmichael Drive, and contained within PIN 23-25-301-095-0000.

- i. Presentation by Petitioner
- ii. Hear Public Comment
- iii. ZBA Discussion / Q&A
- iv. **Finding of Facts on Docket #2021-07**

4(e) **DOCKET 2021-08:** A petition filed by Jaya Vargheese, on behalf of Birch Hill Realty LLC...

Motion: to allow a management office to operate as a B-1 Use in a B District, specifically at 11855 Southwest Highway, and contained within PIN 23-24-300-336-0000.

- i. Presentation by Petitioner
- ii. Hear Public Comment
- iii. ZBA Discussion / Q&A
- iv. **Finding of Facts on Docket #2021-08**

5. Old Business
6. Comments/Questions
7. Adjournment