

**A G E N D A**  
**Zoning Board of Appeals**  
**City of Palos Heights**  
**Wednesday, November 8, 2023 at 6:30 p.m.**



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**MEETING LOCATION:**  
Parks & Recreation Building, Orchard Room  
6601 W 127th Street, Palos Heights, IL 60463

1. Call to Order
2. Roll Call
3. Approval of Minutes: September 19, 2022
4. New Business

4(a) **DOCKET 2023-02:** A petition filed by Jeffrey Sankey, owner and resident

**Motion:** recommend approval of to variance to allow a twelve-foot, two-and-one-half inch (12.2-foot) Front Yard Setback along 70th Court, in lieu of the required thirty-foot (30') Front Yard Setback (an 18.8-foot Front Yard variance) along 70<sup>th</sup> Court for the purpose of constructing an attached garage addition to the principal residential building located at 12243 S 70th Court, and contained within the following PIN: 24-30-128-005-0000.

- i. Presentation by Petitioner
- ii. Hear Public Comment
- iii. ZBA Discussion / Q&A
- iv. **Finding of Facts on Docket 2023-02**

4(b) **DOCKET 2023-03:** A petition filed by Jamie Pridemore and Lissette Lopez-Pridemore, owner and resident

**Motion:** recommend approval to allow a three (3) foot Side Yard Setback along the northerly property line, in lieu of the required ten (10) foot Side Yard Setback (a 7-foot Side Yard variance), which variance is limited to the distance of the length of the proposed detached garage located at 12718 S 69th Court, and contained within the following PIN: 24-31-111-014-0000.

- i. Presentation by Petitioner
- ii. Hear Public Comment
- iii. ZBA Discussion / Q&A
- iv. **Finding of Facts on Docket 2023-03**

4(c) **DOCKET 2023-04**: A petition filed by Firas Zakaria on behalf of his medical clinic, Integrative Health Group and practicing doctors.

**Motion**: recommend approval to allow a B-1 use to operate within an existing structure within a B District, specifically an internal medicine clinic known as Integrative Health Group, Ltd., and to allow the subletting of space for a retail pharmacy known as Palos Rx, all within the existing building located at 13419 S Ridgeland Avenue (formerly occupied by First Midwest Bank), and contained within the following PIN: 24-32-300-039-0000.

- i. Presentation by Petitioner
- ii. Hear Public Comment
- iii. ZBA Discussion / Q&A
- iv. **Finding of Facts on Docket 2023-04**

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

Meeting Decorum: Persons wishing to address the board must first be recognized by the chairman, rise, step forward to the podium, and state your name and address into the microphone. Comments and discussion is limited to ten minutes, unless an extension is granted by a majority vote of the board. All meetings are audio recorded.

Americans with Disabilities Act Notice: Disabled persons who require certain accommodations to allow them to follow and/or participate in a City Council meeting should contact City Hall as early as possible so reasonable accommodations can be arranged.