



Notice of Public Hearing

City of Calumet City, Illinois

Thursday, May 21, 2026

6:00 PM

NOTICE OF PUBLIC HEARING (Petition for Special Use, Variance and Zoning Amendment)

PUBLIC NOTICE IS HEREBY GIVEN to all persons in the City of Calumet City, Cook County, Illinois that a public hearing will be held by the CALUMET CITY ZONING BOARD OF APPEALS on Thursday May 21, 2026 at 6:00 p.m., in the Calumet City Hall Council Chambers, 204 Pulaski Road, Calumet City, IL 60409 relative to the following:

Petition of Soufian Abdelkader on behalf of Torrence and Sibley, LLC for the property at 473 Torrence Avenue, Calumet City, IL 60409. Petitioner is seeking 1) a special use permit for a gas station 2) a variation to reduce the off-street parking and 3) to rezone the Subject Property to B-2 Business District. The property is currently zoned B- Commercial Business District and has the following legal description:

Lot 24 (except the South 5 feet thereof), Lot 25(except the South 5 feet thereof), and Lot 26 (except the South 5 feet thereof) all In Block 1, and that part of vacated alley lying South of the Westerly prolongation of the North line of Lot 24, in Block 1 in "Ford Homes" (hereinafter described) and lying North of the Westerly prolongation of the North line of South 5 feet of said Lot 24 In Block 1, also those parts of each of the following lots In Block 1 in "Ford Homes" (hereinafter described) lying East and North of the following described line: Beginning at a point of the North line of Lot 16 in Block 1 In said "Ford Homes", said point being 5 feet East of the Northwest corner of said Lot 16; thence South along a line 5.0 feet East of and parallel to the West line of said Lots 16, 17, 18, 19 and 20, a distance of 120.0 feet to a point of curvature of a curve concave to the Northeast having a radius of 75.00 feet; thence Southeasterly along said curve, a distance of 117.75 feet to a point of tangency, a distance of 5.00 feet North of the South line of said Lot 23; thence East along a line parallel to the South line of said Lot 23, a distance of 40.00 feet to a point in the East line of said Lot 23: Lots 6, 17, 18, 19, 20, 21, 22, and 23, all in "Ford Homes", a subdivision of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ in Section 7, Township 36 North, Range 15 East of the Third Principal Meridian, in Cook County, Illinois.

PINS: 30-07-126-016; 30-07-126-017; 30-07-126-043; and 30-07-126-045

Also known as 1350 Sibley Blvd and 308 Torrence Ave in Calumet City. The petition is on file and available for examination in the Building and Zoning Department, 670 Wentworth, Calumet City, Illinois 60409 during normal business hours.

ALL INTERESTED PARTIES ARE ENCOURAGED TO ATTEND AND BE HEARD.

Nyota T. Figgs, City Clerk
City of Calumet City