



VILLAGE OF
PALOS PARK

ZONING BOARD OF APPEALS

WEDNESDAY, JANUARY 8, 2020 AT 7:30PM

- I. ROLL CALL:** The meeting of the Zoning Board of Appeals of the Village of Palos Park, Cook County, Illinois was called to order at 7:31PM.

Chairman: David Lencioni

Members: Phyllis Adams Vanetta Wiegman and Patrick Melvin

Absent: John Marsh, Nancy Konior and Jack Martin

Staff: Lauren Pruss, Community Development Director
Kathleen Fitzgibbons Building Department Coordinator

II. APPROVAL OF PRIOR MEETING MINUTES:

Minutes were deferred due to insufficient members present from 11/19/2018 meeting by a vote of 4y-0N

III. PUBLIC HEARING:

ZBA 2020 - 01: An application has been filed requesting a variation from the requirements of Chapter 1268.02 (f) Side Yards to permit an addition to an existing single family residence. Where the required side yard setback is 27 feet, the applicant is requesting a side yard setback of 22.5 feet at the property commonly known as 12518 South Pawnee Road in Palos Park, IL.

Petitioner presented application. Stated the size of the pool is standard size and minimum necessary to accommodate family. Additionally, a conforming setback would require one full side of the pool to abut a wall providing a lack of egress from that side of the pool.

David Gabriels, property owner to the south of the subject property, is concerned about the impact of construction on the trees. Oak trees are very sensitive and require significant buffering during construction. Member Adams stated that she agreed that protection of the trees was very important. Expressed concern about the impact of construction on the trees.

Director Pruss stated that the typical procedure is for a tree inventory and survey to be provided during building permit, as well as a tree protection fencing plan. The Village Arborist will review the proposed tree protection measures and determine if they are appropriate for maximum protection of the trees to limit the impact of construction.

Chair Lencioni asked what part of the code regulated the protection of trees. Director Pruss replied that the Building Code regulated the tree protection measures. Chair Lencioni then questioned whether the Board had purview to apply any conditions for approval related to the Building Code. Director Pruss stated that she would like to consult with the Village Attorney. However, the Zoning Board of Appeals is authorized under the Zoning Ordinance, which is separate from the Building Code, which would indicate that tree preservation measures were outside of the purview of the Zoning Board.

On a motion to recommend approval of the requested 4.5 foot variation from the required 27 foot side yard setback as required by Chapter 1268.02 (f) of the Village of Palos Park Code to allow the construction of an addition on the property commonly known as 12518 S. Pawnee Drive, the vote was 4y-0N, subject to the condition that the applicant provide a tree inventory and arborist recommendations regarding tree protection prior to Council approval.

Upon roll call vote, the motion to approve carried as follows:

AYES: -4 David Lencioni, Phyllis Adams , Vanetta Wiegman and Patrick Melvin

NAYS: -0

ABSENT: -3 John Marsh, Nancy Konior and Jack Martin

Chair Lencioni reminded the petitioner that the ZBA is a recommending body and the Village Council will vote at the next meeting on February 10th, 2020 Meeting.

IV. NEW BUSINESS:

No new business

V. AUDIENCE COMMENTS: None

VI. ADJOURNMENT:

There being no further business, Member Melvin made a motion, second by Member Wiegman, to adjourn the meeting at 8:07 PM. Upon voice vote, the motion carried unanimously.

The foregoing minutes were approved by the Zoning Board of Appeals on

Feb 12, 2020.

Kathleen F. Squibbons
Building Department Coordinator