



VILLAGE OF  
**PALOS PARK**

**ZONING BOARD OF APPEALS**  
*WEDNESDAY, JUNE 10, 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 7:34PM.

**Chairman:** David Lencioni

**Members:** Vanetta Wiegman, Nancy Konior, John Marsh and Jack Martin

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

**Absent:** Phyllis Adams, Patrick Melvin

**II. APPROVAL OF PRIOR MEETING MINUTES:** Chair Lencioni called for a motion to approve the minutes of the April 8, 2020 Zoning Board of Appeals. Motion was made by Member Konior, second by Member Martin to approve the minutes.

Upon roll call vote, the motion carried as follows:

AYES: -6 Konior, Martin, Lencioni, Melvin, Wiegman, Adams, Marsh

NAYS: -0

ABSENT: -2 Phyllis Adams, Patrick Melvin

ABSTAIN: -0

**III. PUBLIC HEARING:**

1. **ZBA 2020 - 04:** An application has been filed requesting a variation from the requirements of Section 1268.02(f) of the Palos Park Village Code in regard to side yard setbacks to permit the reconstruction of a fire damaged structure. Where the required north side yard setback is 18.546 feet, the applicant is requesting a side yard setback of 17.59 feet at the property commonly known as 12519 South Iroquois Road in Palos Park, IL.

Chairman Lencioni introduced Brett Richter, the architect for 12519 Iroquois.

Mr. Richter from BLR Architects, explained the project in detail explaining the need for the north setback line variation of 17.5 percent. He explained the house was originally built to be a duplex. After the fire, the plans were submitted and it was discovered that the house was not in compliance. Mr. Richter explained that the new plans will conform to the code and it will be used as a single residence.

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

AYES: -6 Konier, Martin, Lencioni, Melvin, Wiegman, Adams, Marsh

NAYS: -0

ABSENT: -2 Phyllis Adams, Patrick Melvin

2. **ZBA 2020 - 05:** An application has been filed requesting a variation from the requirements of Section 1268.02(e) of the Palos Park Village Code in regard to front yard setbacks to permit the construction of a new single family residence. Where the required front yard setback is 76.395 feet, the applicant is requesting a front yard setback of 63 feet at the property commonly known as 12100 South 88th Avenue in Palos Park, IL.

Chairman Lencioni introduced Michael Zunica, the homeowner of 12100 S. 88<sup>th</sup> Avenue. Mr. Zunica explained there are multiple reasons why they wanted the house the way it was designed. He wanted the L shaped design because it is a high traffic area. Jack martin explained that they had other set back issues on this block in the past. Mr. Martin said the houses being so far back is a big reason why this variance is needed. Ms. Pruss explained the setback survey and where all the houses were in relation to the setbacks on that block. Member Marsh asked if there were any concerns from Mr. Bareither of 8809 W. 121<sup>st</sup> Street. Mr. Bareither explained that as long as they make sure there will be no flooding issues then he is ok with the project. Ms. Pruss explained that the building department permit is contingent the with owners adhering to the stormwater management plan that was requested. There was a stormwater management study and the plan will require that the homeowners adhere to the plan. Ms. Wiegman stated that even though they are trying to keep the houses at a certain setback, but she still likes the fact that the houses are not all cookie cutter houses. Chairman Lencioni asked if there were any further questions or comments as to which the board said no.

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

AYES: -5 Konier, Martin, Melvin, Lencioni, Marsh

NAYS: -1 Wiegman

ABSENT: -2 Phyllis Adams, Patrick Melvin

Chair Lencioni reminded the petitioner that the ZBA is a recommending body and the Village Council will vote at the next meeting on June 22<sup>nd</sup> , 2020 Meeting.

**IV. NEW BUSINESS:** No new business

**V. AUDIENCE COMMENTS:** None

**VI. ADJOURNMENT:**

There being no further business, Member Konior made a motion, second by Member Martin, to adjourn the meeting at 8:18 PM. Upon voice vote, the motion carried unanimously.

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

July 8, 2020.

  
Building Department Coordinator