



VILLAGE OF  
**PALOS PARK**

**ZONING BOARD OF APPEALS**

*WEDNESDAY, FEBRUARY 12, 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 Nancy Konior and Jack Martin

**Absent:** John Marsh

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

- II. APPROVAL OF PRIOR MEETING MINUTES:** Chair Lencioni called for a motion to approve the minutes of the November 19, 2018 Zoning Board of Appeals. Motion was made by Member Konior, second by Jack Martin to approve the minutes.

Upon roll call vote, the motion carried as follows:

AYES: -3 Konier, Martin, Lencioni

NAYS: -0

ABSENT: -1 Marsh

ABSTAIN: -2 Melvin, Wiegman

PRESENT: -1 Adams

Chair Lencioni called for a motion to approve the minutes of the January 8<sup>th</sup>, 2020 Zoning Board of Appeals. Motion was made by Member Wiegman, second by Nancy Konior to approve the minutes. Upon roll vote, the motion carried as follows:

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

NAYS: -1 Adams

ABSENT: -1 Marsh

ABSTAIN: -0

- III. PUBLIC HEARING:**

**IV. ZBA 2020 – 02:** An application has been filed requesting a variation from the requirements of Chapter 1268.02 (f) Side Yards to permit the construction of a new garage. Where the required corner side yard setback is 50 feet, the applicant is proposing a corner side yard setback of 33.5 feet at the property commonly known as 12600 South Wolf Road in Palos Park, IL.

Chair Lencioni introduced the public hearing and asked the applicant to address the Members with their variance requests and hardship. Mrs. Susan Muchowski stated they are remodeling the house and that her husband is a carpenter and they wanted the extra garage for him to work out of and store his materials for his jobs. If the garage was placed in the required set back area, then they would have to stare at their garage from their deck. If the requested variance was approved then the garage would be in the back yard in a better spot. Member Adams stated she did not think that the circumstances warrant a hardship. Director Pruss explained that the lot is more of an interior lot than a corner lot and that the application of the corner lot setback requirements creates an undue hardship on the property. Member Adams questioned why a 2<sup>nd</sup> garage is needed. Mrs. Muchowski explained that it will be used as a woodshop for her husband. Member Adams stated that she did not see any hardship.

Member Lencioni stated that he looked at the property and didn't feel that the property was a true corner lot. Director Pruss said she questioned that too and the Village Manager agreed with her findings but that the variance was still necessary due to the definition of a corner side yard.

Upon roll call vote, the motion to recommend approval carried as follows:  
AYES: -5 Wiegman, Konier, Martin, Melvin, Lencioni  
NAYS: -1 Adams  
ABSENT: -1 John Marsh

Chair Lencioni reminded the petitioner that the ZBA is a recommending body and the Village Council will vote at the next meeting on February 24<sup>th</sup>, 2020 Meeting.

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

**VI. AUDIENCE COMMENTS:** None

**VII. ADJOURNMENT:**

There being no further business, Member Martin made a motion, second by Member Melvin, to adjourn the meeting at 7:50 PM. Upon voice vote, the motion carried unanimously.

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

April 8, 2020.

  
Kathleen Fitzgibbons  
Building Department Coordinator