



VILLAGE OF  
**PALOS PARK**

**ZONING BOARD OF APPEALS**

*WEDNESDAY, APRIL 8, 2020 AT 7:30PM*

In light of the COVID-19 pandemic, and the Executive Orders issued by Governor Pritzker in relation thereto, participation in the meeting, by the members of the Zoning Board of Appeals, Village staff, the petitioner in regard to the variation request, the petitioner's consultants and the members of the public who chose to participate, was entirely by electronic means, as set forth on the agenda for the meeting, with only one individual (Kathie Fitzgibbons) being physically present at the Village Hall for the meeting.

- 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 7:32PM.

**Chairman:** David Lencioni

**Members:** Phyllis Adams, Vanetta Wiegman, Patrick Melvin, Nancy Konior, John Marsh and Jack Martin

**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 February 12, 2020 Zoning Board of Appeals. Motion was made by Member Adams, second by Member Konior to approve the minutes.

Upon roll call vote, the motion carried as follows:

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

NAYS: -0

ABSENT: -0

ABSTAIN: -1 Marsh

- III. PUBLIC HEARING:**

**ZBA 2020-03:** An application has been filed requesting a variation from the requirements of Chapter 1268.02 (f) Side Yards to permit the reconstruction of a partially collapsed non-conforming dwelling. Where the required corner side yard setback is 50 feet, the applicant is requesting a side yard setback of 33.5 feet at the property commonly known as 7849 Oak Ridge Drive in Palos Park, IL.

Chair Lencioni introduced the public hearing and asked Lauren Pruss to present the application. Director Pruss presented the application by reading the staff report and noted that the staff found that the lot size, lot area, and the collapse of the existing nonconforming structure presented a hardship and undue burden on the property. She further noted that staff recommends approval of the application. Chair Lencioni then asked the applicant to address the Members with their variance requests and hardship. Jozef Paluch who identified himself as the General Contractor referred the discussion to Tomasz Augustowski the Project Engineer explained the scope of the project.

Chair Lencioni asked if there was anyone from the public that wished to speak. George and Mary Boyle, 7901 Oak Ridge Drive, noted that they are in support of the request as it would not change anything about the neighborhood and would improve the area. The General Contractor, Jozef Poluch, also identified himself as a neighbor and expressed his support for the application.

Upon roll call vote, the motion to recommend approval carried as follows:  
AYES: -7 Adams, Wiegman, Konier, Martin, Marsh, Melvin, Lencioni  
NAYS: -0  
ABSENT: -0

Chair Lencioni reminded the petitioner that the ZBA is a recommending body and the Village Council will vote at the next meeting on April 13<sup>th</sup>, 2020 Meeting.

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

**V. AUDIENCE COMMENTS:** None

**VI. ADJOURNMENT:**

There being no further business, Member Konier made a motion, second by Member Adams, to adjourn the meeting at 8:02 PM. Upon voice vote, the motion carried unanimously.

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

June 10, 2020.

  
Building Department Coordinator