

APPEALS & REVIEW BOARD

Oak Lawn Municipal Center – Police Break Room

9446 Raymond Avenue Oak Lawn IL 60453

Tuesday, March 23, 2021 at 7:00 p.m.

Regular Meeting Minutes #2021-02

- I. ROLL CALL:** Meeting called to order at 7:00 p.m.
- A.) Chairman: Matt Egan
- B.) Members: Jim Baker, District 4 (*ABS*) Jay Lurquin, District 6 (*ABS*)
Joe Cwiklinski, At-Large Pat Pulver, District 1
Matt Egan, District 2 Andy Skoundrianos, District 3
Kai Grant, District 6
- C.) Staff: Don McKenna, Building & Zoning Administrator
Deanne Adasiak, Recording Secretary

II. PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Member Egan.

III. APPROVAL OF PRIOR MEETING MINUTES:

A.) Regular Meeting #2021-01 – January 26, 2021

A motion was made by Member Skoundrianos to approve the Meeting Minutes #2020-1 – January 26, 2021. The motion was seconded by Member Pulver.

Roll call: Skoundrianos, yes; Pulver, yes; Lurquin, abstain; Grant, yes; Egan, aye; Cwiklinski, yes.

Motion to approve carries: 5-0-1.

The Oath was administered by Chairman Matt Egan.

IV. NEW BUSINESS:

A.) Pet. #A-2021-2-Request for a 0.36' Side Yard and 16.67' Rear Yard Variation at 9000 S. 49th Court, Awad Morad, Petitioner

Mr. Awad Morad, 9000 S. 49th Ct., Oak Lawn, Illinois

Mr. Bill Kokalias, Principal, Axios Architects & Consultants, 188 N. Wells St., Chicago, Illinois

Mr. Kokalias explained that the petitioner is seeking a side and rear yard variation to allow for an addition to the rear of his residence. He explained that the petitioner's family is expanding and they want to continue to reside in Oak Lawn. Mr. Kokalias said the petitioner wants to add an attached garage to his home. He indicated that the petitioner is proposing a two-story addition to include a 1 ½ car garage and three bedrooms on the 2nd floor. Mr. Kokalias said the petitioner is requesting a 0.36' south side yard variation and a 16.67' west rear yard variation to allow for the addition. He explained that the garage is in part of the side yard because the petitioner wants the attached garage. The petitioner pointed out that the south side yard variation is the result of continuing the addition to

the rear. Mr. Kokalis explained that the petitioner intends to match the brick and stone and the back of the house will be continuous of the existing structure.

The petitioner shared his comments with the Board explaining his growing family includes 5 children and his mother and he expressed that he likes the schools and the neighborhood. He stated that he would prefer to stay at his existing residence rather than purchase a new home. He also added that he spoke with his neighbors and there were no objections to his proposed addition.

Member Lurquin asked the petitioner if he has any issues with water run-off. Mr. McKenna mentioned that the petitioner meets the impervious surface requirement and that there are no flooding issues.

Member Egan asked the petitioner if he still intends to have six bedrooms. The petitioner responded yes.

Member Skoundrianos expressed that it will be a nice improvement and said he does not have any issues.

Member Cwiklinski said his only concern would be flooding but if the property meets the impervious surface Ordinance, then he has no objections.

Member Egan encouraged the petitioner that as he moves forward to be mindful of gutter position because it is a lot of property in order to prevent any impact to the neighbors.

A motion was made by Member Skoundrianos to approve Pet. #A-2021-2-Request for a 0.36' Side Yard and 16.67' Rear Yard Variation at 9000 S. 49th Court, Awad Morad, Petitioner. The motion was seconded by Member Cwiklinski.

Roll call: Cwiklinski, yes; Egan, aye; Grant, yes; Lurquin, yes; Pulver, yes; Skoundrianos, yes.

Motion to approve passes: 6-0-0

B.) Pet. #A-2020-2-Request for a 15' Corner Side Yard Variation @ 9700 S. Menard Ave., Jeffrey Cameron, Petitioner

The petitioner was not present.

The Board agreed that they would prefer a discussion on the subject petition.

A motion to table Pet. #A-2020-2-Request for a 15' Corner Side Yard Variation @ 9700 S. Menard Ave., Jeffrey Cameron, Petitioner was made by Member Lurquin. The motion was seconded by Member Skoundrianos.

Voice Vote: All in favor, aye; All opposed, none.

Motion to table passes.

V. NEW BUSINESS

The Oath was administered by Chairman Matt Egan.

A.) Pet. #A-2021-3-Request for a 10.85' Front Yard Variation to allow for a deck @ 9319 S. 54th Ct., Maurice C. Braxton, Petitioner

The petitioner explained his hardship in that his son lost his ability to walk. He said when they were house hunting they felt that the subject property was perfect for them. He said it is important

for them to have a house that accommodates the motorized vehicle that his son uses to maneuver around. The petitioner said the front porch of the house is perfect.

Mrs. Braxton said once they have the green light for the front yard variation, they will move forward to add a lift. She mentioned ADA requirements dictate the porch landing has to be 6'. The petitioner said that they were not aware that the previous owners did not abide by the regulations per the Village Code. Mr. McKenna remarked that the Braxton family did not build the porch, the property was purchased in this condition. Mr. McKenna explained that after the property was purchased during the transfer, staff discovered that permits were not pulled on the property. He reiterated that at the time the Braxton family purchased the property they did not know that the deck did not comply with Village Code.

Member Grant asked the petitioner if they want to keep the porch. The petitioner responded yes.

Member Lurquin asked Mr. McKenna if structurally the deck meets Village code. Mr. McKenna responded yes.

Member Skoundrianos expressed that the petitioners should not be punished for the transgressions of the previous owner. He said he has no issues at all.

Member Egan said he feels that the front deck area fits in with the neighborhood. He asked the petitioner where they will position the lift. The petitioner responded that the lift will fit well in the right corner of the property. Mrs. Braxton mentioned that they had two quotes from vendors to place the lift, and they both recommended the same location.

A motion was made by Member Grant to approve Pet. #A-2021-3-Request for a 10.85' Front Yard Variation to allow for a deck @ 9319 S. 54th Ct., Maurice C. Braxton, Petitioner. The motion was seconded by Member Pulver.

Roll call: Skoundrianos, yes; Pulver, yes; Lurquin, yes; Grant, yes; Egan, yes; Cwiklinski, yes.

Motion to approve passes: 6-0-0.

The Oath was administered by Chairman Matt Egan

B.) Pet. #A-2021-4 – Request for a 3.5' Side Yard Variation to allow the Construction of an addition to the residence @ 10139 Minnick Avenue, Kyle Altenburg, Petitioner

Mr. Kyle Altenburg, 10139 Minnick Avenue, Oak Lawn, Illinois

Mr. Altenburg showed renderings of the subject property and also a rendering of a residence around the corner which has a similar layout to what he is proposing. The petitioner explained his request for a 3.5' south side yard variation to allow for a 2-story addition. The petitioner explained that they want to remove the existing detached garage in order to stay within the allowable lot coverage. He explained that there are four strip footings with cracks in all corners and on the floor. He said the cost to fix the garage does not make sense. He indicated that they will build a one-car garage at the side of the house. He mentioned that they can add an 8' garage door but that they prefer 9'. He said he is seeking a variance for the garage. The petitioner pointed out that the driveway runs up to the fence so they are not creating more concrete.

The petitioner mentioned the extra space at the north end of the property that they will use as an egress to the backyard. The petitioner explained the side yard variation is for the fence to allow for the 3 ½' area for footings and a place to dig.

Member Pulver asked the petitioner if he will demo the garage and also remove the concrete. The petitioner said yes; He said he would like to ultimately put a pool in the backyard.

Member Skoundrianos asked if the proposed improvements are for more room for a growing family. The petitioner responded yes.

Member Egan mentioned to the petitioner that his renderings help a lot. Member Egan reminded the petitioner to be cognizant of the neighbors for water flow and the positioning of the gutters.

A motion was made by Member Skoundrianos to approve Pet. #A-2021-4 – Request for a 3.5’ Side Yard Variation to allow the Construction of an addition to the residence @ 10139 Minnick Avenue, Kyle Altenburg, Petitioner. The motion was seconded by Member Lurquin.

Roll call: Cwiklinski, yes; Egan, aye; Grant, yes; Lurquin, yes; Pulver, yes; Skoundrianos, yes.

Motion to approve passes: 6-0-0

The Oath was administered by Chairman Matt Egan

C.) Pet. #A-2021-5 – Request for a 2nd Garage Variation @ 10421 Kedvale Avenue, Sarah & Matthew Malburg, Petitioner

The petitioner explained the request for a variation to allow a 2nd garage. The petitioner explained that they purchased the lot and are in the process of designing and building a new residence with an attached garage but also wish to have a detached garage toward the rear. The petitioner said the lot is 1/3 of an acre. The petitioner mentioned that he will also use the garage for his wood work.

Member Lurquin asked if a driveway will lead to the garage. The petitioner responded yes.

Member Pulver asked if the wood work is for a business or a hobby. The petitioner replied that his wood working is a hobby.

Member Lurquin mentioned that historically when this Board hears requests for a 2nd garage they have asked residents to remove the second driveway. The petitioner said it will not be two separate driveways and explained that the driveway comes from the front and then will connect to the 2nd garage. He said the driveway is along the side of the house. The petitioner said even with the construction of the home, the two garages, patio, and the driveway, they will still be under the 50% allowable lot coverage.

Mr. McKenna reminded the Board that the three lots at this property site have been vacant for a long time. The petitioner mentioned that there are two-catch basins at the rear of the property and utilities were added at the lot line. Mr. McKenna said the civil drawings have been approved but the house plans have not been presented yet.

Member Egan asked for clarification that the 2nd garage will not be used for commercial use. The petitioner responded absolutely not.

Member Lurquin expressed his concerns that there is a Village Ordinance against 2nd garages and he does not want to set a precedence for future requests. Member Egan asked Member Lurquin if his concern is the 2nd structure being called a garage. Mr. McKenna said the petitioner could take the garage door off and not park his car inside the 2nd garage and call the 2nd structure a shed and it would not require a variation. The petitioner said he is adding a basketball area at the back alongside the 2nd garage. He said he does not feel that there would be a scenario for another resident to propose this type of request and keep the allowable lot coverage under 50%. Member Lurquin said he likes the door idea. The petitioner asked if they add two big doors that open at

the side if it will be acceptable. Member Lurquin said it could be used as a shed. Mr. McKenna said if the petitioner changes the garage to a shed, no variation is required.

A motion was made by Member Lurquin to vacate the petition. The motion was seconded by Member Grant.

Roll call: Skoundrianos, yes; Pulver, yes; Lurquin, yes; Grant, yes; Egan, aye; Cwiklinski, yes.

Motion to approve passes: 6-0-0.

VI. OTHER BUSINESS BY:

A.) Chairman: *None.*

B.) Members: *None.*

C.) Staff: *None.*

VI. ADJOURNMENT:

A motion to adjourn was made by Member Egan and seconded by Member Lurquin.

Voice Vote: All in favor, Aye.

The meeting adjourned at 7:50 p.m.