

# APPEALS & REVIEW BOARD

Oak Lawn Municipal Center – Village Hall Auditorium  
9446 Raymond Avenue Oak Lawn IL 60453  
Tuesday, May 25, 2021 at 7:00 p.m.  
Regular Meeting Minutes #2021-02

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- 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
- Also present, 3<sup>rd</sup> District Trustee, Bud Stalker

**II. PLEDGE OF ALLEGIANCE:**

The Pledge of Allegiance was led by Member Egan.

**III. APPROVAL OF PRIOR MEETING MINUTES:**

A.) Regular Meeting #2021-02 – March 23, 2021

*A motion was made by Member Cwiklinski to approve the Meeting Minutes #2020-2 – March 23, 2021. The motion was seconded by Member Lurquin.*

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

Motion to approve carries: 6-0-1.

*The Oath was administered by Chairman Matt Egan.*

**IV. OLD BUSINESS:**

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

*Petition #A-2020-2 has been withdrawn by request of Petitioner Jeffery Cameron.*

**V. NEW BUSINESS**

**A.) Pet. #A-2021-6-Request for a 3.0' Side Yard Variation to Allow the Construction of a Carport at 9124 Menard Avenue, Arthur & Rita Sevik, Petitioner**

Mr. Arthur Sevik, 9124 Menard Avenue, Oak Lawn, Illinois.

The petitioner stated that he has lived in Oak Lawn for over 40 years. He explained his request for permission to build a carport. The petitioner explained that he and his wife have medical issues and that as older residents, they believe the carport will benefit them as well as prevent trip and falls because the driveway will be covered during inclement weather.

Member Cwiklinski commented on the medical reason for the carport. He asked the petitioner if his neighbors had any objections. The petitioner responded no and said that his neighbors are fine with the proposed carport.

Member Pulver asked if the carport would attach to the one-car garage. The petitioner responded that the carport will attach to the house. He said the roof lines will meet and said the carport will be enclosed.

*A motion was made by Member Baker to approve Pet. #A-2021-6-Request for a 3.0' Side Yard Variation to Allow the Construction of a Carport at 9124 Menard Avenue, Arthur & Rita Sevik, Petitioner. The motion was seconded by Member Pulver.*

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

Motion to approve passes: 7-0-0.

**B.) Pet. #A-2021-7 – Request for a 25.0' Corner Side Yard Variation @ 5001 W. 105<sup>th</sup> Street, Chris & Tiffany Sales and Jennifer Silva, Petitioner**

*Mrs. Tiffany Silva, 5001 West 105<sup>th</sup> Street, Oak Lawn, Illinois.*

The petitioner explained that she was born and raised in Oak Lawn and is a life-long resident. She explained her petition request to allow for a 4' vinyl picket fence at the east side yard of her property. She stated that they prefer to build the fence along the east lot line, approximately 1' inside the sidewalk. The petitioner stated that the fence will be for both security and safety, and that they recently added a dog to their household.

Member Egan pointed out that 105<sup>th</sup> Street is the front (short side) for the subject property and so the petitioner is effectively asking for a side fence.

The petitioner stated that her neighbors are aware of the situation and that they will replace their neighbor's fence with the proposed picket fence in order to match fences.

Member Grant asked the petitioner confirm that the proposed fence is 4' tall and that it can be seen through. Yes, said the petitioner. The petitioner stated that the privacy trees along the property line will be removed as well. She mentioned that cars tend to creep up to the stop sign to look both ways, and that the trees can be an impediment.

Member Lurquin stated that the fence will look nice and that he appreciates the fact that you can see through as well as over the fence and that it will not obstruct someone's view.

*A motion was made by Member Skoundrianos to approve Pet. #A-2021-7 – Request for a 25.0' Corner Side Yard Variation at 5001 W. 105<sup>th</sup> Street, Chris & Tiffany Sales and Jennifer Silva, Petitioner. The motion was seconded by Member Lurquin.*

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

Motion to approve passes: 7-0-0

**C.) Pet. #A-2021-8 – Request for a 0.3’ Side Yard Variation to allow for a detached garage @ 5137 W. 105<sup>th</sup> Street, Priscilla I. Cerdus, Petitioner**

*Ms. Priscilla Cerdus, 5137 W. 105<sup>th</sup> Street, Oak Lawn, Illinois.*

The petitioner explained that she is a 9-year resident of Oak Lawn. She explained that she would like to reconstruct a 20’ x 20’ detached garage. She explained that her previous garage was destroyed over the winter by the heavy snow fall. She indicated that her proposed request requires a 0.3’ side yard variation. The petitioner also mentioned that the slab was inspected by the Village’s Building Dept. and it was determined that said slab is in adequate shape to structurally support a new frame garage.

Member Egan requested that the petitioner show the location of the existing slab on the rendering.

*A motion was made by Member Baker to approve Pet. #A-2021-8 – Request for a 0.3’ Side Yard Variation to Allow for a Detached Garage @ 5137 W. 105<sup>th</sup> Street, Priscilla I. Cerdus, Petitioner. The motion was seconded by Commissioner Lurquin.*

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

Motion to approve passes: 7-0-0.

**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 Cwiklinski.*

Voice Vote: All in favor, Aye.

The meeting adjourned at 7:13 p.m.