

APPEALS & REVIEW BOARD

Oak Lawn Municipal Center – Village Hall Auditorium
9446 Raymond Avenue Oak Lawn IL 60453
Monday, August 1, 2022* at 7:00 p.m.
Special Meeting Minutes #2022-3

I. PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Commissioner Pulver.

A motion was made by Commissioner Vail to select Commissioner Pulver as Chairman Pro Tem. The motion was seconded by Commissioner Miller.

Voice vote: All in favor, aye; All opposed, none. Motion passes.

II. ROLL CALL:

A.) Chairman Pro Tem: Pat Pulver

B.) Commissioners: Joe Cwiklinski (*ABS*) Chuck Miller
Matt Dillon Pat Pulver
Kai Grant Bill Vail
Jay Lurquin (*ABS*)

C.) Staff: Jeff Sebek, Director of Engineering, Planning, & Development
Deanne Adasiak, Recording Secretary

III. APPROVAL OF PRIOR MEETING MINUTES:

A.) Regular Meeting #2022-02 – May 24, 2022:

A motion was made by Commissioner Grant to approve the Meeting Minutes #2022-2 – May 24, 2022. The motion was seconded by Commissioner Dillon.

Roll call: Vail, abstain; Pulver, yes; Miller, yes; Grant, yes; Dillon, yes.

Motion to approve carries: 4-0-1.

The Oath was administered by Commissioner Pulver.

IV. NEW BUSINESS

A.) **Pet. #A-2022-3-Request for 3' garage height variation at 6555 W. 92nd Street, Patrick Roche, Petitioner**

Mr. Patrick Roche, 6555 West 92nd Street, Oak Lawn, Illinois.

The petitioner explained his request for a 3' garage height variation to allow for a new detached garage. The petitioner indicated that he is a contractor who plans to construct the proposed masonry garage. He also stated that he has added new brick to his home and will match the garage. The

petitioner asserted that he has no storage space, i.e., no attic or crawl space, and so on, and that the proposed garage will provide storage.

Commissioner Pulver asked the petitioner whether he planned to operate his business from the proposed garage. The petitioner responded that the additional garage space will only be used for storage. The petitioner shared that his family is growing and he does not have any space for storage. The petitioner expressed that the proposed garage will be aesthetically pleasing and will match the character of the neighborhood. He indicated that he needs the 3' height variation in order to walk upright in that space.

Commissioner Miller asked whether the addition is a second story on top of the garage. The petitioner responded yes. The petitioner explained that it will be a solid brick block with trusses and a flat roof. He remarked that it will pitch at the back. Commissioner Dillon asked if it will be a 4" pitch. The petitioner replied yes.

Commissioner Dillon asked the petitioner if he plans to add two (2) sliding glass windows on the second floor and stairs at the rear. The petitioner replied yes.

Commissioner Dillon asked about the dimensions off the lot line and if they are acceptable. The petitioner confirmed that the garage will be located 3' from the side lot line and 10' from the rear lot line due to the easement. Commissioner Pulver stated that Don would have flagged any additional requirements beyond the height variation if needed.

A motion was made by Commissioner Vail to approve Pet. #A-2022-3-Request for 3' garage height variation at 6555 W. 92nd Street, Patrick Roche, Petitioner. The motion was seconded by Commissioner Dillon.

Roll call: Dillon, yes; Grant, yes; Miller, yes; Pulver, yes; Vail, yes.

Motion to approve passes: 5-0.

B.) Pet. #A-2022-4 – Request for a 3' East side yard variation for an existing deck at 5240 Oak Center Drive, Gina Mensone, Petitioner

Ms. Gina Mensone, 5240 Oak Center Drive, Oak Lawn, Illinois

The petitioner provided a brief summary about the subject property. She explained that she purchased the house in February 2021 and that the deck was already constructed. She explained that her neighbor complained to the Village about privacy relative to the deck. The petitioner said a Village inspector came out to inspect the property and saw that the deck encroaches 3' into the east side yard. The petitioner mentioned that a former police officer lived at the house and never pulled permits when he constructed the deck. The petitioner said the deck extends 32 inches further than what is required by code. The petitioner said her only options are to make an appeal or demolish the deck.

Commissioner Pulver asked the petitioner how long she has lived at the subject property. The petitioner responded almost two years and reiterated that she purchased the house in February 2021. Commissioner Dillon asked if the deck is 6 1/2 years old. The petitioner responded yes.

The petitioner shared additional complaints made by her neighbor, including a false call about a fire pit on her deck. She went on to say that she placed privacy panels on the deck to provide privacy. The petitioner showed the privacy panel photos from her phone to the Commissioners.

A motion was made by Commissioner Dillon to approve Pet. #A-2022-4 – Request for a 3' East side yard variation for an existing deck at 5240 Oak Center Drive, Gina Mensone, Petitioner. The motion was seconded by Commissioner Miller.

Roll call: Dillon, yes; Grant, yes; Miller, yes; Pulver, yes; Vail, yes.

Motion to approve passes: 5-0.

V. OTHER BUSINESS BY:

A.) Chairman: *None.*

B.) Commissioners: *None.*

C.) Staff: *None.*

VI. ADJOURNMENT:

A motion to adjourn was made by Commissioner Vail and seconded by Commissioner Miller.

Voice Vote: All in favor, Aye.

The meeting adjourned at 7:25 p.m.