

APPEALS & REVIEW BOARD

Oak Lawn Municipal Center – Village Hall Auditorium
9446 Raymond Avenue Oak Lawn IL 60453
Tuesday, January 24, 2023 at 7:00 p.m.
Meeting Minutes #2023-1

I. ROLL CALL:

A.) Chairman Pro Tem: Jay Lurquin

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

C.) Staff: Drew Guardi, Engineering Technician
Deanne Adasiak, Recording Secretary

II. PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was said.

A motion was made by Commissioner Grant to add Member Alternate Jay Lurquin to the Agenda and as Chairman Pro Tem. The motion was seconded by Commissioner Dillon.

Roll call: Dillon, yes; Grant, yes; McCarthy, yes; Lurquin, yes.

Motion passes: 4-0.

A motion was made by Commissioner Lurquin to postpone Election of Chairperson to the next meeting. The motion was seconded by Commissioner Grant.

Voice vote: All in favor, aye; All oppose, none.

Motion passes.

III. APPROVAL OF PRIOR MEETING MINUTES:

Regular Meeting #2022-4 – November 22, 2022:

A motion was made by Commissioner Grant to approve the Meeting Minutes #2022-4 – November 22, 2022. The motion was seconded by Commissioner Dillon.

Roll call: Dillon, yes; Grant, yet; McCarthy, abstain; Lurquin, yes.

Motion to approve carries: 3-0-1.

The Oath was administered by Chairman Lurquin.

IV. NEW BUSINESS

A.) Pet. #A-2022-6-Request for a 4.4' south side yard variation for a new covered deck at 9706 S. 51st Street, William and Rebecca Evers, Petitioner

Mr. William Evers, 9706 S. 51st Street, Oak Lawn, Illinois 60453

The petitioner stated that he is present to request a variance to allow for an 8' x 10' covered deck in his property's south side yard. He explained that it would extend beyond the required side yard, leaving a 3.1' side yard. The petitioner went on to say that he intends to replace the old concrete and is in the process of applying for a building permit. He also indicated that he spoke with his neighbors and encountered no issues. He mentioned that there are 3-4 houses in the neighborhood that also have a covered deck, so he believes this will complement the aesthetics of his neighborhood.

The petitioner also mentioned that a grandmother lives with them and has difficulty getting outside, so he will build stairs to allow her to do so. He stated that he will have to add a ramp at some point, and that the stairs will be a good access point.

Commissioner Lurquin asked if there are stairs currently on the property. The petitioner responded yes. Commissioner Lurquin asked what will encroach into the side yard. Mr. Guardi explained that the south side yard must be 7.5' wide and that the entire structure will encroach into the side yard necessitating the side yard variation.

Commissioner Grant stated that if the petitioner did not project into the side yard, there would be very little deck. She pointed out that it would only be a 4' deck.

Commissioner Dillon asked staff to confirm that the 4' is the side yard variation. Mr. Guardi responded yes. Commissioner Lurquin commented that the front and rear yards will remain at 11'. Mr. Guardi responded yes. Commissioner Lurquin asked if the overhang was enclosed. No, said the petitioner.

A motion was made by Commissioner Grant to approve Pet. #A-2022-6-Request for a 4.4' south side yard variation for a new covered deck at 9706 S. 51st Street, William and Rebecca Evers, Petitioner. The motion was seconded by Commissioner McCarthy.

Roll call: Dillon, yes; Grant, yes; Lurquin, yes; McCarthy, yes.

Motion to approve passes: 4-0.

B.) Pet. #A-2023-1 – Request for a sign height variation for two monument signs and a square footage variation for one monument sign at 10125 S. Cicero Avenue, Julie Ochoa, Petitioner

Mr. Guy Cesario, General Manager, Napleton Cadillac, 10125 S. Cicero Avenue, Oak Lawn, Illinois

The petitioner described the current \$6.5 million renovation project. He explained that the old GM signs must be removed and they would like to replace those signs with new paneled monument signs. He also mentioned that he sent certified notice letters to all of their neighbors.

The Board asked about the height of the monument signs. The petitioner explained that the existing monument signs are 45'-0" and 40'-0", respectively, and that the new signs will be 35'-0" and 30'-0". Commissioner Lurquin mentioned that Village Ordinance restricts the height of a ground sign to 24'.

Commissioner Grant asked whether there is a line of sight concern. Mr. Guardi responded no. He indicated that the signs are set back from the street. The petitioner confirmed Mr. Guardi's comments and stated that the signs are set back closer to the building and are further back than the existing signs.

Commissioner Dillon asked the petitioner whether both signs are freestanding. The petitioner responded yes. Commissioner Dillon asked of the petitioner's hardship. He went on to ask why the signs were not built in accordance with Village Code requirements. The petitioner explained that these are the company's standard signs. He stated that the signs are prefabricated and that they are leased from the company that built them. He went on to say that that company will maintain the signs.

Commissioner McCarthy asked if there are any concerns with power lines. The petitioner said no, explaining that the power lines are underground.

A motion was made by Commissioner Grant to approve Pet. #A-2023-1 – Request for a sign height variation for two monument signs and a square footage variation for one monument sign at 10125 S. Cicero Avenue, Julie Ochoa, Petitioner. The motion was seconded by Commissioner McCarthy.

Roll call: McCarthy, yes; Lurquin, yes; Grant, yes; Dillon, yes.

Motion to approve passes: 4-0.

V. OTHER BUSINESS BY:

A.) Chairman:

Commissioner Lurquin welcomed Commissioner McCarthy to the Appeals Board.

B.) Commissioners: *None.*

C.) Staff: *None.*

VI. ADJOURNMENT:

A motion to adjourn was made by Commissioner Lurquin and seconded by Commissioner Dillon.

Voice Vote: All in favor, Aye.

The meeting adjourned at 7:18 p.m.