

APPEALS & REVIEW BOARD

Oak Lawn Municipal Center – Village Hall Auditorium
9446 Raymond Avenue Oak Lawn IL 60453
Tuesday, March 28, 2023, at 7:00 p.m.
Meeting Minutes #2023-2

I. ROLL CALL:

- A.) Chairman: Pat Pulver
- B.) Commissioners: Joe Cwiklinski (*ABS*) Dave McCarthy
Matt Dillon Pat Pulver
Bill Fitzgerald Mike Vopinek
Kai Grant (*ABS*)
- 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 Dillion to select Commissioner Pulver as Chairperson of the Appeals Board. The motion was seconded by Commissioner McCarthy.

Roll call: Dillon, yes; Fitzgerald, yes; McCarthy, yes; Pulver, yes; Vopinek, yes.

Motion passes: 5-0.

III. APPROVAL OF PRIOR MEETING MINUTES:

A motion was made by Commissioner McCarthy to approve the Meeting Minutes #2023-1 – January 24, 2023. The motion was seconded by Commissioner Dillion.

Roll call: Dillon, yes; Fitzgerald, yes; McCarthy, yes; Pulver, yes; Vopinek, yes.

Motion to approve passes: 5-0.

The Oath was administered by Chairman Pulver.

IV. NEW BUSINESS

A.) **Pet. #A-2023-2-Request for a 25' front yard and 15' street side yard fence variation at 9400 S. 54th Court, Ashley Galassini, Petitioner**

Ms. Ashley Galassini, 9400 S. 54th Court, Oak Lawn, Illinois 60453

The petitioner explained her request to install a 6' privacy fence on her property. The petitioner indicated that there is an existing chain link fence that currently runs along the north and east property lines that she would like to replace with a privacy fence all the way around. The petitioner mentioned that her neighbor has an existing rotting wood fence, and she intends to install her fence right next to her neighbor's fence. The petitioner added that her dogs frequently escape from the yard.

Commissioner Pulver pointed out that a Village permit for a fence was pulled in 1969 and questioned why it is being brought before this board again. Mr. Guardi explained that the original fence went up before there was a Village Code governing fences and setbacks. He said the original fence was damaged in the tornado of 1967 and the homeowner was permitted to rebuild a fence in the same location in 1969. Mr. Guardi said

at that time, the Village was allowing residents to rebuild after the tornado and pull permits without much question. He stated that because the fence is brand new, there is no grandfather status.

Commissioner McCarthy asked about the extent in feet of the rotting piece of neighbor's fence. The petitioner responded that she is unsure. Commissioner Pulver answered that it runs the entire length of the front side of the property. He estimates that the fence is 5' tall and in poor condition. The petitioner agreed and mentioned that the fence has holes in it and is split down the middle. She stated that she attempted to insert material so that her dogs would not escape, but it did not work.

Commissioner Vopinek asked about the petitioner's timeline for installing the new fence. The petitioner responded that if it is approved, she hopes to install the fence early this summer, especially since she has three dogs.

Commissioner Dillon asked of staff as to the specific Code violation. Mr. Guardi responded that Village Ordinance states that no fence shall be built beyond the front yard building line, and the subject property is located on a corner lot, and regardless of house orientation, the east side of the property is considered the front of the property. He went on to say that Village Code prohibits building a fence beyond the side street yard on a corner lot, and the new proposed fence would necessitate a 25' front yard and a 15' side yard fence variation. Mr. Guardi also stated that if the variation is approved, the Village will require a 45-degree angle at the corner and a fence that is at least 6' from the sidewalk on each side. Commissioner Dillon agreed, stating that visibility would be an issue otherwise. Commissioner Dillon asked the petitioner how long she has lived at the property. The petitioner responded that the property was purchased in 2020 and that it is her and her fiancé's first home.

Commissioner McCarthy asked if there are any other visibility concerns. Commissioner Pulver pointed out that there is a 4-way stop at the intersection which is an advantage as the triangle and the cut-off may limit visibility. Commissioner Fitzgerald mentioned that one street is a dead end. The petitioner replied yes.

Ms. Carol Wilson, 9405 54th Court, Oak Lawn, Illinois 60453

Ms. Wilson said she lives across the street from the subject property and has no objections to the proposed variation.

A motion was made by Commissioner Dillon to approve Pet. #A-2023-2- Request for a 25' front yard and 15' street side yard fence variation at 9400 S. 54th Court, Ashley Galassini, Petitioner. The motion was seconded by Commissioner McCarthy.

Roll call: Vopinek, yes; Pulver, yes; McCarthy, yes; Fitzgerald, yes; Dillon, 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 Pulver and seconded by Commissioner McCarthy.

Voice Vote: All in favor, Aye.

The meeting adjourned at 7:10 p.m.