

# APPEALS & REVIEW BOARD

Oak Lawn Municipal Center – Lower-Level Conference Room

9446 Raymond Avenue Oak Lawn IL 60453

Tuesday, June 20, 2023, at 7:30 p.m.

Meeting Minutes #2023-3

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## **I. ROLL CALL:**

- A.) Chairman: Pat Pulver
- B.) Commissioners: Matt Dillon Dave McCarthy  
Bill Fitzgerald Pat Pulver  
Kai Grant Mike Vopinek  
Greg Lis
- C.) Staff: Drew Guardi, Engineering Technician  
Deanne Adasiak, Recording Secretary  
Michael Marrs, Village Attorney

## **II. PLEDGE OF ALLEGIANCE:**

The Pledge of Allegiance was said.

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

*A motion was made by Commissioner Pulver to approve the Meeting Minutes #2023-2 – March 28, 2023. The motion was seconded by Commissioner McCarthy.*

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

Motion to approve passes: 5-0-2.

*The Oath was administered by Chairman Pulver.*

## **IV. NEW BUSINESS**

### **A.) PET. #A-2023-3 – REQUEST FOR A 25' FRONT YARD FENCE VARIATION @ 9900 MENARD AVENUE, PEDRO LOPEZ, JR., PETITIONER**

*Mr. Pedro Lopez, Jr., 9900 Menard Avenue, Oak Lawn, Illinois 60453*

The petitioner said that he wishes to put up a 6' privacy fence beyond the front yard building line. Commissioner Pulver mentioned the power pole and wire near the property and asked whether the pole and wire would end up in the petitioner's yard. The petitioner responded that the tension lines run 30 feet into his yard. He said that he intends to erect a fence between the lines. Commissioner Dillon asked about the creek at the rear of the property. The petitioner said the creek has not been used in years. The petitioner stated that the fence is necessary because he believes there may be a liability issue. He explained that, while there does not appear to be much cut-through traffic, he does believe that many kids walk the tracks. He said that he would continue the fence along the creek. Commissioner Vopinek asked the petitioner whether he planned to box around the utility

pole and the fire hydrant. Yes, said the petitioner. The petitioner mentioned that there is also a sewer line and that he would like the fence to run alongside it.

*A motion was made Commissioner McCarthy to approve Pet. #A-2023-3-Request for a 25' Front Yard Fence Variation at 9900 Menard Avenue. The motion was seconded by Commissioner Grant. Roll call: Dillon, yes; Fitzgerald, yes; Grant, yes; Lis, yes; McCarthy, yes; Pulver, yes; Vopinek, yes.*

Motion passes: 7-0.

**B.) PET. #A-2023-4 – REQUEST FOR A 588 SQ. FT. IMPERVIOUS LOT COVERAGE VARIATION @ 10009 S. KARLOV AVENUE, MARY AND PAUL ANDERSON, PETITIONER**

*Mr. Paul Anderson, 10009 S. Karlov, Oak Lawn, Illinois 60453*

The petitioner explained that he would like to widen his existing driveway. He explained that the existing driveway is too narrow for his family's vehicles to park. He showed the Commissioners a rendering of his driveway. The petitioner commented that it is extremely difficult to stay off the grass. He said he has 5 adults living in his home and a total of 6 vehicles. He said that he will include the apron and that the variance is required due to the increased lot coverage. He indicated that he would exceed the lot coverage by 588 square feet.

The petitioner stated that widening the driveway is not for convenience, but rather it is necessary. Commissioner Grant asked what percentage of lot coverage the petitioner would achieve with the variance. Mr. Guardi responded 59% and said our Village Code allows for a maximum lot coverage of 50%. The petitioner stated that widening the driveway will allow two cars to be parked side by side, which he believes will be very useful in the winter when the snowplows are out. Commissioner Grant asked whether the petitioner had spoken with his neighbors. The petitioner said yes, and that all his neighbors agree with and support the variance.

*A motion was made Commissioner Fitzgerald to approve Pet. #A-2023-4-Request for a 588 sq. ft. impervious lot coverage variation at 10009 S. Karlov Avenue. The motion was seconded by Commissioner Dillon.*

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

Motion passes: 7-0.

**C.) PET. #A-2023-5 – REQUEST FOR A 25' FRONT YARD FENCE VARIATION @ 7016 W. AVON AVENUE, UBALDO AND ESMERALDA LUNA, PETITIONER**

*Ms. Esmeralda Luna, 7016 W. Avon Avenue, Oak Lawn, Illinois 60453*

The petitioner explained her request for a variance to install a fence beyond the front yard building line. She indicated that she would like the front yard to be more secure and private around the pool. The house is on an irregularly shaped lot, according to Commissioner Pulver. Commissioner Vopinek asked the petitioner who owned the fence at the property's rear. The petitioner responded that her neighbor put up the rear fence. The petitioner said that she purchased the property in August and that the fence was already there. According to Commissioner Vopinek, one section of the fence is 4' tall, while another section is 6' tall. Commissioner Vopinek asked about the material for the new fence. The petitioner replied they will most likely use plastic vinyl. Commissioner Vopinek asked about the possibility of adding a gate for utility access. According to Mr. Guardi, adding a gate for utility access is not required. He explained that the petitioner will

sign a Utility Easement Release giving rights to all utility companies to access the easement and remove the fence at any time if needed.

Commissioner Grant asked whether there were any concerns of sight restriction. Commissioner Pulver pointed out the existing 6' fence and stated that due to the lot shape, there should be no problem. Mr. Guardi stated that Village staff may require the petitioner to have a 45' sight line on each side of the driveway.

*A motion was made by Commissioner Grant to approve Pet. #A-2023-5-Request for a 25' front yard fence variation at 7016 W. Avon Avenue. The motion was seconded by Commissioner McCarthy.*

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

Motion passes: 7-0.

**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 Dillon.*

Voice Vote: All in favor, Aye.

The meeting adjourned at 7:50 p.m.