

APPEALS & REVIEW BOARD

Oak Lawn Municipal Center – Lower-Level Conference Room
9446 Raymond Avenue Oak Lawn IL 60453

Tuesday, July 25, 2023, at 7:30 p.m.

Meeting Minutes #2023-4

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

II. PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Commissioner Pulver.

III. APPROVAL OF PRIOR MEETING MINUTES:

A motion was made by Commissioner Grant to approve the Meeting Minutes #2023-3 – June 20, 2023. The motion was seconded by Commissioner McCarthy.

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

Motion to approve passes: 7-0.

The Oath was administered by Chairman Pulver.

IV. NEW BUSINESS

A.) **PET. #A-2023-6– REQUEST FOR A SECOND GARAGE VARIATION AND A 113 SQ. FT. LOT COVERAGE VARIATION IN A R-1 ZONED DISTRICT AT 4826 W. 97TH STREET, MARTIN CANNY, PETITIONER**

Mr. Martin Canny, 4826 West 97th Street, Oak Lawn, Illinois 60453

The petitioner indicated that his fiancée purchased the subject property a few months ago. He explained that there is a fire hydrant in front of the property that eliminates parking in front of the house. He went on to say that due to space constraints, his family can only park one car in the existing two car garage. He also mentioned that his work truck occupies more than half the width of the driveway and blocks access to the garage. The petitioner said he is seeking a variation to add a second garage in the alley. The petitioner mentioned that there are 11 (eleven) detached garages facing the alley. He said that if approved, they would build the same type of garage, with a low pitch roof, vinyl siding, etc. He said it would be a simple garage where he could park his work truck. The petitioner made clear that if the variance is granted, the garage will only be used to park his truck. He promised there will be no offloading or

loading. He explained that he stores his construction equipment off-site but that there is no parking at his off-site location. He reiterated that the garage will only be used to store his work vehicle.

Commissioner Pulver said he had wondered if the petitioner planned to conduct business at the residential property. The petitioner responded, no, and said he leaves the house at 6:30 a.m. and returns at 5:30 p.m., and that nothing but his vehicle will be in the garage. He then explained the second variation needed because the garage will exceed the maximum allowable 50% impervious lot coverage. He mentioned that the calculations were discussed with Mr. McKenna of the Village's Building Department.

Commissioner Dillon commented that he drove past the subject property and did observe several houses with similar garages. Commissioner Lis agreed and noted the fire hydrant that sits smack in the middle of the front of the residence.

Commissioner Grant asked staff if there are any concerns with concrete or if it's only the second garage. Mr. Guardi said he did calculate the lot coverage and that the second garage would bring the lot coverage to 113 sq. ft. over or 51%. He said an approval motion will have to include the garage *and* the impervious variation. Mr. Guardi explained to the petitioner that the impervious calculations include the alley because the alley is technically part of the property. The petitioner responded that if it helps, he will reduce the garage. He said he does need the depth but not the width for his work truck. He also mentioned that he is willing to remove the steppingstones.

A motion was made by Commissioner Dillon to approve Pet. #A-2023-6-Request for a second garage variation and a 113 sq. ft. lot coverage variation in a R-1 Zoned District at 4826 W. 97th Street as presented, Martin Canny, petitioner. The motion was seconded by Commissioner Vopinek.

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

Motion passes: 7-0.

B.) PET. #A-2023-7 – REQUEST FOR A SIGN SQUARE FOOTAGE VARIATION FOR A WALL SIGN AT 11055 SOUTH CICERO AVENUE, JACOB COCANIG, PETITIONER

Mr. Jacob Cocanig, 11055 South Cicero Avenue, Oak Lawn, Illinois 60453

The petitioner stated that he wishes to have a 51.33 square foot sign installed. He explained his request for a variance from the Village Code requirement. Mr. Guardi commented that a 23.1 square foot sign is permissible under Village Code. The petitioner stated that he believes the allowable dimensions are too small, so he is requesting a Code variance. Commissioner Grant pointed out the temporary banner that is currently on the storefront and asked if the proposed sign would be larger than the banner. The petitioner responded that it will be roughly the same size.

A motion was made by Commissioner Grant to approve Pet. #A-2023-7 – Request for a sign square footage variation for a wall sign at 11055 South Cicero Avenue as presented, Jacob Cocanig petitioner. The motion was seconded by Commissioner Fitzgerald.

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 Grant and seconded by Commissioner Fitzgerald.

Voice Vote: All in favor, Aye.

The meeting adjourned at 7:22 p.m.