

OAK LAWN ZONING ORDINANCE NO. 64-21-1, Section 22-4-(d): "No order of the Board of Appeals shall be valid for a period longer than six (6) months from the date of such order unless a building permit is obtained within such period and the erection or alteration of a building is started or the use is commenced within such period."

#66-9

MINUTES OF THE REGULAR MEETING OF THE BOARD OF APPEALS OF THE VILLAGE OF OAK LAWN, ILLINOIS, HELD AT THE VILLAGE HALL ON WEDNESDAY, JANUARY 4, 1967.

Meeting called to order at 8:03 p.m.

Roll Call: Present: Chairman Keneipp, Members Stalzie, Bates, Ferencak, Willette, McCarthy,  
Bldg. Insp. John P. Cody.  
Absent: Member Connors.

Motion by Member Bates to approve the minutes of the regular meeting held December 7, 1966, as published; seconded by Member Stalzie. All voted yes. Motion declared carried.

OLD BUSINESS (Tabled Dec. 7, 1966)

1. CORNER LOT FRONTAGE (Residential)

Barnell, Inc., general contractor, previously requested lot variation at 8741 South 50 Ave. for construction of a home 28'5" wide X 66' long, with attached garage. Lot is 48' 5 3/4" wide.

Mr. T. T. Levikas, of Barnell, Inc., stated there is a foundation going in on the lot next north. Petitioner is unable to acquire any additional ground. Subject property is two lots of record which total 48' 5 3/4" wide, on a corner.

Member Bates moved to approve this variation since no additional land can be acquired; seconded by Member Ferencak. All voted yes. Motion declared carried.

NEW BUSINESS

2. LOT SIZE (Residential)

John J. Larmon, (9130 S. Throop, Chicago, Ill.) requested variation to allow a single family residence on an undersized lot of record at 5324 West 97 Street.

Inspector Cody reported that there is no additional land available.

H. E. Miller, architect, presented preliminary drawings including the plot plan with the contemplated placement of the building. The lot size, total area, is 3182 sq.ft.; and is a trapezium. The survey presented for viewing was made in 1961; the subdivision is older than that. The house will have an attached garage. Total lot coverage will be 1430 sq.ft. or 27.8% (40% land coverage, on a corner lot, is permitted by ordinance). Mr. Miller stated that a dedicated alley at the rear is not a used alley. The rear of the house will be 8'2" from the rear lot line; this rear yard is the required 20% of the average lot depth. Front setback will be the same as other buildings in the block. The building will be 50% masonry.

Member Ferencak moved to recommend to the Board of Trustees that approval of the variation be granted because the house will be in proportion to the lot size and there is no other property available; seconded by Member Willette. All voted yes. Motion declared carried.

Petitioner advised of letter and duplicate, to Village Manager by Jan. 16th, requesting to be on the agenda for the Board of Trustees meeting on Jan. 24th.

3. LOT SIZE (Residential) Not in time for agenda.

Vernon Wolff, realtor, requested two 45' lots on 90' frontage of three 30' lots of record at 5809 West 89 Place.

Mrs. J. McVeigh represented the petitioner. She stated that there is an old house on the land now which will be demolished; there is no land available on either side of this property; and a home, in the subject area, on a 90' lot would be a more expensive home which would be difficult to sell because buyers do not want that much land. The homes to be constructed on each of the 45' lots will be brick bungalows.

Member Bates moved, since most of the lots in Grandview Park area are 30' lots, to grant the variation providing the variation from Grandview Park Sanitary District is granted; seconded by Member Stalzie. All voted yes. Motion declared carried.

4. ADJOURNMENT - 8:48 p.m.

Member Bates moved to adjourn at 8:48 p.m., seconded by Member McCarthy. All voted yes. Meeting declared adjourned.

/s/ Warren O. Keneipp  
Chairman

/s/ Buena Gerke  
Secretary

OAK LAWN ZONING ORDINANCE NO. 64-21-1, Section 22-4-(d): "No order of the Board of Appeals shall be valid for a period longer than six (6) months from the date of such order unless a building permit is obtained within such period and the erection or alteration of a building is started or the use is commenced within such period."

VILLAGE OF OAK LAWN  
Cook County, Illinois  
BOARD OF APPEALS  
Wednesday, Feb. 22, 1967  
SPECIAL MINUTES #66-11

Meeting called to order at 8:03 p.m.

ROLL CALL: Present: Chairman Keneipp, Members Stalzle, Bates, Ferencak, Willette, Connors, McCarthy.  
Bldg. Insp. John P. Cody

Approval of minutes of regular meeting on January 4, 1967, held to next regular meeting on March 1, 1967.

SPECIAL BUSINESS

1. PARCEL #59 - 5253 West 95 Street - George Bisbikis

Wm H. Brown, III, 1602 West 108 Place, Chicago, Illinois, (contractor) represented the owner who is out of town. He stated that petitioner would like the 5' setback, that is required by ordinance, set aside because the premises were built prior to the new ordinance. If the building were set back 22' it would be 5' back from the front of Fields Restaurant; this would give a staggered appearance. He said there are going to be a number of improvements to the building; the building will be lowered so the grade will conform to the others in the block; they plan to renovate and make the building more appealing; the rear porch is presently in very bad condition and the owner plans to build this to code. There is a two-car garage on the rear of the lot; owner suggested that it would be well to remove it and allow parking in that area - possibly for 8 cars.

Bldg. Dept. Inspector J. P. Cody stated that the Building Department would insist on conformity to the building codes. Member Bates asked whether the parking requirements would be met, and could tenants get in and out of the lot with the parking that is in there. There is some plan now for making a parking lot to the south of this property, at the Cook School site.

Member Connors stated that Mr. Rickheimer of the State Highway Dept. indicated they were paid for the whole building. The point is they were paid an equitable price for the whole building - not a portion of it. And, if there is no place to make parking, the Village cannot make it for them. Mr. Brown stated that his part of the contract was to see that the building is out of the right-of-way - what is done with the building is not a part of his contract. The owner was paid for the economical value of the building - this would not pay the owner to go out and purchase new the same square foot of building they were paid for the older building. The immediate concern is with clearing the right-of-way.

When Fields restaurant, next west, was built, the Ordinances of 1963 did not call for a 5' front setback. The present ordinance requires 5' setback.

Member McCarthy moved to table so that plans and some indication of what is needed could be presented for consideration. There was no second to the motion.

Mr. W. Gierach, Attorney for another property owner, explained what had gone before regarding the 95th Street improvement which has been in operation for about three years. It was brought out that the Village of Oak Lawn will pay about \$300,000 out of MFT funds toward the 95th Street improvement. The State has provided property owners with a time schedule which indicates that on March 31, 1967, construction is required to begin. There have been no settlements under the quick take decree. The State has a problem - how can they let a contract if the buildings are still in the right-of-way? - the State could go in and cut off the front of these buildings and go ahead with the street widening. The sewers must be installed first, before the street can go in. The contractor needs to know what the Village will let him do. In condemnation proceedings two steps are taken into consideration: 1. The property taken. 2. The damage to the remaining. There is a problem determining the amount of damage to the remainder. In order to settle with the State the property owners must know what the Village will permit them to do, and they can not proceed because remodel and removal permits are being held up.

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1. PARCEL #59 -(5253 West 95 Street)continued

Member McCarthy moved to table until the next meeting (March 1, 1967) so as to see what the owners want to do about it. Member Willette asked if this would be time enough to get plans.

Owners daughter, Mrs. D. LaRocco, stated she had been given permission to speak for her father, the owner. She did not know what parking would be available, or if a variation of parking was needed. A general discussion followed. This property could possibly be about two cars short (parking) if the garage is removed; the two apartments above the two stores would need variation or revamping.

Member Connors seconded Member McCarthy's last motion. There was further discussion. All voted yes on the motion to table to the meeting on March 1, so as to see what the owners want to do. Motion declared carried.

2. PARCEL #60 - 5251 West 95 Street - Dr. Leonard Keller

Attorney Will Gierach represented Dr. Keller. He presented photographs showing building from three different views. H. E. Miller has been retained as the architect; he has drawn up proposed plans which he presented for viewing; he also presented a proposed plot plan for viewing. He presented a survey showing the existing building which is 25' wide on a lot 33' wide. This is a corner lot. They would like to move the existing building and remodel it so that it would not be evident the existing building is still there. There will be no parking on the property. Parking is close by and adequate.

Petitioner is asking for a parking variation only. They will comply with setback of 5' at the front - Building will be moved west as well as south and will cover most of the lot. The property is economically located. They will not put in little stores. Building will house something of professional nature, such as a secretarial service. Would have a basic depth of 30'. The building as it stands is approximately 2' above existing store grade. The front would be the same grade as the sidewalk; would remove parapet which is atop the existing building - it would look more modern. There would be two entrances on 95 Street and four entrances on Cook Avenue. The major elevation would be on Cook Avenue. Adjacent parking lots were enumerated. Mr. Miller stated that parking on this property is not that important. No side yard is required in C-1 zoning. The lot, since 17' has been taken off, is 108' deep; there is a 16' alley at the rear. The building is two stories high. There will be five units on the 1st floor and something like four or five units above.

Member Connors pointed out that if this is considered without parking it would not be fair to the foregoing petitioner. He would like to think of the two buildings as a whole and not separate parcels.

Mr. Miller stated that they would like a recommendation from this Board so as to avoid extensive delay and special meetings. The building must be moved by March 31, 1967, in order for the State to start the improvement. As far as parking is concerned there is no additional land that can be acquired by the owner. This situation is not of the property owners' making. They are taking the 5' front setback so as to allow extra vision of 95 Street traffic, and are taking into consideration the master plan to improve the center of town.

Mr. Gierach stated that the building at 4931 West 95 Street, also owner by Dr. Keller, is to be demolished. A photo of that building was presented for viewing. He stated that the pressure is from the State, and that a delay would put the street widening into the Christmas holidays when shopping in the area would be at its height.

Member Bates moved to recommend to the Board of Trustees that the variation of parking be granted since there is parking in the area of Cook School and other lots; seconded by Member Stalzle. Member Connors voted no; others voted yes. Motion declared carried. Petitioner advised to see Village Manager's secretary regarding the agenda for the next Board of Trustees meeting.

3. PARCEL #69 - 5133-40 West 95 Street - Otto Brandt and Augusta Schmalen

Attorney Will Gierach presented two photos for viewing, showing protrusion of buildings into 95th Street. Copies of plot plan prepared by the State differs by inches from the survey. There is an alley which was vacated some years ago which became part of the Brandt parcel and this is not shown on this plot plan prepared by the State. It is the intention of the owners to remove the brick garage at the rear of the property. The State is taking 16.11' from the front of the property. A complete new front will be installed, and the building will be brought up to code. Entrances will be relocated, electrical rewired, property was zoned C-2. They have the 5' setback required, but the 10' side setback is im-

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3. PARCEL #69 -(5133-40 West 95 Street) continued

possible to comply with, with the building existing there is not 10' to push it West on. They would have to chop the building off and would suffer damages. There is parking on Tulley and Wabash Avenues. Immediately southeast there is a train track. The area has been used for parking for the last 40 years. They would have one-for-one parking. The RR does not come to Wabash Avenue. There is a blacktop area and stone beyond that.

Apartments on the 2nd floor will be reduced from 8 four-room to 4 six-room. Mr. Gierach stated that when this building was built 68 years ago the building was at the grade of 95 Street. The grade of 95 Street was changed when the State put the present street through. No compensation was given the owners at that time. Preliminary sketches of proposed building elevation were presented for viewing.

Mr. Tom Zakor, of Orlikowski Construction Co., stated that to bring the building down to grade the cost would be prohibitive. They plan to have recessed entrances and stairways to the floor levels. The entrances will be at grade.

Mr. Gierach stated that it is the intention of the owners to cut 17' off of the garage and buildings to the west of subject building, to conform with setback. Plans for the garage and building to the west have been considered but plans have not been completed. The cost is going to be tremendous. It would be more expensive to tear the building down and build a new building. It is constitutional for the State to take this 17' on the quick-take statute - this statute has been upheld by the Supreme Court. The State has the equipment and under law they can cut the building off. The circumstances in which the petitioners find themselves at this late date in life, to take on a mortgage to build a new building would be a hardship on the owners. The renovation of this building will cost about \$60,000. This does not include the garage and store buildings alterations.

Inspector Cody stated that apartments in C-2 zoning have never been allowed or granted under the new ordinance. The apartments would be a zoning variation which will need to go to the Planning & Development Commission. The P & D Commission will hear any of these items at their meeting on Monday night, March 27, 1967.

Mr. Zakor stated that the square foot per unit of apartments is not presently known. Apartments on 1st floor have definite problems; will possibly not need variation for 2nd floor apartments but will need variation for 1st floor apartments. Building should be out of way of State by April 1, 1967.

Member McCarthy moved to grant the variation of setback, and to recommend to the Board of Trustees that the parking variation be granted, and refer the 2nd floor apartments to the P & D Commission - (the 1st floor contingent on what is intended to be done - they are under-sized and bathrooms are to be added to both apts. on 1st floor - the apts. are existing, non-conforming) and to grant a variation on the 1st floor apartments; seconded by Member Stalzle. The vote: McCarthy, yes; Stalzle, yes; Ferencak, no; Willette, no; Connors, no; Bates, no; Keneipp, no. Motion not carried.

Member Willette moved to recommend to the Board of Trustees that the request be denied; seconded by Member Ferencak. Member McCarthy voted no. Others voted yes. Motion declared carried.

4. PARCEL #86 - 5300 West 95 Street - Fred Behrend

Attorney Will Gierach, representing the owners, stated the frontage on 95 Street is 80'; the building abutting Raymond Avenue. Building is setback about 5', State is taking 17' off, so 12' of the front of the building will be removed. Mr. Behrend is proposing a contractor will remove 12' of the building and put on a new front. He is asking for an addition at the rear of the existing building for a total depth of 30'. Two (2) variations are being requested. 1. Parking variation, because he would not have 3-for-1 on his own parcel of land. (Zoning is C-1; a side yard is not required.) The lot is 140' deep, approx.; building is 70' deep. Would like to add 30' more. A parking lot next west has been maintained for 30 years to 35 years, for the Village; the taxes have been \$600. a year. The front building line will be brought in line with the building on the east side of Raymond Avenue. Owners are accepting the setback on the parking lot (5308 West 95 Street, the Bronson property); they have nothing in mind at the present time for building on the parking lot. There has been talk of the Village acquiring that land for parking. Mr. J.J. Salovaara stated that on February 15, the Board of Trustees approved negotiation for the purchase of the Bronson property. 2. Front setback variation.

Mr. Behrend can acquire 20' more on the west side of the building, which would be a total of 40' for parking, but he does not see why he should do this.

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4. PARCEL #86 - 5300 West 95 Street (continued)

The lot will be 123' deep; the building will be 88' deep as proposed; the front of the building would be on the property line on 95 Street; there will be 35' at the rear of the building; there is 20' side yard on the west of the building.

Chairman Keneipp read item B. page 3, of B. of Tr. meeting held Feb. 15, 1967; this referred to the land west of Behrend's Hardware Store.

Member Ferencak moved to recommend that the Board of Trustees grant the parking variation requested, the variation for setback at the front, and that the building will conform to code requirements; seconded by Member Bates. All voted yes. Motion declared carried.

5. PARCEL #89 & 89A - 5316-18-20-22-24 West 95 Street - Charles Andersen

Charles N. Andersen, Jr. represented the owner, his father. They are requesting 5' front setback variation to have building in line with others on the north side of 95 Street. Mr. Andersen presented plans for viewing. On the plans a site plan and plot plan were included.

Inspector Cody stated that the building plans are in order.

Member McCarthy moved to grant the variation of setback; seconded by Member Stalzle. There was no further discussion. All voted yes to the motion. Motion declared carried.

6. PARCEL #95 - 5420 West 95 Street - Mr. Chiappetti

Mr. John Burke, 105 West Madison Street, Chicago, Ill., represented the petitioner. He was not acquainted with the details of the building in question. He had no plans for viewing.

Member Stalzle moved to table to the regular meeting on March 1, 1967, so plans could be presented and a survey could be presented for viewing; seconded by Member McCarthy. All voted yes. Motion declared carried.

7. PARCEL #96 - 5424 West 95 Street - Mr. Chin

Mr. John J. O'Connor, 134 S LaSalle Street, Chicago, Ill., represented the petitioner. He stated that there is a hardship involved here; the variation requested would result in an improved situation.

There is a brick building west of subject building - they propose moving subject building back in line with it. There is 45' from the rear of the building to the alley; for some parking. The apartment on the 1st floor would be eliminated; there are two apartments on the 2nd floor. The least desirable of the apartments would be eliminated. There is not the critical parking problem here as in other areas, this is not a block where the buildings are old.

Chairman Keneipp requested actual square footage of the apartments. After some figuring it was deduced that each of the 2nd floor apartments has about 651 sq. ft. area. For two-bedroom apartments the ordinance requires 800 sq. ft. minimum, each apartment.

Member McCarthy moved to table to the regular meeting on March 1, 1967, so petitioner can present accurate detailed information, seconded by Member Willette. All voted yes. Motion declared carried.

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Chairman Keneipp brought the budget for 1967-68 under discussion. After some discussion Member McCarthy moved to ask the Board of Trustees for a fee of \$10. per Board of Appeals Member per meeting; and if two or more meetings are missed by a Member then that Member would receive the present \$100. fee for the year; seconded by Member Bates. All voted yes. Motion carried.

Chairman Keneipp moved that the proposed budget for 1967-68 be the same as approved for 1966-1967, with the exception of Person Services; seconded by Member McCarthy. All voted yes. Motion declared carried.

8. ADJOURNMENT - 11:00 p.m.

Member McCarthy moved to adjourn at 11:00 p.m.; seconded by Member Bates. All voted yes. Meeting declared adjourned.

/s/ Warren O. Keneipp  
Chairman

/s/ Buena Gerke  
Secretary

OAK LAWN ZONING ORDINANCE NO. 64-21-1, Section 22-4-(d): "No order of the Board of Appeals shall be valid for a period longer than six (6) months from the date of such order unless a BUILDING PERMIT IS OBTAINED WITHIN SUCH PERIOD AND THE erection or alteration of a building is started or the use is commenced within such period."

VILLAGE OF OAK LAWN  
Cook County, Illinois  
BOARD OF APPEALS  
Wednesday, March 1, 1967  
REGULAR MINUTES #66-12

Meeting called to order at 8:00 p.m.

Roll call: Present: Chairman Keneipp, Members Stalzle, Bates, Ferencak, Willette  
Member Connors arrived at 8:54 p.m.  
Bldg. Insp. John P. Cody  
Absent: Member McCarthy

Motion by Member Bates to approve the minutes of the regular meeting held on January 4, 1967, as published; seconded by Member Willette. All voted yes. Motion declared carried.

Motion by Member Stalzle to approve the minutes of the special meeting held on February 22, 1967, as published; seconded by Member Bates. All voted yes. Motion declared carried.

NEW BUSINESS

1. LOT SIZE (Residential)

D. F. O'Malley, general contractor, requested lot frontage variation for two lots of record: 9344 Parkside - frontage is 48.82 (X 134.49); and 9344 Major - frontage is 48.77 (X 134.49).

Mr. O'Malley stated that he owns the lots, which are in Elmore's Parkside Terrace subdivision and are lots of record. All other corner lots in this subdivision are less than 50' and all are built on with the exception of these two. The buildings will comply with the building code; the setback requirements will be observed. The buildings will be between \$25,000. and \$30,000. each. There are homes on the lots next to these corner lots.

Member Stalzle moved to grant the variation since there is no other land available with which to enlarge the lots; seconded by Member Ferencak. All voted yes. Motion declared carried.

2. SIGN HEIGHT

Continental Signs, Inc., requested variation to allow a 37' high sign for VanDahm Lincoln-Mercury, 10151 S Cicero Avenue.

Mr. Robert Weiner, of Continental Sign Co., and Mr. VanDahm were present. Mr. Weiner stated that at this location the property is at a low part of Cicero Avenue. The sign is a standard sign for Ford Motor Co. There is no flashing nor rotating to this sign, it will be a straight illuminated display; designed by a top designer who is aware that various towns' and villages' requirements differ. There will be no projection over public property. The sign for Cadillac, north of this, is 30' high; the Arena sign, south of this, is 40' high. The sign will be centered directly in front of the showroom. The sign structure will be of anodized aluminum. The area of the sign complies with the code requirements.

Mr. VanDahm stated that traffic approaching from the south would not see the sign; the only chance to be seen is to go up. Approaching from the north, this sign will be just as high as the people traveling on Cicero Avenue from the north.

Member Willette moved to recommend to the Board of Trustees that the variation be granted because the grade is low, plus the Arena sign is 40' high; seconded by Member Bates. All voted yes. Motion declared carried.

Petitioner advised to write letter, sending two copies to the Village Manager by March 20, 1967, requesting to be on the agenda for the Board of Trustees meeting on March 28, 1967.

3. FENCE - SIDE STREET SETBACK

Walter P. Mazil, 5637 West 99 Place, requested variation to allow a fence to the side street lot line.

Mr. Mazil presented a sketch for viewing, which indicated the planned placement of the fence. This is a corner lot which requires 15' setback on the side street line.

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3. FENCE - SIDE STREET SETBACK (Continued)

Petitioner has owned this property for one year. The fence will be 5' high; material not decided on - probably will be of wood, picket or louvered type. The petitioner has off-street parking on a driveway only. The fence will be set far enough from the driveway so that a section of fence can be detached and reattached to the garage. There will be an attached garage in about three or four years. The fence will go up in the spring of this year. This is a 56' lot - with a setback of 15' that would leave a 41' wide rear yard. There is no alley at the rear of this property, there is an easement. The fence will not obstruct traffic vision - it will be set back from the corner; it will be at the rear of the house.

Member Ferencak stated he had looked at the property; and having gone through the experience himself - though the fence will not keep the kids in the yard, nor keep the dog in the yard - he moved to grant the request, but based on the fact that there is no hardship involved, says this reluctantly; seconded by Member Willette. All voted yes. Motion declared carried.

4. FENCE - SIDE STREET SETBACK

Mr. M. Pitsoulakis, 5636 West 100 Street, requested variation to allow a fence to the side street lot line.

Petitioner stated that his property abuts the property of item #3. He has owned the property since last October. A sketch was presented for viewing. The fence will not obstruct vision for traffic at the corner, it will run from the rear of the house to the rear of the lot.

Member Stalze moved to grant the variation for the same reason as item #3; seconded by Member Ferencak. All voted yes. Motion declared carried.

5. RESIDENTIAL PARKING AREA

Victor J. Andrews, 4232 West 103 Street, requested variation of off-street parking; to allow parking area outside of existing fence.

Mr. Andrews stated that this is a corner lot on 103rd & Tripp. A plot plan and a photograph were presented for viewing. There is an alley which is not used at the rear of the property. Petitioner does not own a car and will never drive a car, and off-street parking escaped him; but he is willing to cooperate to the letter of the law by putting in a conformant parking area outside the fence. He has lived in this home for about seven months. He requests the variation so he will not have to take down the fence and put in something that he will never use. He is retired; has never driven a car.

Member Bates moved to grant the variation since the parking area will be inside the property line; seconded by Member Ferencak. In discussion it was brought out that a hard-surfaced - either asphalt or concrete - off-street parking area is required. All voted yes to Member Bates' motion. Motion declared carried.

6. LETTER - from Grandview Park Sanitary Dist. - Tabled to end of agenda.

7. PARCEL #59 - 5253 West 95 Street - George Bisbikis (Tabled at special meeting 2-22-67) re: 95th Street improvement.

A letter was presented which Chairman Keneipp read aloud. (A copy of the letter is on file.) The letter stated that Mrs. Diane LaRocco, daughter of George Bisbikis, is given "full permission to act in my stead on these matters until my return on about March 15." H. E. Miller, architect, stated he has been retained by petitioner, and he presented drawings showing the building on the lot and adjacent buildings; and a survey. The lot is reduced to 108' deep; frontage is 50'; it is west of a 33' corner lot. Drawings showed existing stores and apartments, and the proposed plans. The proposed plan is for two three-bedroom apartments of 1185 sq.ft. each (1000 sq.ft. each is required minimum). Petitioner is asking for the variation of 5' front setback requirement so as to allow the building to the front lot line.

If the garage at the rear of the lot is removed, only 5 spaces could be provided. It is a brick garage with doors opening toward the alley. If the garage is not removed, there will still be 5 parking spaces on the rear of the lot. They would like to leave the garage because 5 spaces, with or without the garage is all that can be provided. The garage could be rented to the apartment tenants.

There was a general discussion. It was pointed out that the Bd. of Trustees had granted the variation which allows the building to the front lot line. There are 3 stores each 15' wide. There will be no exposed walls. Three photographs of the building were presented for viewing.

(continued)

BOARD OF APPEALS REGULAR MEETING, MARCH 1, 1967

Continued

Member Connors arrived.

7. PARCEL #59 (continued)

The back porch will be replaced and there will be an egress for each apartment - the apartments will conform to code requirements.

Mrs. LaRocco stated that she is in agreement to all the foregoing.

Member Bates moved to grant the 5' front setback variation and parking variation to allow 5 parking spaces; seconded by Member Stalze. All voted yes. Motion declared carried.

8. PARCEL #95 - 5420 West 95 Street - Mr. Chiappetti (Tabled at special meeting 2-22-67) re: 95th Street improvement. Petitioner not present. No representative present.

9. PARCEL #96 - 5424 West 95 Street - Mr. Chin (Tabled at special meeting 2-22-67)

John J. O'Connor represented the petitioner. He stated that the owner has not settled with the State. Petitioner previously had the opinion that it would be better to move the building back; the architect is of the opinion that it would be better to cut off the front of the building. Mr. O'Connor presented plans of the proposed anticipated alterations.

Two rooms will be taken off the upstairs apartments. There will be 3 apartments; 2 up, 1 down; all 3 will conform as to square foot area. The 1st floor apartment will have one bedroom. They are asking for variation of parking, and front and side setbacks. A survey was presented for viewing. Property is Zoned C-2.

Member Connors asked how they can have apartments then, in C-2 zoning; to allow non-conforming apartments here will have to be considered when the building to the east is considered. The building with the apartments and store is "existing non-conforming". The building would have to be torn down and a new building put up in order for apartments to be eliminated. The subject building is in better shape than the one to the east. This will be a variation for an existing non-conforming use. The building will be brought up to code. There will be one apartment for petitioner/owner.

The lot is 33½' wide. The garage will be removed, it is unsightly. Photographs were presented for viewing. The two steps up at the front of the present building will not be necessary when the 17' portion is removed from the front. The business will continue as a 'carry-out' only; there will be no stools installed. There will be 5 parking spaces at the rear of the lot which will be hard-surfaced.

Member Bates moved to approve the variations for front setback, side setback and parking, and the apartments to the extent that they will meet the code; seconded by Member Ferencak. All voted yes. Motion declared carried.

6. LETTER from Grandview Park Sanitary Dist. re: 25' lot at 8720½ S Central Avenue. Chairman Keneipp read aloud the letter dated Feb. 6, 1967, which explained their approval for a sewer tap for lot #41 in Frank DeLugach's 87th Street Highlands. Owner is Joseph Jedlicka. Letter filed in Building Department file.

A petition signed by six residents on Meade and McVicker Avenues was read by the Chairman. Petition was regarding sidewalks for homes constructed by D. F. O'Malley. Petition tabled until Mr. O'Malley requests a hearing on the matter from the Board of Appeals.

10. ADJOURNMENT - 9:30 p.m.

Motion by Stalze, seconded by Member Bates to adjourn at 9:30 p.m. All voted yes. Meeting declared adjourned.

/s/ Warren O. Keneipp  
Chairman

/s/ Buena Gerke  
Secretary

OAK LAWN ZONING ORDINANCE NO. 64-21-1, Section 22-4-(d): "NO order of the Board of Appeals shall be valid for a period longer than six (6) months from the date of such order unless a building permit is obtained within such period and the erection or alteration of a building is started or the use is commenced within such period."

VILLAGE OF OAK LAWN  
Cook County, Illinois  
BOARD OF APPEALS  
Wednesday, Apr. 5, 1967  
REGULAR MINUTES #66-13

Meeting called to order at 8:00 p.m.

Roll Call: Present: Chairman Keneipp, Members Stalze, Bates, Ferencak, McCarthy  
Bldg. Insp. John P. Cody  
Absent: Members Connors and Willette

Motion by Member McCarthy to approve the minutes of the regular meeting held on March 1, 1967, as published; seconded by Member Bates. All voted yes. Motion declared carried.

NEW BUSINESS

1. ADD ENCLOSED VESTIBULES TO APT. BLDG.

Earl R. Groll, building manager, 10332 S Komensky Avenue, requested variation to allow two enclosed vestibules to be built out on existing building.

Mr. Groll stated that the reason for the requested vestibules is security; the stairwells of the building are open. The building is a precast system with a two-hour fire rating. The vestibules would be beyond the front building line; the building is set back 20' from the front property line; there is no recorded building line on the survey. The vestibules would be 4' deep, or 4' in front of the building. This building is a 12 flat, three years old. There has been some experience with kids, and people, going up and down the open stairways. The vestibules would have doors which would open from the inside without a key but would not open from the outside without a key.

Member Ferencak questioned if there are other buildings in the Village with open stairwells, and would they also possibly want to add vestibules. Mr. Cody stated that there are other buildings in the Village with open stairwells. Member Ferencak stated he has seen this building and he can understand the problem; he asked if any difficulty would be involved if decision was delayed 30 days. The petitioner said there would be no problem. Chairman Keneipp questioned the possibility of any other way to take care of the problem.

Chairman Keneipp moved to table for 30 days (to May 3, 1967) so as to look at the building; seconded by Member Ferencak. All voted yes. Motion declared carried.

2. GARAGE AREA

H. Ronald Schaar, 5932 West 97 Street, requested a garage 24 X 24 (576 sq.ft.)

Mr. Schaar stated that he has a car, 1/2-ton pick-up truck which he uses in business, scaffolding, etc. He wants the garage for storage.

Member McCarthy moved to recommend to the Board of Trustees that the variation be granted for the over-sized garage since lot coverage, setbacks and everything else is OK; seconded by Member Bates. All voted yes. Motion declared carried.

Petitioner advised of 2 copies of letter to Village Manager by April 17, 1967, requesting to be on agenda for Board of Trustees meeting on April 25, 1967.

3. PARCEL #95 - 5420 West 95 Street - Mr. Chiappetti

Re: 95 Street Improvement.

Mr. Jos. Zangri, contractor, requested front setback variation to allow building to new front lot line.

Mr. H. E. Miller, architect, represented the petitioner. He presented surveys of the property and drawings showing what is proposed to be done; also, drawings of existing building which is presently 13' into the proposed widening of the State right-of-way. He said that when the building is moved back it will be lowered 8". The building is in C-2 zoning, and there are 3 existing apartments which will need variation. These apartments have 813 sq.ft. (2 bedroom) which is conforming. The stairway is 7' wide, which seems to be adequate but is at variance with the code. Presently there are four parking spaces at the rear of the property. Additional parking would be available when existing old garages on the property next east would be removed, in time. Mr. Miller agreed that

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BOARD OF APPEALS, REGULAR MEETING, APRIL 5, 1967

Continued

3. PARCEL #95 - 5420 West 95 Street (Continued)

it would be an advantage to have more than four parking spaces. The building is on the side lot line. The building is 35-38 years old. A new front will be put on the building. The question is whether the parking variation needs to be included.

Reference was made to the minutes of the Board of Trustees meeting held on March 21, 1967, at which time they granted a variation for subject Parcel.

Member Bates moved to go along with the Board of Trustees providing the garages on the adjoining property to the east are removed in order to provide adequate parking, and at the discession of the Building Department within six months to a year.

The owner, Mr. Chiappetti, was present, and when questioned about removing the garages he agreed to remove them.

Member Ferencak seconded the motion made by Member Bates. All voted yes. Motion declared carried.

4. GARAGE AREA

Oakdale Construction Co., for 5408 Oakdale Drive, requested brick garage 24 X 22(528sq.ft)

Mr. Paul Anzine, of Oakdale Construction Co., presented plot plans for viewing; he stated that the owner needs storage for bicycles, tools, and possibly a boat. Lot coverage, setback requirements, etc., will conform to code.

Member Stalze moved to grant the variation; seconded by Member Ferencak. All voted yes. Motion declared carried.

5. REFRESHMENT STAND (RANCH MANOR)

John J. Scully, 10520 S Kolin Avenue, requested that a license be granted to operate a Refreshment Stand in Ranch Manor Shopping Center, 111th & Crawford Avenue.

Mr. Scully stated there is no zoning problem involved; he ran late last year as to getting a license. He has made arrangements for sanitation for employees. He presented to the Chairman a copy of a letter from the Village Manager suggesting his request be given to the Board of Appeals. Chairman Keneipp stated that it was his opinion that this Board can not act on this item. Mr. Cody stated that it would come under the Building Department in connection with sanitation.

Mr. Scully stated that the unit is a Special Events Trailer, a mobile unit, which would be on the south end of the parking lot, south of the gas station, at 111th and Crawford Avenue. The operation would be seasonal - open about 6 months of the year; from 11 a.m. to about midnight. Petitioner stated that he was denied a license last year.

Member Ferencak asked if there was any other stand like this in the Village. The answer was no.

Allen Glisch, Sanitation Officer, stated that there would be no Village water "under pressure" to this unit, and the area is now known to be a 'race-track' - there would be the problem of any store being able to get a wagon and put it on the property for selling anything. There was a shooting, a boy was shot - not in this Village but in this area - not long ago. Unit has no sanitation facilities; has problems with bldg.permit.

Mr. Militz, president of Ranch Manor Homeowners & Civic Assoc., stated that their Board Members were present and that he spoke for 650 members who would not like to see this go into the area. If this is granted there would be small children running up to the wagon from all over the parking lot and from outside the Village, across the street.

Mr. R. Heidke, 11024 S Keeler Avenue, stated he objects as an individual; we have no other such unit in Oak Lawn - once we start, any vacant lot would be subject to this type of request. There are stores vacant between Crawford and Central Avenues which are available if someone wanted to operate a coffee shop or something of this sort. These units smell; lack sanitation; as far as picking up litter, etc., are undesirable.

Mr. Ed Hastings, 4025 Dean Drive, owns property immediately adjoining Ranch Manor Shopping Center. He is parent advisor for about 30 boys, juniors and seniors at Richards High School. He stated that the area is used as a race track now, and that this type of refreshment stand would bring another element out of the Chicago area; and it would add to the problems already present in the Shopping Center, and the nearby residential area.

continued

5. REFRESHMENT STAND (RANCH MANOR)(continued)

Mr. Steve Nagy, 4344 West 109 Street, said this would be an attractive place for children and would expose them to unnecessary type of danger. He is opposed.

Mr. Jerry Spero, representative of the Youth Commission, said he objects to the Stand. For one reason, the juvenile end of it. And a big swimming pool will be built across the street, on the Chicago side of the street, and this would be another problem because of youngsters crossing the street to get to the stand. Littering would only increase.

Jean Nagy, 4344 West 109 Street, representative of the local P.T.A. feels it would be an attractive nuisance to children; and it is not something we want in the area.

Rita Heidke, 11024 S Keeler, represented the Womens Auxil. of Ranch Manor Homeowners; they are unhappy at the prospect of this type of venture. It will be an attractive nuisance. Store owners have a large shoplifting problem as it is. There is difficulty now with children playing in the parking area and not being watched by a parent, causing difficulty driving through the parking lot. Objects to increase of these problems.

Chairman Keneipp stated that we could send this to the Board of Trustees or table it to the next meeting so as to find out what can be done.

Mr. Scully stated he applied on Feb. 7, 1967, for a license. In March he received the correspondence from the Village Manager. He has agreements for sanitation for employees and for scavenger service. He was notified it would be necessary to appear before this Board.

Member Stalze moved to table for 30 days (to May 3, 1967) so as can find out from the Village Attorney where we stand on this; seconded by Member Ferencak. Mr. Cody was requested to get the attorney's opinion by the next meeting. All voted yes to the motion made by Member Stalze. Motion declared carried.

6. GARAGE AREA

John P. Guzinski, 10628 S Kolmar Avenue, requested frame garage 24 X 24 (576 sq.ft.)

Mr. Guzinski stated that he needs additional space for storage; he has 2 cars, and his children have an overabundance supply of toys and there are two picnic tables. Lot coverage and setbacks will be to code. The driveway is on the north side of the property. Member Ferencak asked if the neighbor would object. Petitioner did not think so.

Member McCarthy moved to recommend to the Board of Trustees that the variation be granted because owner needs space; seconded by Member Stalze. All voted yes. Motion declared carried.

Petitioner advised of 2 copies of letter to Village Manager by April 17, 1967, requesting to be on agenda for Board of Trustees meeting on April 25, 1967.

7. SIDE SETBACK FOR ATTACHED GARAGE

Claude Massett, 9737 S Mason Avenue, requested 3' side setback for attached 2-car garage.

Mr. Massett stated garage actually will be 4'3", instead of 5', from the side lot line.

Member Bates moved to grant the 9" variation of side yard setback; seconded by Member Ferencak. All voted yes. Motion declared carried.

8. SIGN

Jack Kasper, Florist, requested a sign at the northeast corner of 93 Street and 55th Court (Graeger's Florist).

Mr. Kasper presented a sketch of the sign for viewing. The sign will be over private property, not projecting. It will be lighted so as to not look as though the Greenhouse is closed. The sign will be 3 X 6, plastic outdoor sign; placed at the entrance to the shop. Mr. Kasper is in process of buying Graeger's Greenhouse. He just wants to let people know the shop is open. The sign will be 13 or 14 feet high.

The problem is not the sign, the problem is the R-1 zoning. Member Ferencak pointed out that there is a sign at Central Avenue, on 93 Street - a beer sign.

Member Bates moved to grant the variation since there is a sign now at 93 and Central, and he was sure this sign would be more acceptable than a beer sign; seconded by Member McCarthy. All voted yes. Motion declared carried.

9. SIDE STREET SETBACK FOR ATTACHED GARAGE

Denis O'Malley requested side setback for within 8' of corner lot line, instead of 15' for attached garage, at 9344 S Major Avenue

Mr. O'Malley presented a survey of the lot, and the house plans with proposed plot plan for viewing. The house will be 15'4" from the side street lot line; the attached 22 X 22 garage will be 8'4" from the side street lot line; the garage will be at the rear of the house. Construction has not started.

Member Stalze moved to grant the variation; seconded by Member McCarthy. All voted yes. Motion declared carried.

10. SIDE SETBACK FOR ATTACHED GARAGE

John J. Doyle, 5141 West 105 Place, requested an attached garage into 2' of 5'6" required setback on east side of lot.

Mr. Doyle presented a plot plan for viewing. The lot is 55' wide so requires 5'6" setback. His neighbor has given verbal consent and intends to write a letter of consent. Mr. Doyle stated that the garage will be 3'5" from the side lot line and will be 19' wide, 20' deep. Mr. Cody reported that the house to the east appears to be 5' from the mutual lot line.

Member Stalze moved that the variation be granted providing his neighbor writes a letter of consent which will be supplied to the Building Department; seconded by Member McCarthy. All voted yes. Motion declared carried.

11. FRONT SETBACK (\$-3)

Marin Mladinic, general contractor, requested 20' front setback instead of 25', at 9513 S Kenneth Avenue.

Mr. Mladinic said he got the permit from the Village for a 20' setback; the foundation is in; the building proper is back but the balconies are 6' wide. The balconies are not inclosed. R-3 zoning permits a 20' front setback, but the survey indicates a 25' setback requirement in this neighborhood. This will be a 6 unit apartment building. The house next south is about 30 years old and is set 22'7" from the front lot line.

Member Ferencak moved to grant the variation because it would be a hardship to change it now; seconded by Member McCarthy. All voted yes. Motion declared carried.

12. SIDE STREET SETBACK

Eileen Walter requested variation of side setback, off of Greenstrip, to allow 7' instead of 15' for a 48' wide residence with attached garage at 10400 S Kolmar Avenue.

Mrs. Walter stated that this will be the last building along this Greenstrip. She is requesting 7' setback instead of 15'. In general discussion it was brought out that other homes along this Greenstrip had variations of setback. Member Stalze stated he would like to see the houses all evenly setback and not staggered along this Greenstrip.

Member Stalze moved to grant the variation since others were granted along this Greenstrip; seconded by Member Ferencak. All voted yes. Motion declared carried.

13. SIDE STREET SETBACK FOR DETACHED GARAGE

Jos. S. Ulatoski, Jr., requested variation of side street setback requirement for a detached garage at 9645 South 51 Avenue.

Mr. Ulatoski stated that this is a corner lot; the other 3 corners all have 3' setbacks; he would have to take a tree down and would have only 13' of yard left if garage is set back 15'. The garage will be 22 X 23 (506 sq.ft.). This is in an older neighborhood.

Member Bates moved to grant the 3' setback since the other three corners are like that; seconded by Member McCarthy. All voted yes. Motion declared carried.

14. SETBACK FOR SWIMMING POOL (Not in time for agenda)

Mr. Wm T. Hopkins, 10050 S Kildare Avenue, requested side setback of 3' instead of 5' minimum for built-in swimming pool. (Should be rear setback)

Mr. Hopkins said the built-in swimming pool will be 16' X 35', the yard is not wide enough for the 5' setback. This is a corner lot. He presented letters from his neighbors, on the north and on the west, which expressed they had no objections. The setback variation would be the distance from the rear lot line; there is a public alley at the rear of the property. A built-in pool is a permanent structure, (continued)

BOARD OF APPEALS, REGULAR MEETING, APRIL 5, 1967

Continued

14. SETBACK FOR SWIMMING POOL (Not in time for Agenda) (continued)

5' setback requirement, off the alley lot line.

Member Bates moved to grant the variation since there is a public alley at the rear; seconded by Member Ferencak. All voted yes. Motion declared carried.

15. SIDE STREET SETBACK, FOR FENCE (Not in time for agenda)

Mr. Joseph Landi, 5016 West 107 Street, requested variation to allow a fence 10' from the side street lot line, from the rear of the house to the rear lot line.

Mr. Landi presented a sketch for viewing. The fence would run from the rear of the house, for 43' to the rear lot line; would be 5' high, Cyclone. Petitioner is in process of adopting children.

Member Ferencak moved to grant the variation since with a 10' setback he can not see where there will be a problem with traffic; seconded by Member McCarthy. All voted yes. Motion declared carried.

16. SIDE STREET SETBACK FOR DETACHED GARAGE (Not in time for agenda)

Anthony Moran requested variation to allow garage 2' from corner side lot line at 9401 S Parkside Avenue.

Mr. Moran stated that the home is new, the garage is not up or started; he wants to have more yard space by not setting the garage back 15'. The garage at 9400 Parkside is 5' from the side lot line. The garage will be 22 X 22. There is an alley at the rear. The lot is 50 X 117.99. The closing on the purchase of this house will be this coming Friday. Mr. Cody reported that the garage to the north is 8' from the side lot line; the Public Works Garage is abutting this property.

Member Bates moved to grant the variation because the Public Works abuts the property and the garage across the street is set back 3' from the lot line, and this lot is only 117.99' deep; seconded by Member McCarthy. All voted yes. Motion carried.

17. FENCE TO FRONT LOT LINE (Not in time for agenda)

J. Haas, 9323 South 55 Court, requested 4' high chain link fence to be allowed at front property line.

Mr. J. Lassandello, True Link Fence Co., represented the petitioner; he stated that children from the school across the street trespass into the yard at recesses and after school; there are other fences in this block at the front lot lines; the houses are at the rear of the lots.

Member McCarthy moved the variation be granted because of the other fences in the block, and hedges, along the front property lines, and school children do run into the yard; seconded by Member Stalze. All voted yes. Motion declared carried.

18. CORNER SETBACK (Not in time for agenda)

Cachey homes, Inc., requested a 3.31' variation on corner setback at 10440 S Laporte Avenue.

Mr. T. J. Cachey said they were asking for this variation because of the size of the building the owner desires, with an attached garage, and they have been unable to adjust the plan to fit the lot. The lot is 60' wide and the house is 44' wide. The request is for a setback of 11'6" instead of 15'. The house will cost \$28,000. Cachey Homes does not own this lot.

Member Ferencak moved to grant the variation of 3.40' to allow 11'6" instead of 15' side setback; seconded by Member Stalze. All voted yes. Motion declared carried.

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Chairman Keneipp reviewed the proposed 1967-68 budget with the Board Members.

The Chairman announced that a Parliamentary Seminar will be held at the Dixie-Governor Motel on April 29, May 9, and May 13 - from 9 to 5 (a total of 20 hours) - in case any of the Members are interested.

BOARD OF APPEALS, REGULAR MEETING, APRIL 5, 1967

Continued

Member Bates, as of this meeting, is resigning from the Board of Appeals. He has sent his letter of resignation to the Village President and Village Board. He is moving from Oak Lawn to Palos Hills.

Chairman Keneipp accepted, with regrets, the resignation of Member Bates. The Board expressed their appreciation of the time and efforts over the years which Member Bates has served with this Board.

19. ADJOURNMENT - 10:15 p.m.

Member Bates moved to adjourn at 10:15 p.m.; seconded by Member McCarthy. All voted yes. Meeting declared adjourned.

/s/ Warren O. Keneipp  
Chairman

/s/ Buena Gerke  
Secretary

OAK LAWN ZONING ORDINANCE NO. 64-21-1, Section 22-4-(d): "NO order of the Board of Appeals shall be valid for a period longer than six (6) months from the date of such order unless a building permit is obtained within such period and the erection or alteration of a building is started or the use is commenced within such period."

VILLAGE OF OAK LAWN  
Cook County, Illinois  
BOARD OF APPEALS  
Wednesday, May 24, 1967  
REGULAR MINUTES #66-14

Meeting called to order at 8:00 p.m.

Roll Call: Present: Chairman Keneipp; Members Stalze, Ferencak, Willette, Connors,  
McCarthy  
Bldg. Insp. John P. Cody  
Absent: None.

Member McCarthy moved to accept the minutes of the regular meeting held on April 5, 1967, as published; seconded by Member Ferencak. All voted yes. Motion declared carried.

OLD BUSINESS

1. ADD ENCLOSED VESTIBULES TO APT. BLDG. (Tabled 4-5-67)  
Earl R. Groll, building manager, 10332 S Komensky Avenue, requested variation to allow two inclosed vestibules to be built out on existing building.

Mr. Groll stated that only the ground level of the stairways will be inclosed; drawings were reviewed which had been submitted previously. There was a general discussion; members had looked at the site; the vestibules will keep salesmen and strangers out of the building; the vestibules make sence in this case. Again, it was brought out that other apartment buildings are to the north - their entrances were constructed with the building. It is the front setback that is involved here, in this case.

Member Ferencak moved to grant the request because there will be only a 4' projection and the vestibules will keep people not living in the building from having access to the stairways; seconded by Member McCarthy. The vote: Member Connors, no; all others, yes. Motion declared carried.

2. REFRESHMENT STAND (RANCH MANOR) (Tabled 4-5-67)  
John J. Scully, 10520 S Kolin Avenue, requested that a license be granted to operate a Refreshment Stand in Ranch Manor Shopping Center, 111th & Crawford Avenue.

The secretary distributed to each member a copy of two letters, one from Oak Lawn Youth Commission, and one from Allen A. Glisch, Sanitation Officer of Oak Lawn. A copy of each letter is made a part of this file. The opinion from the Village Attorney had not been received to date.

Mr. Scully stated that he had requested the Village President to get the attorney's opinion on this matter. Mr. Scully stated that he wished to withdraw his application. He also stated that he will come back to this Board on a petition at a later date.

NEW BUSINESS

3. REAR YARD (R-1)  
John Murray requested rear yard variation at 4844 West 107 Street, to allow 12' instead of 23.4'.

Mr. Murray stated that the deed conveyed has the vacated alley on it; plans were drawn on this depth of the lot. The alley is not vacated, and the buyer and seller were not aware of this. The alley is 20' wide, (10' of which, if vacated, would be added to the depth of the lot) and this would require changing the plans considerably. Plans were presented for viewing. The house will cost about \$37,000. The attached garage will be on 107 Street, the front, of the lot; the house will face west; this is a corner lot. Mr. Murray owns the lot. He stated there is no time limit set for the completion of this building. There are no houses to the east of this property at present. Ordinance requirement indicates a 23.4' rear yard on this lot. The request here is for a rear yard variation of 12'.

Member McCarthy moved to grant the variation; seconded by Member Connor. All voted yes. Motion declared carried.

4. FENCE (R-1)

Daniel Loughran, 9719 S Rutherford, requested a fence to front lot line, parallel side lot line; a 3' high cyclone fence.

Mr. Loughran said that his driveway is shared with the driveway next door. His son has a fascination with cars; he will get into a car setting in the driveway and shift the gears, etc. This boy moves exceptionally fast. A fence 30' long, from the front of the house to the front of the lot, would block him from getting into the neighbor's driveway and would protect the neighbor's cars from his son. The boy is under clinical care. For a five year old he is mighty strong.

Member Stalzie moved to grant the variation if the petitioner will bring in a letter from the neighbor stating approval of the fence; seconded by Member Ferencak. All voted yes. Motion declared carried.

A discussion followed. It was pointed out that if the neighbor objects, the petitioner may re-apply under different circumstances.

5. FENCE (Corner Lot)

Clarence O. Freeman, 10201 S Kolin Avenue, requested variation to allow a fence to the property line, from garage to rear property line; a 4' high chain link fence.

Mrs. Freeman stated that the garage was built to the sidewalk; they just want to fence in the rear yard; the fence will be about 30' (from the garage to the rear lot line). The garage is attached to the house. The Freeman's have lived at this address for 8 years. There is a fence on the property on the east. The visibility of/for traffic at the corner would not be impaired.

Member Willette moved to grant the variation; seconded by Member Ferencak. All voted yes. Motion declared carried.

6. SIDE YARD (R-1)

Cachey Homes, Inc. requested variation of 4' in side yard requirement at 9701 Kenneth Avenue. (Corrected at meeting to a 1' variation of setback off the side street lot line)

Mr. T. J. Cachey explained that this is a 60' corner lot; there is a 12' building line indicated on the survey. He is requesting an 11' side setback off the side street lot line, or, a 1' side yard variation. The lot to the west is vacant presently. A survey was presented for viewing. The new house, when built, will face Kenneth Avenue.

Member Ferencak moved, seconded by Member Willette, to grant the 1' variation of side yard setback. All voted yes. Motion declared carried.

7. FRONT SETBACK VARIATION FOR ADDITION (R-1)

Robt Unnerstall, 9425 S Massasoit Avenue, wants to move out 21½' of 36' front wall of house, 5' to 6' beyond minimum setback, so as to add masonry and frame dormer 22 X 38.

Mr. Unnerstall presented drawings for viewing. (This house was damaged by the tornado.) Petitioner presented letter signed by three neighbors indicating they do not object to the building being extended from the front of present building out about 5½'. The reason for the addition is for additional eating and kitchen space. Petitioner works out of his home and wants to use a bedroom for office and desk, and the dormer above the addition will allow for additional bedrooms. The building was built originally in 1959. The building at 9433 was built one year later with the foundation 20' from the front lot line.

Member McCarthy moved to grant the variation for 5' to 6' of front setback requirement to line up with the house to the south, two doors; seconded by Member Stalzie. All voted yes. Motion declared carried.

8. GARAGE SIZE (R-1)

Thomas Kadis, 9216 S Tulley Avenue, requested garage 24 X 24 (576 sq.ft.)

Mr. Kadis stated that the 24 X 24 garage had been on the present foundation, but the permit issued for the garage indicated a 20 X 24 garage which was conforming in area. The garage was damaged by the tornado.

Chairman Keneipp moved to recommend that the Board of Trustees grant the variation since the foundation is not damaged; seconded by Member Connors. All voted yes. Motion carried.

Petitioner advised of two copies of letter to Village Manager requesting to be on the agenda for the next possible Board of Trustees meeting.

BOARD OF APPEALS, REGULAR MEETING, MAY 24, 1967

Continued

9. GARAGE SIZE (R-1)

Oakdale Construction Co. requested a garage 24 X 22, at 4612 West 98 Place (528 sq.ft.)

Mr. Anzine stated that the garage will be a detached garage and will meet all setback requirements. A plot plan was presented for viewing.

Member Ferencak moved, seconded by Member McCarthy to grant the variation since all setbacks will be proper. All voted yes. Motion declared carried.

10. GARAGE SIZE (R-2)

Oakdale Construction Co. requested a garage 30 X 22, at 9421 S Kolmar Ave. (660 sq.ft.)

Mr. Anzine explained that this is a two-family apartment building; the garage would be a three-car frame garage with a hip roof. There are other two-flats in the area, and if garages are not adequate there will be cars parked on the streets. These two-family buildings are usually occupied by related families.

Member McCarthy moved to recommend to the Board of Trustees that the variation be granted since this is for an apartment building and there will be no setback problems.

Member Ferencak said he would like to see a study made, with the possibility of a greater per centage allowable to this Board for two-flat areas.

Member McCarthy added to his motion and recommendation to the Board of Trustees that some study be made by the Planning & Development Commission or Board of Trustees on increasing the size of garages allowable for R-2 zoning; seconded by Member Ferencak. The Vote: Members Willette and Connors, no; all others voted yes. Motion declared carried.

11. FENCE (CORNER LOT)

L. N. O'Brien, 10440 South 51 Court, requested a 42" high cyclone fence across the full width of his lot, in rear of residence.

Mr. O'Brien said this is a corner lot; there are five children in the family; they have lived at this address for two years. He wants to put a fence to the side street lot line. A plot plan was presented for viewing. The fence would run for 47' forward from the rear lot line, to the end of the attached garage.

Member McCarthy moved to grant the variation since the fence will be at the rear of the house and will not cause a visibility problem for traffic; seconded by Member Connors. All voted yes. Motion declared carried.

A ten minute recess was called at 9:30 p.m. - Meeting resumed at 9:40 p.m.

12. SIDE STREET SETBACK (Greenstrip)

Eckco Construction Co. requested variation to allow 10' side street setback at 10400 S Knox Avenue.

Mr. T. O'Grady of Eckco Construction Co. presented a survey of the property for viewing. His customer wants to build a rather nice home on this particular lot on the Greenstrip. The house will be 44' wide and would require a 10' side yard. There are houses along this same Greenstrip which are set less than 15' from the side lot line.

Member McCarthy moved to grant the variation because others have been granted on the Greenstrip; seconded by Member Stalze. All voted yes. Motion declared carried.

13. GARAGE SIZE (R-1)

Merrill Stenbom, 9233 Sproat Avenue, requested a 24 X 24 detached garage (576 sq.ft.)

Mr. Stenbaum changed his request to a 24 X 22'6" garage. He had a 20 X 22 garage which was destroyed by the tornado. A new foundation will be installed; there will be a new foundation with setbacks that will be correct.

Member Stalze moved, seconded by Member Ferencak, to grant the variation. All voted yes. Motion declared carried.

14. SIGN ON CANOPY

Arlen Properties (Korvette), 8700 S Cicero Avenue, requested signs on canopy of Furniture Center.

Mr. D. N. Holmes, Field Representative for Arlen Properties, presented photos of the proposed signs, taken at the Matteson Store, and photos of the Oak Lawn store.

(Continued)

14. SIGN ON CANOPY (Continued)

According to our ordinance the lettering can not be mounted on the raceway of the canopy. The "Signs" will be lettering, mounted on the canopy, like the ones permitted under the building construction permit at the time it was issued. The lettering would read FURNITURE and BUILDING SUPPLIES. Mr. Holmes suggested that to put the letters on the building, since there are some on the canopy, would take away from the aesthetics.

Reference was made to Oak Lawn Sign Ord. #190, Section 29, (e) and (d)(2). In a general discussion the Board pointed out that a second look should be given to mounting signs in view of the last storm. A great number of signs were damaged or destroyed by the storm.

Mr. Holmes said that the canopy at the Korvette store at 87th & Cicero is about 8' below the roof of the building and he believes it is relatively protected. It is planned that every 6' throughout the canopy, roof jacks will be installed for fastening the letters.

Member Stalzie moved to deny the variation in view of the present Sign Ordinance #190, Section 29, (e); seconded by Member McCarthy. All voted yes. Motion declared carried.

Petitioner was advised that he may take the appeal to the Board of Trustees, and to submit two copies of a letter requesting to be on the next possible agenda for that Board.

15. LOT SIZE (R-1)

John J. Doyle requested variation to allow residence on 48.5' wide lot at 8804 South 55th Court.

Mr. Doyle stated that he applied for a building permit. The lot is 48'6" wide. He bought the lot about five weeks ago. There is a building on each side of this lot. There is an old building on the lot now which will be demolished.

Member Stalzie moved to grant the variation with the stipulation that the cement block building be removed before construction is started; seconded by Member Ferencak. All voted yes. Motion declared carried.

16. FENCE

Donald Feil, 9824 S Mayfield Avenue, requested variation to allow a fence to side street lot line.

Mr. Feil explained that his home faces Mayfield Avenue. He wants the fence on the side lot line, parallel 99 Street. The fence will be 5' high. The fence would run from the rear of the house to the rear lot line. Across the street (99 Street) are the R.R. tracks and beyond the tracks there is a dump. There is a house facing west, across Mayfield Avenue.

Member Connors moved to grant the variation; seconded by Member Ferencak. All voted yes. Motion declared carried.

17. GARAGE SIZE

V. E. Wrobel, 9250 Tulley Avenue, requested a garage 22 X 22'4" (535.3 sq.ft.).

Petitioner stated that the storm had destroyed his garage. The setback requirements will be observed. The increased size is needed for storage of garden tools and equipment, a snow blower, etc. and two cars.

Member Willette moved to grant the variation, seconded by Member Connors. All voted yes. Motion declared carried.

18. ADJOURNMENT

Member Connors moved, seconded by Member Ferencak, to adjourn at 10:15 p.m. All voted yes. Meeting declared adjourned.

/s/ Warren O. Keneipp  
Chairman

/s/ Buena Gerke  
Secretary

OAK LAWN ZONING ORDINANCE NO. 64-21-2, Section 22-4-(d): "NO order of the Board of Appeals shall be valid for a period longer than six (6) months from the date of such order unless a building permit is obtained within such period and the erection or alteration of a building is started or the use is commenced within such period."

VILLAGE OF OAK LAWN  
Cook County, Illinois  
BOARD OF APPEALS  
Wednesday, June 7, 1967  
REGULAR MINUTES #67-2

Meeting called to order at 8:05 p.m.

Roll Call: Present: Chairman Keneipp; Members Stalzie, Ferencak, Willette, McCarthy  
Member Connors arrived at 8:30 p.m.

John P. Cody, Bldg. Insp.

Absent: None.

Motion by Member Stalzie, seconded by Member Ferencak, to approve the minutes of the regular meeting held on May 24, 1967, as published. All voted yes. Motion declared carried.

NEW BUSINESS

1. SIGN HEIGHT AND AREA

Thomas Burton requested a height and area variation for the Holiday Inn of America's Great Sign, a national trade mark required in front of each Holiday Inn throughout the Country. At northeast corner of 95th and Keeler Avenue.

Mr. Burton presented for viewing a drawing of the structural design of the sign. The area per face would be 637 sq.ft.; height 46' to 49' depending on whether or not a planter is put at the bottom. Radials at the top of the sign can be left off. It would be located 150' to 200' east of northeast corner of 95th Street and Keeler Avenue; it would be on private property. The new building will have 120 rooms. (ordinance limits height to 24'; area to 200 sq.ft.)

Member McCarthy moved to recommend to the Board of Trustees the variation be granted; seconded by Member Willette. All voted yes. Motion declared carried.

2. LOT SIZE (R-3)

Paul E. Stevens, 9030 South 49 Avenue, requested variation to allow a two-unit apartment building on property which is 35 X 118' o 5/8", at 4825 Columbus Drive.

Mr. Stevens stated that he plans to build a two-flat; he can not purchase property on either side. The owner of the 50' on the east lives in Evergreen Park, and will not talk of buying or selling. Minimum frontage requirement is 50'; the property is zoned R-3. It was brought out that side setbacks would need to be 5' on one side and 9' for a side drive on the other side; the total area of land coverage allowable would be 35%; this would allow a 15' wide building. Petitioner has no building plan at present. The owner of the property on the east is Starlight Heating Co., in Evergreen Park; they have owned the land for about the same number of years - about 11 years. Petitioner stated that a two-flat was built on the west side of Kolmar Avenue, in the 9400 block, on a 30' lot, a couple of years ago.

Member Ferencak moved to table to July 5, 1967, with the hope that at that time the petitioner will have some sketches of what he intends to do, and the address of the aforementioned building on 30'; seconded by Member Stalzie. All voted yes. Motion declared carried.

3. FENCE (CORNER LOT)

Charles H. Kysilka, 9744 S Warren Avenue, requested a fence to run parallel the side street lot line.

Petitioner stated he would have 15' of yard, with 5' of sidewalk; that would leave 10' of grass. He presented plot plan sketch for viewing. The fence would be 4' high cyclone; the house faces Warren Avenue. The Board asked the petitioner if he would set the fence back even with the front of the house; it was explained why a fence is not desirable at the front lot line. Petitioner said a mail box and hedges are at the lot line now, and hedges take care of preventing people from cutting across the front yard.

Member Stalzie moved to grant the variation to allow the fence on the side yard line up to the front foundation line of the house; seconded by Member Ferencak. All voted yes. Motion declared carried.

Petitioner advised that he could take his appeal to the Board of Trustees if he wished.

4. SIDE STREET SETBACK (R-1)

John O'Brien requested a 10' setback off of 108 Street in order to build a 44' wide home at 10744 S LaCrosse Avenue.

Mr. O'Brien of Town & Country Bldrs presented plot plan drawings for viewing. This is a corner lot. The south side of 108 Street is unimproved, to Cicero Avenue. The plans for construction are stock plans chosen by the buyer for this lot. The garage would be on the north side of the building. Buyer wants this lot because it is next to the daughter's home. The lot is 59'10 $\frac{1}{2}$ " wide.

Homes along the north side of 108 Street are all set back 15'. Member Ferencak suggested that the building be moved to the north 2', thus the garage and not habitable rooms would be closer to the mutual lot line on the north, and that would allow 13' setback off the side street lot line. A discussion followed.

Member Willette moved to grant the variation on the basis that the building be moved to 2'10 $\frac{1}{2}$ " from the north lot line; seconded by Member Ferencak. All voted yes. Motion declared carried.

5. GARAGE SETBACK

N. J. Pordugal, 9320 South 53 Avenue, requested rear yard setback variation to allow 2'4" off of rear lot line, for a detached brick garage. (Alley at rear of lot)

Petitioner presented plot plans for viewing. His garage was destroyed by the storm on April 21; existing slab was built in 1949; the garage was frame construction. He would like to replace the wooden garage with a larger brick structure in the same location. The floor slab and drain are existing. This would result in the garage being 2'4" off the rear (alley) lot line.

Member Stalzie moved, seconded by Member Connors, to grant the variation of rear setback. All voted yes. Motion declared carried.

6. FENCE (CORNER LOT)

Howard R. Sahlin, 4652 West 100 Street, requested variation to allow a 'wrought iron type' fence along the corner side lot line.

Mr. Sahlin presented plot plan drawings for viewing. The fence will be 'wrought iron type' to match the front porch. The fence would be at the rear of the lot, from the attached garage to the rear (north) lot line; to enclose the rear yard.

Member McCarthy moved to grant the variation; seconded by Member Ferencak. All voted yes. Motion declared carried.

7. LOT SIZE (R-1)

Warren L. Schlieske requested lot size variation to allow two lot sites on a total of 85' frontage at 9407-11 South 55 Court.

Petitioner stated that he owns the property; there was on this property a house which was burned down by our Fire Dept.. Now there is 85' of vacant property. Sketches of how buildings would be placed on the property were presented for viewing. There are homes on each side of this 85'. These are lots of record, subdivided in 1891. There would be side yards of 5' and 11'6" for driveways for each building. A picture of the type of house that would be put on the lots was presented for viewing. Each house would be 24'6" wide at the front and 26'6" wide at the rear, and 44' long; bilevels; this would leave 23' between buildings. The houses will sell for about \$21,500 each. Brick construction.

Member McCarthy moved to grant the variation because this will up-grade the area; seconded by Member Ferencak. All voted yes. Motion declared carried.

8. GARAGE SIZE

Oakdale Construction, for Wm C. Young, Jr., 10713 Lamon Avenue, requested a 24 X 22 frame garage (528 sq.ft.).

Mr. Paul Anzine of Oakdale Constr. Co., presented plot plan sketches for viewing. The garage peak will be 11' high; a hip roof. Setbacks will be proper. Owner needs storage space because he has only a half basement.

Member Stalzie moved, seconded by Member McCarthy, to grant the variation. All voted yes. Motion declared carried.

BOARD OF APPEALS, REGULAR MEETING, JUNE 7, 1967  
Continued

9. SIDE SETBACK (R-1)

Callaghan Homes, Inc., requested variation of side setback at 9408 South 53 Court, to allow a 65' wide house and garage on a 75' lot.

Mr. D. G. Callaghan, general contractor, presented the blue prints of the house for viewing. There will be a two-car attached garage, total width of building will be 65'; lot coverage will be 1782 sq.ft.; lot is 75 X 128. The same house plan was built on the southwest corner of 99th & Central Ave. Mr. Wm VanHowe owns the land. There is a small one-story brick house to the south, just north of the creek. Owner stated that between the north lot line and an existing old frame house on the north there is considerable space.

With a 5' setback on the south there would be 10' between the garage of the house on the south and the proposed subject building. If the garage of subject building was built on the south of the building, then two steps could be built for entry into the house. This would help to cope with the severe drop in the grade to the south.

Member Connors moved to grant the variation providing the garage is built on the south side of the house; seconded by Member Ferencak. All voted yes. Motion declared carried.

10. FENCE

Robt Krueger, 10440 Georgia Lane, requests variation to allow a back yard fence 2' from the property line on 105 Street.

Mr. Krueger presented drawings for viewing. The spot-in survey from the house file was also presented for viewing. The fence would be vinyl covered cyclone; would run from the rear portion of the house to the rear lot line, 2' inside of property line.

Member McCarthy moved to grant the variation since there would be no problems; seconded by Member Willette. All voted yes. Motion declared carried.

11. FENCE TO SIDE STREET LOT LINE

A. Kaffel, 9150 South 53 Court, requested 6' high fence along side street lot line, at rear portion of lot; from rear of attached garage to rear lot line; for swimming pool.

Petitioner stated that they will have a 4' swimming pool, there would be no overhead electrical wires; this is a corner lot. The tornado on April 21, damaged the wooden fence that was there, which was about 3' high. The attached garage is about 30' from the rear lot line. The fence would run from the rear lot line to the attached garage.

Member McCarthy moved to grant the variation since there are no problems involved; seconded by Member Connors. All voted yes. Motion declared carried.

12. FRONT SETBACK (M-1)

J. A. Lukasek requested variation of front setback for an addition to existing building at 9201 South Keating Avenue.

Mr. Lukasek presented drawings for viewing. There is an existing building 60 X 100 built in 1953; the addition would be south of this building. He would like to build the addition to the front lot line to conform with the existing. There is a trailer on the property at present; it houses miscellaneous items. The new building will be constructed of two-hour rated material.

Member Stalzie moved to grant the variation; seconded by Member McCarthy. All voted yes. Motion declared carried.

13. GARAGE SIZE

Donald McKee, 10645 S Laramie Avenue, requested 22 X 24 brick detached garage (528 sq.ft.)

Mr. Ed White of Bilt Rite Constr. Co., presented sketches of the plot plan; the setbacks will be proper.

Member Willette moved to grant the variation; seconded by Member McCarthy. All voted yes. Motion declared carried.

14. EASEMENT RELEASE (R-1)

W. P. Cima, 4824 W Columbus Drive, requested release of 5' of 10' rear easement for detached garage.

Mrs. Cima presented letters from Bell Telephone Co., and from Edison Co., granting the release of 5' of the rear 10' easement. A letter from the Village Engineer indicated no objection to releasing 5' of the rear easement. Mrs. Cima stated that it would be impossible to get into the second stall of the garage if it were built 10' from rear lot line. Also there is a 3½' drop at the rear of the lot.

(Continued)

BOARD OF APPEALS, REGULAR MEETING, JUNE 7, 1967  
Continued

14. EASEMENT RELEASE (Continued)

(W. P. Cima, 4824 W. Coljmbus Dr.)

Member Stalzie moved, seconded by Member Ferencak, to recommend to the Board of Trustees that the variation be granted. All voted yes. Motion declared carried.

Petitioner advised of letters to Village Manager requesting to be on agenda for Board of Trustees meeting on June 27, 1967.

15. GARAGE SIZE

Thos J. Stuchly requested garage 24 X 24 (576 sq.ft.) at 5120 West 105 Place.

Mr. Stuchly stated that he has a one-ton stake truck and a car and building materials to be stored. The lot area is ok. The garage will be brick; setbacks will be ok. There will be an 8' door, and 12' to the peak of the garage.

Member McCarthy moved to recommend to the Board of Trustees that the variation be granted; seconded by Member Willette. All voted yes. Motion declared carried.

Petitioner advised of letters to Village Manager requesting to be on agenda for Board of Trustees meeting on June 27, 1967.

16. FENCE (CORNER LOT)

E. C. Iversen, Jr., 9801 S Mason Avenue, requested fence to side street lot line.

Petitioner presented drawings of his plot plan for viewing, and pictures, of the type of arrangement he will have, which were taken of a house and fence at 97th & Mayfield Avenue. The fence will run from the rear of the house to the rear lot line, along the side street lot line, which is 1' from the public walk. Fence will be 42" high cyclone.

Member Ferencak moved to grant the variation; seconded by Member Stalzie.

Member Connors pointed out to the petitioner that this particular type of fence has been noted by owners who have the same setup, that there is a hazzard with this type of fence when backing out of the garage.

The vote on Member Ferencak's motion: All voted yes. Motion declared carried.

17. GARAGE AREA (ADDITION)

Edwin Kozek, 9628 South 51 Avenue requested an 11 X 14 addition to an 18 X 20 frame Garage.

Mrs. Kozek stated that the garage addition will be for storage. There is an 18 X 20 garage; the addition will be 14 X 20 (not 14 X 11). The total area will be 32 X 20 or 640 sq.ft.. Petitioner stated they have 4 cars and would like to garage three of them. It is a two-family home. The lot is 75' wide. There is no foundation under the old garage. Overhead doors will be put on the old garage. A foundation will be put in for the new garage. (Petitioner stated that two doors away on a 50' lot there is a cottage, a three-car garage and a shed - at 9636 South 51 Ave.)

Member Connors moved to table to the meeting on July 5, 1967; seconded by Member Ferencak. All voted yes. Motion declared carried.

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Chairman Keneipp read aloud the copy of a letter addressed to Pres. F. Dumke, from Village Attorney Gliege, dated May 25, 1967, regarding D-J Dogs Wagon at Ranch Manor Shopping Center (Item 2, Regular Meeting, May 24, 1967). Also a letter from Bldg. Comm. Fultz to Village Attorney, dated April 10, 1967. There was discussion of the seeming inavailability of the Village Attorney to the Board of Appeals.

18. ADJOURNMENT - 10:10 p.m.

Member McCarthy moved, seconded by Member Stalzie, to adjourn at 10:10 p.m. All voted yes. Meeting declared adjourned.

/s/ Warren O. Keneipp  
Chairman

/a/ Buena Gerke  
Secretary

OAK LAWN ZONING ORDINANCE NO. 64-21-1, Section 22-4-(d): "NO order of the Board of Appeals shall be valid for a period longer than six (6) months from the date of such order unless a building permit is obtained within such period and the erection or alteration of a building is started or the use is commenced within such period."

VILLAGE OF OAK LAWN  
Cook County, Illinois  
BOARD OF APPEALS  
Wednesday, July 5, 1967  
REGULAR MINUTES #67-3

Meeting called to order at 8:00 p.m.

Roll Call: Present: Chairman Keneipp, Members Stalzie, Ferencak, Connors, McCarthy,  
Cieplak, Egan Absent: None.  
John P. Cody, Bldg. Insp.

The minutes of the regular meeting held on June 7, 1967, on motion by Member McCarthy, seconded by Member Stalzie, were approved as published. All voted yes. Motion carried.

OLD BUSINESS

1. LOT SIZE (R-3) Tabled June 7, 1967  
Petitioner, Paul E. Stevens, requested delay to the meeting on August 2, 1967.
2. GARAGE AREA (ADDITION) Tabled June 7, 1967  
Edwin Kozak, 9628 South 51 Avenue, requested a 14 X 20 addition to a 18 X 20 frame garage.

Member Ferencak said he counted seven cars parked at this location this past weekend. Petitioner stated that one car will be sold; there will be 4 cars in the family. Member Connors asked how many cars would be kept in the garage. The answer was that the garage and addition will provide off-street parking for 3 cars; the driveway is shared with the neighbor. Petitioner will build his own garage. Total garage area will be 640 sq.ft. The footing requirement, under the new section of the garage, was brought to the attention of the owner.

Member McCarthy moved to recommend to the Board of Trustees, since there is intent to get the cars off the street, that the variation be granted; seconded by Member Ferencak, with the added provision that the letters of approval from the neighbors are submitted to the Building Department with the application for construction. All voted yes. Motion declared carried.

Petitioner advised of 2 copies of letter to Village Manager by July 17, requesting to be on the agenda for the Board of Trustees meeting July 25, 1967.

NEW BUSINESS

3. FENCE TO CORNER SIDE LOT LINE  
Richard L. Smith, 5141 Oak Center Drive, requested variation to allow a fence 15' into the front yard setback, which is on the east side of 52 Avenue.

Mr. Smith stated that the fence will be 36" high, pickets. A letter from the adjoining property owner stated approval of the placement; the fence would run 15' into the front setback, on 52 Avenue side of the lot. School children cut across the corner of the lot and past bedroom windows. There has been a fence there; installed many years ago.

Member Stalzie moved to grant the variation since this is a fence replacement; seconded by Member Ferencak. All voted yes. Motion declared carried.

4. SIDE SETBACK (R-1)  
James Gallagher requested variation to allow 5' side setback instead of 6' for a 50' wide house on 60' wide lot, at 9613 S Kenneth Avenue

Mr. Gallagher said he had purchased the lot several years ago with intention of building a house of the plans which he had seen in another village. Petitioner presented letters from neighbors on either side of the property which expressed they 'did not object' to the 5' setbacks.

Member McCarthy moved to grant the variation; seconded by Member Ferencak. All voted yes. Motion declared carried.

BOARD OF APPEALS, REGULAR MEETING, JULY 5, 1967

Continued

5. GARAGE AREA (R-1)

Wm Zima, 9832 S Mason Avenue, requested garage 24 X 24 (576 sq.ft.).

Mr. Zima stated that there will be no infringement on the side yard setbacks, nor on the density of use. He needs space for storage of bikes, lawnmower, tools, etc.

Member Stalzie moved to recommend that the Board of Trustees grant the variation; seconded by Member Cieplak. All voted yes. Motion declared carried.

Petitioner advised of 2 copies of letter to Village Manager by July 17, requesting to be on the agenda for the Board of Trustees meeting July 25, 1967.

6. FENCE TO FRONT LOT LINE

LaVerne E. Bedore, 9807 Minnick Avenue, requested variation to allow a fence to the front lot line.

Mr. Bedore stated that he has two trees which kids keep climbing, and they pull flowers up. There is a problem with dogs in the area. The lot is 50 X 123; the fence will be a Cyclone fence. The neighbors either side have 6' high bushes along the front lot line. A fence two doors to the north is to the front lot line.

Member Connors moved to grant the variation since the rest of the block has been allowed to put up fences in this manner; seconded by Member Ferencak. All voted yes. Motion declared carried.

7. FENCE TO FRONT LOT LINE

James G. Galloway, 8721 S Newland Avenue, requested variation to allow a fence on the front lot line.

Mr. Galloway stated that a child almost hung himself in one of the trees in his front yard but he got to him just in time. This property is 3 blocks east of Harlem Avenue. Petitioner wants to put in a cyclone fence when he can afford it, but he can not afford this now since he has purchased welded wire mesh, which is not allowed by ordinance. The lot is 77½' wide. Other fences in the block are redwood or cyclone. Petitioner stated that other fences in the neighborhood are to the front lot line; he is asking for the variation in view of allowing the wire mesh and getting some other type of material when he can; or if he can, return the wire mesh and get some other material.

Member McCarthy moved to grant the variation for the placement of the fence on the front lot line provided the material is proper; seconded by Member Cieplak. All voted yes. Motion declared carried.

8. PARKING (C-1)

Chas. Gennaro, 5549 West 87 Street, requested variation of parking requirement to allow a 10 X 110 addition to the rear of the existing building.

Mr. Gennaro stated that he has 20' at the rear of the building and would like to build a storage room 10' wide on the rear of the existing building. This would extend the depth of the two stores to the east of the drug store also. Plot plans of existing and proposed addition were presented for viewing.

The building is 6,000 sq.ft. area; right now he does not have the parking requirement; the area at the rear of the building is not used for parking although it is computed for parking. It appeared to the Board that 4-for-1 parking area is needed. The west side of the building is on the west lot line. A National Tea Store is on the east - they own that property. There was a discussion of the parking situation at this location.

Member McCarthy moved to recommend that the Board of Trustees grant the variation provided the space is for storage only; seconded by Member Ferencak. All voted yes. Motion declared carried.

Petitioner advised of 2 copies of letter to Village Manager by July 17, requesting to be on the agenda for the Board of Trustees meeting July 25, 1967.

9. PARKING (C-2)

Oak Lawn Gun & Sports, Inc., 9618 Southwest Highway, requested parking variation to allow proceeding with building program until future parking can be provided.

Mr. Franklin Marzek represented the petitioner. He presented plot plan drawings showing lot area, building area, and parking area. Grass will be planted along the Southwest Highway property line. Total lot area is 25,000 sq.ft.; total building area of existing and proposed addition is 9,214 sq.ft. - this would require 4-for-1 parking. The basement will be used for a shooting range; 16,286 sq.ft. of parking can be provided. There will be an access lane along Southwest Highway. Petitioner is trying to acquire property to the north, and across Meade Avenue to the west. Parking is about 50% short of required.

(continued)

9. PARKING (C-2) continued

Member Cieplak moved to recommend that the Board of Trustees approve the variation providing the petitioner makes every effort to acquire additional parking; seconded by Member Ferencak. All voted yes. Motion carried.

Petitioner advised of 2 copies of letter to Village Manager by July 17, requesting to be on the agenda for the Board of Trustees meeting July 25, 1967.

10. CEILING HEIGHT (2nd fl)

Kenneth F. Hensen, 10617 S Leclaire Avenue, requested 7'3" ceiling height for 2nd floor.

Mr. Hansen said that he wants to add a bedroom on the 2nd floor of his home; he is asking for a 3" variation of ceiling height requirement. This would avoid the expense of raising the entire roof of the house.

Member Connors moved to grant the variation; seconded by Member Stalzie. All voted yes. Motion declared carried.

11. GARAGE DOOR HEIGHT (R-1)

R. Bartoszek, 9037 S Sproat Avenue, requested variation to allow 9'8" high garage door for storage of truck.

Mr. Bartoszek explained that the truck is a refrigerated truck for butter and eggs. Board Members observed that the garage is already under construction, it has a flat roof which has a slight pitch to the rear. Petitioner said the roof is 12' high; the garage is 22 X 23; there will be no repairing of trucks or that sort of thing in the garage. Letters from neighbors at 9033 and 9041 Sproat Avenue were presented; the letters expressed the neighbors' permission to the petitioner for the garage.

Member Stalzie moved to grant the variation to allow a 9'8" high door on the garage; seconded by Member McCarthy. All voted yes. Motion declared carried.

12. GARAGE AREA (R-1) Not in time for agenda

John Burdelik, 6754 West 91 Place requested garage 60-sq-ft. over legal size. (704 sq.ft)

Mr. Burdelik said he needed the size for storage. He presented spot-in survey for viewing; the lot is 115 X 186. The garage over-all would be 22 X 32. He has two cars and would like more room for storage and work area. It was pointed out that the garage could be built to conform to ordinance and have either a partition or a higher floor for the storage section. Petitioner chose to not do this.

Member McCarthy moved to recommend that the Board of Trustees grant the variation; seconded by Member Ferencak. All voted yes. Motion declared carried.

Petitioner advised of 2 copies of letter to Village Manager by July 17, requesting to be on the agenda for the Board of Trustees meeting July 25, 1967.

13. GARAGE AREA (R-1) Not in time for agenda

Bernard McCarthy, 4830 West 91 Street, requested 24 X 22 garage (528 sq.ft.)

Mr. Ed White, Built Rite Garages, presented sketches of plot plan for viewing. Setbacks will be proper. The lot is 60 X 200.

Member Stalzie moved, seconded by Member Cieplak, to grant the variation. All voted yes. Motion declared carried.

14. FENCE TO SIDE STREET LOT LINE - Not in time for agenda

Robert McNally, 10440 S Long Avenue, requested fence to side street lot line, at rear of home.

Mr. McNally presented a spot-in survey for viewing. This is a corner lot; he would like to place the fence 16" from the sidewalk, from the rear of the house to the rear lot line - a 6' high cedar shadow fence.

Member Connors moved to grant the variation; seconded by Member Ferencak. All voted yes. Motion declared carried.

15. FENCE TO SIDE STREET LOT LINE - Not in time for agenda

Florence I. Laskowski, 9824 S Central Avenue, requested variation of setback for a 4' high fence to clearly define and outline the corner points and border line of the property.

Petitioner's representative stated that trucks drive over the property; they have spent much time in cleaning up this area of the property. There is a temporary snow fence up presently. The railroad tracks are 400 to 500' south; the house faces Central Avenue. Streets and curbs have recently been installed in this area. Chairman Keneipp asked  
(continued)

BOARD OF APPEALS, REGULAR MEETING, JULY 5, 1967  
Continued

15. FENCE TO SIDE STREET LOT LINE (continued)

if trucks are still driving onto the property since the curbs are now installed.

Member Stalzie moved to table to the meeting on August 2, 1967, so as to allow the opportunity for the Board members to look at this corner; seconded by Member Ferencak. All voted yes. Motion declared carried.

16. RELEASE OF 2' of 5' EASEMENT - Not in time for agenda

Roger H. Samuelson, 10841 S Laramie Avenue, requested release of 2' of 5' easement, parallel the side lot line for 20', to allow a detached garage 3' off the side lot line.

Mr. Samuelson presented letters from Illinois Bell Telephone Co., Commonwealth Edison Co., and the Village of Oak Lawn Engineer. The letters expressed no objection to the release of 2' of this 5' easement. The easement involved only runs 25' from the rear lot line and is usually used for guide wires for telephone poles. The lot is 46' wide at the rear and 63' wide at the front. A survey of the lot was presented for viewing.

Member Stalzie moved to recommend that the Board of Trustees grant the variation; seconded by Member Cieplak. All voted yes. Motion declared carried.

Petitioner advised of 2 copies of letter to Village Manager by July 17, requesting to be on the agenda for the Board of Trustees meeting July 25, 1967.

17. LOT FRONTAGE AND SETBACKS VARIATION - Not in time for agenda

Mr. Richard Drake, 5749 West 90 Street, requested variation for 32.74' corner lot to rebuild a home.

Mr. Drake stated he has lived on this corner for 32 years. He has the proposal for demolishing the present building. The lot is in the Grandview Park Area. When talking to the Building Commissioner it was brought out that it is necessary to have the Board of Appeals' decision. Mr. Drake said that the present building is to the lot line - on the east side of Menard Avenue; it is a frame house. Mr. Drake presented blue prints of the contemplated new house. The present house is frame, 30 X 52; the new house will be 25 X 48, brick. This would leave only 7' total for both side setbacks. A 13' side setbacks variation. The house would face 90th Street. Petitioner has tried to buy 20' of the next lot but could not acquire it because the neighbors well is located there. Since then the water lines have been extended into this area. Petitioner has not hooked up to the water, but is paying the assessments.

It was Chairman Keneipp's expressed opinion that this new house would be an improvement in the neighborhood. There are no sidewalks in this area.

Member Ferencak moved to grant the variation on the existing lot, since the new home would be an improvement, to allow 5' setback from the Menard Avenue property line and 2'9" from the east side lot line. All voted yes. Motion declared carried.

18. ADJOURNMENT - 10:05 p.m.

Motion by Member McCarthy, seconded by Member Egan, to adjourn at 10:05 p.m. All voted yes. Meeting declared adjourned.

/s/ Warren O. Keneipp  
Chairman

/s/ Buena Gerke  
Secretary

OAK LAWN ZONING ORDINANCE NO. 64-21-1, Section 22-4-(d): "NO ORDER of the Board of Appeals shall be valid for a period longer than six (6) months from the date of such order unless a building permit is obtained within such period and the erection or alteration of a building is started or the use is commenced within such period."

VILLAGE OF OAK LAWN  
Cook County, Illinois  
BOARD OF APPEALS  
Wednesday, Aug. 2, 1967  
REGULAR MINUTES #67-4

Meeting called to order at 8:00 p.m.

Roll Call: Present: Chairman Keneipp; Members Stalzie, Ferencak, McCarthy, Cieplak, Egan.  
Member Connors arrived at 8:18 p.m.  
John P. Cody, Bldg. Insp.

The secretary indicated that on Item 17 of the July 5, 1967 minutes, the decision should be corrected to a recommendation to the Board of Trustees on Motion by Member Ferencak, seconded by Member Connors. Motion by Member McCarthy, seconded by Member Egan, to approve the minutes of the regular meeting held on July 5, 1967, as corrected. All voted yes. Motion carried.

OLD BUSINESS

1. LOT SIZE (R-3) Postponed July 5, 1967

Paul E. Stevens, 9030 South 49 Avenue, requested variation to allow a two-unit apartment building on property 35 X 118'5/8" at 4825 Columbus Drive.

Mr. Stevens presented proposed building plan, #2443 drawn by M J McCarthy, arch.; a two-story, with basement, brick building, 20' X 51'6"; one side setback would be 3'6", the other 9'6" for a side drive; each apartment to have two bedrooms, 1 bath, living room, kitchen, and dinnette. The stairways would be inclosed within the over-all measurements of the building. Mr. Stevens has tried to acquire the 50' of vacant immediately east; the owner, Starlight Heating Co. of Evergreen Park, does not wish to sell or to buy the 35' belonging to Mr. Stevens. Carroll Real Estate Co. at 76th & Harlem Avenue, is still working on acquiring the adjoining lot but has not been able to complete a transaction. Owner of the 50' lot just wants to hold the property, and does not want to buy this 35'. Petitioner has been trying for 5 years to acquire additional land. The copy of the building plan is on file with this petition.

Chairman Keneipp moved to table to September 6, 1967, so as to see if any of the Members or Building Insp. Cody can influence sale or purchase of the land in question so as to have the total 85' for a buildable site for an apartment building; seconded by Member Stalzie. All voted yes. Motion carried.

2. FENCE TO CORNER SIDE LOT LINE (R-1) Tabled July 5, 1967

Florence I. Laskowski, 9824 S Central Avenue, requested variation of setback for a 4' high fence to clearly define and outline the corner points and border line of the property.

Petitioner stated that the new property owner to the west had asked him to remove the temporary fence so that the grade of the lot can be filled up to proper grade; this the petitioner has done. Petitioner does not have plans to subdivide his property at present, but this could be done.

Member Connors arrived, 8:18 p.m.

Member Cieplak stated he had looked at the area and was of the opinion that a fence would set a precedent in this area, and would be a traffic hazzard. There is no public walk at the front of the property. Petitioner said he has in mind a 4' high chain link or cyclone fence and this should not interfere with visibility.

Member Stalzie moved to grant the variation for a 4' high cyclone fence placement as requested, seconded by Member Ferencak. All voted yes. Motion carried.

NEW BUSINESS

3. OVERSIZED GARAGE (R-1)

Joseph Stumpfel, 9143 Mulligan Drive, requested an 11'6" addition to present 14'2" attached garage.

Petitioner presented a spot-in survey for viewing. There is an existing one-car garage with a 9' door. He wants another 9' door to match the existing. Ordinance limits door height to 8'. The garage would be 25'8" X 24 overall; there is no alley at the rear of the property; the lot is in a Cul-du-sac. Mr. Stumpfel presented a sketch of the proposed garage addition. There is presently 57' between the existing garage and the side lot line. The addition would be 11'6" X 24. The garage would be used for storage of

(continued)

BOARD OF APPEALS, REGULAR MEETING, AUGUST 2, 1967  
Continued

3. OVERSIZED GARAGE (R-1) continued

bikes, garbage cans, etc., and two cars.

Member Ferencak moved to recommend to the Board of Trustees that the variation be granted, seconded by Member McCarthy. All voted yes. Motion carried.

Petitioner advised of 2 copies of letter to the Village Manager by August 14, to request being on the agenda for the Board of Trustees meeting on August 22, 1967.

4. SIGN AREA (C-2)

Clark Oil Company, 9138 South Cicero Avenue, requested variation of square footage for display sign; to allow 2 signs with 336 sq.ft. each face. Signs will be on private property.

Mr. Norman Allen, Clark Oil Co., presented plans and pictures of the proposed signs. Ordinance maximum is 200 sq.ft. each face. The Clark Gas Station was destroyed by the tornado on April 21; the building has been reconstructed; a stone planter for shrubbery has been built onto the building. Mr. Allen said that the Company is recognized by this standard design - there would be 2 signs 56' long each, a total of 112 lineal feet at the rear of the lot (west) land is 219' wide. (There is a 16' alley west of the property which is 150' deep).

Inspector Cody thought that some consideration should be given to the residents at the west of this property; that a planted strip would be better for them to look at than the sign boards. The poplar trees which had been at the rear of this lot were destroyed by the tornado too.

Member Ferencak recalled that this station has operated for a few years now without the signs; and since the residences are behind the property, what is behind this station to behoove the property - in view of the signs in front behooving the front of the station?

Mr. Allen stated that they would be willing to put something in at the rear of the property. He would agree to landscaping. Because the Board of Appeals in this instance could only make recommendation to the Board of Trustees for decision, Mr. Allen said he would change his request to 240 sq.ft. area each sign and he would agree to landscaping the rear of the property.

Motion by Member Connors to grant the variation for 240 sq.ft. each sign with the provision that the rear of the lot be effectively screened, seconded by Member Cieplak. All voted yes. Motion carried.

5. LOT SIZE (R-1)

Alphonsus Boyle, requested variation to build on a 40' lot at 9041 S Major Avenue.

On April 7, 1965, this Board had granted a variation on this same lot; the variation was not utilized within the 6 months allowable period. This is in a recently annexed area and there are buildings on the lots on each side. Member McCarthy reported that the neighbors are very happy that a home will be built and the high weeds will be eliminated. Mr. Pat Folliard represented the petitioner who had to rush his wife to the hospital.

Member Cieplak moved to recommend that the Board of Trustees grant the variation, seconded by Member McCarthy. All voted yes. Motion carried.

Petitioner advised of 2 copies of letter to Village Manager by August 14, requesting to be on the agenda for the Board of Trustees meeting on August 22, 1967. He will also need a letter from the Grandview Park Sanitary District, for a sanitary sewer permit.

6. SIDE YARD (R-1)

James Polcaster, 5332 West 97 Street, requested a setback variation off Franklin Avenue, rear lot line, for a garage.

Mrs. Polcaster presented sketches of the plot plan. This is an irregularly shaped lot. A side setback variation is requested. The garage would be 13' from the sidewalk. There is a public walk on Franklin Avenue, but no curb or gutter. Franklin Avenue dead-ends at this point.

Member Stalze moved to grant the variation, seconded by Member McCarthy. All voted yes. Motion carried.

7. OVERSIZED GARAGE (R-1)

Thomas E. Taylor, 9124 South Mulligan, requested variation to allow a 24 X 24 brick attached garage (576 sq.ft.)

Mr. Taylor said the garage would be 6' from the lot line when attached to the house. He has a small panel truck and two cars and he wants to get them off of the street, and it is necessary to store new two-way radios at the home and he needs additional storage  
(continued)

7. OVERSIZED GARAGE (continued)(Thos E. Taylor)  
space to do this.

Member McCarthy moved to recommend that the Board of Trustees grant the variation; seconded by Member Egan. All voted yes. Motion carried.

Petitioner advised of 2 copies of letter to Village Manager by August 14, requesting to be on the agenda for the Board of Trustees meeting on August 22.

8. OVERSIZED GARAGE (R-1)

John F. Samoska, 10824 S Kolmar Avenue, requested a 23 X 24 garage.

Petitioner not present. Tabled to meeting on September 6, 1967.

9. PARKING & FRONT SETBACK (M-1)

Harold E. Miller, arch., requested variation of front setback requirement in a manufacturing district, and parking variation. At 9200 S Keating Avenue.

Mr. Miller presented plot plans and statistics of the area. This property is immediately north of Dog N Sugs. It was hit by the tornado on April 21. He presented pictures of the damaged building. There was an Auto Parts store and a Wallpaper store in the building. This was a concrete block building; they will knock down the wall and build a brick exterior. The owner leases 64' X 247' for parking (not part of the Dog N Sugs) and this has been in use for 5 to 7 years. The second floor of the new building would be 'offices use'. There is no prospective tenant for the 2nd floor at present. The 2nd floor will comply with M-1 zoning. The building will be of completely non-combustible materials. There is room for 26 or 28 cars parking on his own property. This would be a shortage of parking which is calculated on the number of employees (M-1).

Member McCarthy moved to recommend that the Board of Trustees grant the variations (1) to allow the building to the Keating Avenue lot line; (2) variation of floor area ratio, which is presently over-built and parking would be .86; (3) since parking is adjacent - not on the property - with M-1 use for the 2nd floor, seconded by Member Cieplak. All voted yes. Motion carried.

Petitioner advised of 2 copies of letter to the Village Manager requesting to be on the agenda for the Board of Trustees meeting.

A ten minute recess called at 9:20. Meeting resumed at 9:30 p.m.

10. SIDE YARD (R-1)

John Reilly, 9528 S Kostner Avenue, requested 3' setback for garage.

Mr. Reilly stated that the variation is for 10840 S LaPorte Avenue. He presented plot plans for viewing. The driveway will be off of LaPorte Avenue. There is a 60' vacant lot to the north. The garage will be 25' from LaPorte Avenue lot line. The garage will be 24 X 21 (504 Sq.ft.) the house will be properly set back; the garage would be 2' off the side lot line; side street setback will be 15' as required.

Member Ferencak pointed out that if a house would be built on the lot next north, with as much coverage as possible - with 6' side setbacks - that would mean there would be 8' between the two buildings.

Member Ferencak moved to allow 14' setback off the 109 Street side lot line, 4' off the inside lot line, and 1' off the garage size, allowing a 21'4" X 23'6" (505 sq.ft.) garage; seconded by Member Cieplak. All voted yes. Motion carried.

11. SIDE YARD (R-1)

Harry Corless, 9344 S Parkside, requested corner setback of 5' for garage.

Petitioner stated that he wants to keep his garage in line with other garages in the immediate area. The garage on the property to the west is 5' from the lot line.

Member McCarthy moved to grant the variation because several others have been granted in this area; seconded by Member Ferencak. All voted yes. Motion carried.

12. FENCE TO CORNER SIDE LOT LINE (R-1)

L. Calbow, 4644 West 97 Place, requested fence along side lot line.

Mr. Calbow presented a sketch. The fence would be a cyclone, 4' high, to enclose the rear yard.

Member Ferencak moved to grant the variation; seconded by Member Connors. All voted yes. Motion carried.

Continued

13. LOT SIZE (R-1)

Thomas Elia, requested permission to build on a 45' lot at 9242 South 50 Avenue.

Mr. Elia said this is a lot of record; the house was torn down by the tornado on April 21st; he will build a brick - either bungalow or bi-level. The house will meet the side yard requirements. There is a 1½ car garage on the property and it will remain as is. The building will sell for about \$26,100. Mr. Elia is a general contractor.

Member Cieplak moved to grant the variation; seconded by Member Stalze. All voted yes. Motion carried.

14. SIDE SETBACK FOR CANTILEVER (R-1) Not in time for agenda.

John D. Wooding, requested a 1' side setback variation to allow 1' of cantilever into the side yard setback at 10521 South Kedvale Avenue.

Mr. Wooding presented sketches and the house plans for viewing. The cantilever is 2' making the 29' wide house 31' wide; it is a tri-level home. The variation is for 1' of side setback. He presented a letter, from the neighbor to the north, which expressed no objection to the 1' variation.

Member Cieplak moved to grant the variation; seconded by Member Stalze. All voted yes. Motion carried.

15. GARAGE SIZE AND SETBACK (R-1) Not in time for agenda.

Mr. N. Vranesh requested a garage 22 X 24 (528 sq.ft.); and a setback of 1' from the lot line at the south east corner of the property and to the lot line on the southwest corner of the property, at 11000 S Kilbourn Avenue.

Mr. Vranesh said that if the garage is 3' from the property line there would be little room left in the yard. A spot-in survey was presented for viewing. A sketch of the proposed garage showed 34' of yard. A hip roof is planned; the garage will be Vinyl or aluminum siding. The garage would be a maximum of 1' off the lot line. The neighbor's driveway is on the opposite side of the house. Petitioner wants the additional yard space by setting the garage on the lot line. He needs the greater area for storing yard tools, bicycles, and a camper.

There was a discussion of the run-off of rain from the roof, and the problems involved with placing a garage building on the lot line.

Member Connors moved to grant the variation for 528 sq.ft. area for the garage and deny the setback variation; seconded by Member Egan. All voted yes. Motion carried.

16. ADD CARPORT TO GARAGE (R-1) Not in time for agenda.

Robert E. Skinner, 9305 South 50 Avenue, requested a carport 14 X 26 on the side of the house together with an existing garage that would total 580 sq.ft.

Mr. Skinner said the existing garage is 12 X 20 (240 sq.ft.); he could add 14 X 22 or 12 X 25, to total 550 sq.ft. The roof can not be one continuous roof; ordinance limits length to 25'. Mr. Skinner said he would hold the garage total area to under 550 sq.ft.

Mr. Egan moved to grant the variation providing it is held to 12 X 25 or smaller - total garage area limited to 550 sq.ft. maximum, seconded by Member Stalze. All voted yes. Motion carried.

17. MINIMUM APT. FLOOR AREA Not in time for agenda.

Christ Community Hospital requested variation of minimum floor area for one-bedroom apts to allow 475 sq.ft. instead of 650 sq.ft. required by ordinance, for Interns Residence at 9301 S Kilbourn Avenue.

Dr. Karl Meyer stated that the originally planned "U" shaped building was for two-bedroom apartments. There are so many young men that are interns that it would be better to have one-bedroom apartments. The Hospital provides their meals; they come to the hospital to eat. They are provided study and bedroom with separate bath. The one-bedroom apartments meet the Chicago code but not Oak Lawn code. The building will be totally fire-proof construction. The apartments to be used only for interns, each apartment to be occupied by one intern. The apartments at the rear of the building will be larger. The majority of interns are single; there are a few married. There will be 12 one-bedroom apartments that will not meet code; and 12 2-bedroom apartments that will meet code. The variation exceeds 10%.

Member Ferencak moved to recommend that the Board of Trustees grant the variation provided the apartments are limited to single occupants, seconded by Member Stalze. All voted yes. Motion carried.

18. ADJOURNMENT - Member Egan moved to adjourn at 10:27 p.m., seconded by Chairman Keneipp. All voted yes. Meeting declared adjourned.

/s/ Warren O. Keneipp  
Chairman

/s/ Buena Gerke  
Secretary

OAK LAWN ZONING ORDINANCE NO. 64-21-1, Section 22-4-(d): "NO ORDER of the Board of Appeals shall be valid for a period longer than six (6) months from the date of such order unless a building permit is obtained within such period and the erection or alteration of a building is started or the use is commenced within such period."

VILLAGE OF OAK LAWN  
Cook County, Illinois  
BOARD OF APPEALS  
Wednesday, Sept. 6, 1967  
REGULAR MINUTES #67-5

Meeting called to order at 8:04 p.m.

Roll Call: Present: Chairman Keneipp, Members Ferencak, McCarthy, Cieplak, Egan.  
Bldg. Insp. John P. Cody.  
Absent: Member Connors, and Stälzle.

The minutes of the regular meeting held on August 2, 1967, were approved as published, on motion by Member Ferencak, seconded by Member McCarthy. All voted yes. Motion carried.

OLD BUSINESS

1. LOT SIZE (R-3) Tabled Aug. 2, 1967.

Paul E. Stevens, 9030 South 49 Avenue, requested variation to allow a two-unit apartment building on property 35 X 118' 5/8" at 4825 Columbus Drive.

Mr. Cody reported that he had talked to the owner of the 50' of vacant east of subject property (Starlite Heating Co.) who claimed he had not been approached by anyone in regard to the subject property. Mr. Stevens said he has made an offer through Carroll Realty Co., but not personally; he has left his card for Starlite to call but has not had any response from him. Mr. Cody said that Starlite is willing to buy but not to sell. Mr. Cody advised Starlite of what could be built on the 50' and on the total 85', and Starlite is interested in the 85' - Starlite is interested in buying the 35' of property. Mr. Cody was of the opinion that Mr. Stevens himself should approach Starlite personally and that such an approach could be successful. Mr. Stevens, when questioned, said he is asking \$6,500 for the 35' he owns; his asking price is not a set figure.

Member Egan moved to table to the next regular meeting on Oct. 4, 1967, so as to allow the petitioner the opportunity to approach Starlite personally; seconded by Member McCarthy. All voted yes. Motion carried.

2. GARAGE AREA(R-1) Tabled Aug. 2, 1967

John F. Samoska, 10824 S Kolmar Avenue, previously requested a 28 X 24 Garage (672 sq.ft)

Mr. Samoska stated that he has a 1/2-ton pickup truck and 3 cars. A new car was stolen from in front of the house and found smashed up in Park Forest. He has four boys, so needs storage space too. There is no problem of land coverage in this case. Member Ferencak inquired as to the possibility of a letter from the neighbor - as to his opinion of this size garage.

Member McCarthy moved to recommend to the Board of Trustees that the variation be granted providing the neighbor writes a letter of approval; seconded by Member Ferencak. All voted yes. Motion carried.

Petitioner advised of two copies of letter to the Village Manager, by Aug. 18, requesting to be on the agenda for the Board of Trustees meeting on August 26, 1967.

NEW BUSINESS

3. PARKING & FRONT SETBACK (C-1)

T. J. Theodore, architect; for Cupid Candies; requested front setback variation and parking variation at 5265 West 95 Street, for a new building.

Mr. T. J. Theodore, architect, 105 W Madison Street, Chicago, represented the petitioner. He said they will be wrecking the two buildings that are on the property presently; one at the front of the lot, and one at the rear of the lot. They are requesting a variation of the 5' front setback to allow the new building to be in line with the buildings existing in the rest of the block. There will be 26' to the rear lot line to accommodate 3 cars. There is a city parking lot within one block away. The zoning is C-1. The lot is 25' wide. Parking requirement is 3 sq.ft. of parking for each sq.ft. of building. There is a deficiency of 5400 sq.ft. of parking. Mr. Theodore said the new building would be less in area than the rest of the buildings in the block now.

Continued

BOARD OF APPEALS, REGULAR MEETING, SEPTEMBER 6, 1967

Continued

3. PARKING & FRONT SETBACK (5265 West 95 Street) continued

Member Cieplak moved to grant the variation of front setback, and recommend to the Board of Trustees that the variation of parking requirement be approved; seconded by Member Egan. All voted yes. Motion carried.

Petitioner advised of two copies of letter to the Village Manager, by Aug. 18, requesting to be on the agenda for the Board of Trustees meeting on August 26, 1967.

4. RELEASE OF 3' OF 8' REAR EASEMENT (R-2)

Paul Dinolfo, 10216 S Kenton Avenue, requested release of 3' of 8' rear easement for a 22 X 22 garage.

Mr. Dinolfo presented letters from Bell Tel. Co.; Commonwealth Edison Co.; Oak Lawn Eng'g Dept.; the easement is the only problem; there is no density problem. There is a patio at the rear of the building - off of the first floor apartment - he wants to keep the garage away from the tenants apartment. He is also thinking of swinging the garage around. The front yard setback, of the building, is 28' - 3' more than the 25' required.

Member McCarthy moved to recommend to the Board of Trustees that the variation be granted providing a letter from the Ill. Gas Co. is acquired; seconded by Member Ferencak. All voted yes. Motion carried.

Petitioner advised of two copies of letter to the Village Manager by Sept. 18, requesting to be on the agenda for the Board of Trustees meeting on Sept. 26, 1967.

5. SIDE STREET SETBACK FOR FENCE (R-1)

E. J. Coglianesse, 9739 S Kostner Avenue, requests variation to allow a fence to the south property line.

Mr. Coglianesse said he wants the fence on 98th Street side, but at the back yard. Being a corner lot, 15' setback is required. Petitioner presented sketches of the property for viewing. The fence would be brick - the same as the neighbor's at the rear - there will be 2 pillars the same height as the neighbor's fence (5') and the rest will be 6" lower.

Member Egan moved to grant the variation to allow the fence from the rear of the house to the rear lot line; seconded by Member Ferencak. All voted yes. Motion carried.

6. RELEASE OF 7' OF 10' SIDE YARD EASEMENT (R-1)

George Loupakos, 10313 S Kilbourn Avenue, requested release of 7' of 10' side yard easement for construction of a garage.

Mr. Loupakos presented letters from the Bell Tel. Co.; Illinois Gas Co., Edison Co., which expressed no objection to the encroachment into the easement. A letter from the Oak Lawn Eng'g Dept. stated 7' can not be released, but -- no objection to the release of the south 5' of said easement - there is a sewer 8' south of the north line of the 20' easement. Petitioner has a 50' lot, including 10' of a vacated alley on the north side of the lot. The driveway will be along the north side of the house. The alley vacation ordinance spelled out this easement. There is 59' from the rear of the house to the rear lot line.

Member Cieplak moved to recommend to the Board of Trustees that the release of the easement be granted; seconded by Member Ferencak, with the stipulation that the sewer location be varified. All voted yes. Motion carried.

Petitioner advised of two copies of letter to the Village Manager by Sept. 18, requesting to be on the agenda for the Board of Trustees meeting on September 26, 1967.

7. FENCE TO FRONT PROPERTY LINE (R-1)

Howard DuPuy, 5611 West 88 Place, requested variation to build a fence past the building line, to the front property line.

Mr. DuPuy said that the fence would be along the alley to the front lot line; the property is on a T alley; north-south alley is east of the property, and east-west alley is at the rear of the lot. Traffic on the alleys cuts across the front of the property. He plans a 5' high fence. Petitioner was advised that 4' height at the front of the property would be acceptable, with 5' height the rest of the way.

Member Egan moved to grant the variation providing the fence is 4' high from the house to the front lot line, and 5' high the balance of the way; seconded by Member Ferencak. All voted yes. Motion carried.

8. ADD CARPORT TO GARAGE (R-1)

Mathieu Building Center, for B. D. Brown, 10812 S Lavergne Avenue, requested a combined total of 588 sq.ft. for carport and existing garage.

Mr. Mathieu said there is an existing stone planter at the front of the home; the carport would be in front of the attached garage which is on the rear half of the house, and would have the same style of planter to match the existing planter. The roof would be 50' long. He would need two variations - land coverage and sq.ft. area of the garage. The existing garage has a flat (hot) roof; the carport also would have a hot roof, with 2' open beams overhang. The existing garage is 12 X 23.

It was brought out by the Building Inspector that, before this ordinance, the same type of carport was built on homes in the Lynwood area and they do not look good architecturally. A few years from now a future owner could, over night, inclose the carport and then we would have the same undesirable 50' long garage.

Mr. Mathieu said that a Bar-B-Q pit in the planter on the front of the house was also planned. There was a general discussion of possibilities for any conformance.

Member Egan moved to deny the variation; seconded by Member McCarthy. All voted yes. Motion carried.

9. REAR YARD SETBACK (R-1)

Mrs. Edna Hayden, 10842 S Komensky Avenue, requested 3'7 3/8" variation for an addition at the rear of existing home, to allow rear yard of 16' 4 5/8" instead of required 20'.

Mrs. Hayden said that she has her mother living with her and just does not have enough room - the addition is needed. She presented a letter from the neighbor (at the rear of the property) at 4034 Arnold Place, expressing no objection to the addition. A letter from the Oak Lawn Eng'g Dept. "advised that the Village of Oak Lawn does not object to the release of the east 5' of the existing 20' utility easement" at the rear of the lot. Mr. Cody said there is no problem with lot coverage.

Member Egan moved to grant the variation; seconded by Member Ferencak. All voted yes. Motion declared carried.

10. GARAGE SIZE (R-1)

Oakdale Construction Co. requested variation to allow a 24 X 22 garage (528 sq.ft.) at 10416 S Lavergne Avenue.

Mr. Anzine, of Oakdale Constr. Co., presented plot plans for viewing. He stated that the homeowner has two cars, and has four children so needs storage space. There will be no setbacks problem.

Member McCarthy moved to grant the variation; seconded by Member Cieplak. All voted yes. Motion carried.

11. GARAGE SIZE (R-1)

Jos. Tomlinson, 9640 S Moody Avenue, requested a detached frame garage 19 X 40, (760 sq.ft.) to keep four vehicles off the street.

Mr. and Mrs. Tomlinson were present. They would like the garage for three school busses (station wagons) and one private car. There was a 19 X 26 garage which was damaged by the tornado on April 21; they want to extend it to 40'. Petitioner has a Nursery School in Chicago Ridge. The lot is 60 X 125.

Member Cieplak questioned possible facilities for the cars in Chicago Ridge, and thus keep business at the business site. Petitioners said they must supply an amount of square footage for play area for the children - this is required by the State. There is no vacant property around the place of business in Chicago Ridge; the address is 6224 West 111 Street; they do not know what the zoning is. They have one employee who drives one of the vehicles. Their home is on side and rear alleys. There is no side driveway - they have been using the alley for a driveway and for parking for the vehicles.

The request would place a four-car garage on a single family residence lot.

Member Egan moved to deny the variation for the 19 X 40 garage; seconded by Member McCarthy. All voted yes. Motion carried.

Petitioner was advised that the damaged garage 19 X 26 could be rebuilt.

BOARD OF APPEALS, REGULAR MEETING, SEPTEMBER 6, 1967

Continued

12. GARAGE AREA (R-1)

Vernon Baldry, 9245 S Central Avenue, requested a 22 X 24 frame garage (528 sq.ft.)

Mr. Baldry said they do not have a garage at present; they have 3 cars, a riding mower and a snow blower, bicycles, etc. The setbacks will be observed. The lot is 75' wide.

Member Egan moved to grant the variation; seconded by Member McCarthy. All voted yes. Motion declared carried.

13. SIDE SETBACKS (R-1)

David J. Harrington, requested variation of side setback requirements to allow a house 48'8" wide on a 60' side lot at approx. 1616 S Kolmar Avenue. (West side of street)

Mr. Harrington stated that the lots adjacent - on the west side of the street - are vacant. On question Mr. Harrington said the house and lot will value at \$45,000. The same house is being constructed on 62' lots, by a local builder, as it is structurally impossible to reduce the size of the house.

Chairman Keneipp moved to grant the side setbacks variation; seconded by Member Ferencak. All voted yes. Motion declared carried.

14. SIDE STREET SETBACK FOR GARAGE

Thomas L. Carmody, 9401 S Massasoit, requested setback variation to allow a two-car garage 6' from the corner side lot line.

Mr. Carmody said his house is 11' from the side lot line; he would like the garage to be in line with the garage on the property at the rear, adjacent.

Member Egan moved to grant the variation since the same variation was granted to others in this area; seconded by Member Cieplak. All voted yes. Motion carried.

15. DETACHED GARAGE (R-1) Not in time for agenda.

Mr. J. R. Keller, 10050 S Kolin Avenue, requested a two car garage 570 sq.ft. in area.

Mr. Keller has an attached garage which he intends to convert to a recreation room in the next year. He wants to build a detached garage on the back of the lot - has 2 cars and needs storage space - the home has a crawl space and there is no storage space.

After a general discussion, Member Cieplak moved to grant the variation for a 22 X 25 garage (550 sq.ft.) with the stipulation that the attached garage be converted to a habitable room with the overhead doors removed within a year; seconded by Member Ferencak. All voted yes. Motion carried.

16. SECOND HOME ON 75' FRONTAGE. Not in time for agenda.

Mr. Daniel Poncinie, 9415 South 55 Court, requested lot size variation to allow a second home on 75' frontage.

Mr. Poncinie said he has a home on 35' of the 75' with 40' vacant. He has owned the property since 1937.

Member Egan moved to recommend to the Board of Trustees that the variation be granted; seconded by Member McCarthy. All voted yes. Motion carried.

17. ADJOURNMENT

Member Egan moved to adjourn at 10:10 p.m., seconded by Member McCarthy. All voted yes. Meeting declared adjourned.

/s/ Warren O. Keneipp  
Chairman

/s/ Buena Gerke  
Secretary

"NO ORDER of the Board of Appeals shall be valid for a period longer than six (6) months from the date of such order unless a building permit is obtained within such period and the erection or alteration of a building is started or the use is commenced within such period." OAK LAWN ZONING ORDINANCE NO. 64-21-1, Section 22-4-(d).

VILLAGE OF OAK LAWN  
Cook County, Illinois  
BOARD OF APPEALS  
Wednesday, Oct. 4, 1967  
REGULAR MINUTES #67-6

Meeting called to order at 8:00 p.m.

Roll Call: Present: Chairman Keneipp, Members Stalzie, Cieplak, Ferencak, Connors,  
McCarthy, Egan  
John P. Cody, Bldg. Insp.  
Absent: None.

The minutes of the regular meeting held on September 6, 1967, were approved as published, on a motion made by Member McCarthy, seconded by Member Egan. All voted yes. Motion carried.

OLD BUSINESS

1. LOT SIZE (R-3) Tabled Sept. 6, 1967

Paul E. Stevens, 9030 South 49 Avenue, previously requested variation to allow a two-unit apartment building on property 35 X 118' 5/8" at 4825 Columbus Drive.

Mr. Stevens reported that there has been no development since the last meeting; he phoned, and left messages for return calls; he personally went to the office of the owner of the adjoining land, and could not get in the door. The man does not respond. Mr. J. P. Cody said that since the last meeting of this Board, he has had the same negative results in trying to contact Starlite Heating, the owner of the next lot. Mr. Stevens said that his efforts to negotiate have been going on for a year through Carroll Realty, Stevens Realty, and his own personal efforts; he has not been able to reach the owner of the property adjoining subject property.

Mr. Stevens, at the meeting of this Board on August 2, 1967, presented proposed building plans. Offstreet parking would be at the rear of the property; the side setbacks were indicated to be 3'6" on one side, and 9'6" for a driveway on the other side. The building plans were available at this meeting. Member Ferencak referred to the plans and the Board members discussed the possibilities of the plans and the property. After a discussion of possibilities, Member Cieplak moved to restrict the building to 21' width, leaving 9' and 5' side setbacks, and to recommend to the Board of Trustees that the variation be granted; seconded by Member McCarthy. All voted yes. Motion carried.

Chairman Keneipp expressed to Mr. Stevens the Board's appreciation of the patience he had through these months that we have been trying to accomplish a negotiation; and to Mr. Cody for his efforts in this case.

Petitioner advised of two copies of letter to Village Manager by Oct. 16, requesting to be on the agenda for the Board of Trustees meeting on Oct. 24, 1967.

NEW BUSINESS

2. FENCE TO CORNER LOT LINES (R-1)

Mr. Dave Reimer, 10445 S Linder Avenue, petitioner, phoned on October 4, requesting that his petition be held over to the meeting on November 1, 1967.

3. SIDE SETBACK

Msg. Wm J. McNichols of St. Gerald's, 9350 South 55 Court, requested variation of setback to allow 10' instead of 25' as required for setback on 94th Street; for enlargement of school building.

Mr. John Fox, of Fox & Fox Architects, represented St. Gerald's. They would like to build 24 class rooms to replace the school damaged by the tornado on April 21, and this would eliminate the Mobile classrooms now on the property. St. Gerald's owns the whole block, plus the corner to the east of the property. The setback of 10' would not be a detriment to the adjoining properties. By building square rooms instead of rectangular rooms the over-all length is reduced. Mr. Fox presented plans of the building which showed the existing and proposed buildings. The building would be modernized somewhat; parking will be improved by removing the Mobile classrooms.

Member Egan moved to grant the variation; seconded by Member McCarthy. All voted yes. Motion carried.

4. EASEMENT RELEASE FOR DETACHED GARAGE (R-1)

Oakdale Construction Co. requested 3' of 10' wide "pole support easement" parallel the side lot line, for a garage at 5085 Wick Drive.

Mr. Anzine said the release of the portion of the easement is necessary for ingress and egress for two cars; he presented plot plans for viewing. Member Egan said he had looked at the site and it is the most odd-shaped lot - unbelievable. Chairman Keneipp read aloud a letter from the Village Engineering Dept. which expressed no objection to this encroachment. Mr. Anzine presented letters from Northern Illinois Gas Co., Edison Co., and Illinois Bell Tel. Co.; all expressed no objection to this encroachment.

Member McCarthy moved to recommend to the Board of Trustees that the variation be granted; seconded by Member Cieplak. All voted yes. Motion carried.

Petitioner advised of two copies of letter to Village Manager by Oct. 16, requesting to be on the agenda for the Board of Trustees meeting on Oct. 24, 1967.

5. GARAGE AREA (R-1)

Ralph F. Arnold, (10932 S Kolmar Avenue,) requested 24 X 24 (576 sq.ft.) garage at 10920 S Kolmar Avenue.

Mr. Arnold explained that he has had the experience of trying to get two cars into garages of lesser area than he is requesting here; he is in the Undertaking business and has two Cadillacs; he needs the larger garage for the two cars. There will be no setback problems.

Member Egan moved to recommend to the Board of Trustees that the variation be granted since there are no setback problems; seconded by Member McCarthy. All voted yes. Motion carried.

6. SIDE SETBACK FOR CARPORT (R-3)

C. A. Person, Inc., general contractors, requested side setback variation on south side of property, at 4735 West 101 Street, for a carport.

Mr. G. A. Olson represented the petitioner. He presented plot plans for viewing. The requested carport would start 155' east of Cicero Avenue; would be 165' long, of brick construction, open - without doors - on the front. The Shirey Cadillac property is adjoining to the south; it is 3' lower than subject property; there is a fence and a 10' wide planted screening on the Shirey side of the mutual property line. Mr. Olson said he had talked with Mr. Shirey. Mr. Shirey's concern was with the easterly portion of the property. To be good housekeepers, with 5' behind the carports, some sort of attendant would be necessary - but it would look nicer and would be better to put the carport to the property line. Two more apartment buildings are planned and they will have underground parking. The apartment buildings on the site will form a court. Subject property is zoned R-3; Shirey property is zoned C-2.

Mr. Olson explained that the apartment building could have been built 15' from the 101 Street lot line, but they chose a 25' setback to conform with the houses to the east; that made it nicer looking than had the building been closer to the sidewalk. At the time of construction it was not known what they were going to do; now the pattern is set (the apartments and Shirey Cadillac). Shirey showroom is set back quite a distance from the front lot line - by Shirey's choice.

The open area of the lot can be used for parking, but a 5' setback is required for a building. An apartment building could be built to 5' from the lot line.

Mr. H. E. Miller, 10108 S Parke Avenue, (abutting the east line of the Shirey property) a petitioner also on the agenda for this meeting, stated that a condition of the Shirey permit was that he put in the greenstrip as a buffer area - it was set up as a buffer variation not a parking variation. Being an architect, his concern would be for the solid wall of the carport along the property line.

The pitch of the carport roof and the run-off of rains was discussed, also the maintenance and painting of gutters or eaves, etc. After a general discussion, Member Egan moved to table to the meeting on November 1, so as to see specifications and construction plans of the carport, and either a letter from or the personal appearance of Mr. Shirey to approve or disprove the variation; seconded by Chairman Keneipp. There was further discussion. All voted yes on the motion. Motion declared carried.

BOARD OF APPEALS, REGULAR MEETING, OCTOBER 4, 1967  
Continued

7. SIDE SETBACK FOR ATTACHED GARAGE (R-1)

Donald A. Feil, 9824 S Mayfield Avenue, requested 3' side setback instead of required 5', for an attached garage.

The survey of Mr. Feil's property showed that the lot is 100' deep; there is a 10' easement at the rear of the lot; There is 26.48' from the rear of the house to the easement line. There is 19.79' from the house to the north side lot line. If he could build 3' from the side lot line, he would be able to build an attached garage 16½ X 18½ deep. The garage would start at the front of the house and go half way to the rear of it. There is a window on the side of the house which should not be covered. A letter from the neighbor to the north stated that the proposed attached garage wall would be 10' from his house, and he had no objection to the proposed construction.

Member Egan moved to grant the variation; seconded by Member McCarthy. All voted yes. Motion declared carried.

8. FENCE TO CORNER LOT LINE (R-1)

Vernon C. Bauldry, 9245 S Central Avenue, requested variation to allow a cyclone fence along the side street lot line, from rear of house to rear of lot.

Mrs. Bauldry said that there is a lot of trash along Southwest Highway, and it would be easier to maintain 1' outside of the fence than 15' which ordinance requires. The fence would run from the rear of the house to the rear lot line, and long the rear lot line to the garage.

Member Egan moved to grant the variation; seconded by Member Ferencak. All voted yes. Motion carried.

9. PARKING VARIATION, DENTAL BLDG (M-1) Not in time for agenda.

Mr. H. E. Miller, architect, for Dr. L. Gombis, 9101 S Cicero Avenue, requested off-street parking variation, to allow an addition to a Dental Building.

Mr. Miller, and Dr. Gombis were both present. The addition would be for offices for three professional people. There would be a total of seven people employed in the building. Mr. Miller explained that the building could not be used for any other purpose, in the future, and could not house any other type of offices. It would stay a Dental Bldg. which comes under the requirements for Commercial use, requiring 3-to-1 parking. The gross building area will be 3,850 sq.ft.; the lot is 14,700 sq.ft.; there would be 10,850 sq.ft. for parking, or some 700 sq.ft. short of requirements. The parking layout showed 18 parking spaces for visiting patients, plus parking spaces for the seven employees' cars. The parking area would be hard surfaced.

Dr. Gombis said that the present parking area is not being used at the present time. It is not needed - there is parking along 91 Street. Mr. Miller presented the plans of the existing building which he said would bear out the unlikelyhood of the building being used for any other purpose than a Dental Bldg. The parking lot will be paved when the new addition is in. It is not paved presently.

Member McCarthy moved to recommend that the Board of Trustees grant the variation because the plans indicate there will be plenty of parking, and since the parking lot will be hard surfaced when the new building is put in; seconded by Member Stalzie. All voted yes. Motion carried.

Petitioner advised of two copies of letter to Village Manager by Oct. 16, requesting to be on the agenda for the Board of Trustees meeting on Oct. 24, 1967.

10. SIDE SETBACK FOR ADD'N TO & CONVERSION OF ATT.GAR. Not in time for agenda.

Mr. Jos. Kandalec, 9531 S Meade, requested variation of side setback so as to keep an addition in line with present building which is about 1' from the property line.

Mr. Kandalec said he needs the attached garage for a recreation room; he will add to the present structure; there is a half basement in the home. They like the area and they like the neighborhood, and do not care to move. A detached garage will be built at the rear of the lot for off-street parking. The conversion and addition to the attached garage would follow the contour of the house. Mr. Kandalec said that quite a few houses in that area are built on the lot line or close to it - the area was under County jurisdiction, then annexed to Oak Lawn. There are alleys which would allow entering the garage from the rear. The attached garage was damaged by the tornado on April 21; the roof is sprung; the conversion and addition and repairing would all be done at one time.

(continued)

BOARD OF APPEALS, REGULAR MEETING, OCTOBER 4, 1967  
Continued

10. SIDE SETBACK FOR ADD'N & CONVERSION OF ATT.GAR. (Continued)  
Jos. Kandalec, 9531 S Meade (Continued)

Member Egan moved to grant the variation with the stipulation that the neighbor approve, by letter, the extension of the house; seconded by Member Stalzie. All voted yes. Motion carried.

11. GARAGE ADDITION (R-1) Not in time for agenda  
Paul Sowa, 9625 Kenneth Avenue, requested a 22 X 24 garage (528 sq.ft.)

Mr. Sowa said he owns a one-ton Ford dump truck which he wants to keep off the street. The garage will be frame construction; there will be no setback problems. The truck would be in the garage for about three months during the winter, when it is not in service. There will be the regular 8' door.

Member Cieplak moved to grant the variation; seconded by Member Ferencak. All voted yes. Motion carried.

12. GARAGE ADDITION (R-1) Not in time for agenda.  
Mr. Joseph Smith, 9513 Minnick Avenue, requested an addition 13 X 18 to existing 18 X 28 garage.

Mr. Smith said that the existing building is an old one. There is no way a car could be driven into the addition which he is putting on; there will be no approach or apron. Construction was stopped because he did not have a permit. The addition would be for winter storage of a boat, and for storage of garden tools. Mr. Smith has rented this home for the past five years. The existing garage 18 X 28, is rented for storage by the Garden and Pet Shop; the garage is stacked with light bulbs.

Mr. J. P. Cody, Bldg. Insp., reported that the construction was very good - good carpentry - but that the structure should be brought up to minimum requirements. The rafters are 2 X 4's but 2 X 6's on 24" centers should be used. The 2 X 4 rafters would need to be doubled.

Member McCarthy moved to grant the variation for this storage area addition under the condition that the construction will be brought up to meet requirements, and to allow the building to the rear lot line or 1' off, as the existing; seconded by Member Stalzie. All voted yes. Motion carried.

13. RELEASE OF 2' of REAR EASEMENT (R-1) Not in time for agenda.  
Mr. Albin K. Stack, 5024 West 109 Street, requested variation for a brick fence foundation which is 2' into rear easement.

Mr. Stack said the foundation for the brick fence is in; there was a miscalculation and the foundation is 2' into the rear easement. This problem arose because he was not able to get into the Building Department during the day - he used the telephone pole at the rear of the lot as a guide.

A letter from the Village Engineering Dept. was read aloud by Chairman Keneipp. The Eng'g Dept. "could not recommend releasing said 2' because a sanitary sewer exists in the easement.---if there were ever any problems with the sewer, it would be necessary to remove the fence in order to make the necessary repairs and routine maintenance."

Mr. Stack dug the foundation for the brick fence himself; it is 2½' deep. There was a general discussion. Mr. Stack decided to "take the chances" and will sign an Easement Release Agreement for this fence, and will submit it to the Bldg. Dept.

14. ADJOURNMENT - 10:20 p.m.  
There was a discussion of POW meetings, which are usually on the Bd. of Appeals' meeting nights; and some of their special meetings. Some of the members are not receiving the POW letters. Chairman Keneipp read aloud the July, 1967, Budget Report.

Member McCarthy moved to adjourn at 10:20 p.m.; seconded by Member Connors. All voted yes. Meeting declared adjourned.

/s/ Warren O. Keneipp  
Chairman

/s/ Buena Gerke  
Secretary

"NO ORDER of the Board of Appeals shall be valid for a period longer than six (6) months from the date of such order unless a building permit is obtained within such period and the erection or alteration of a building is started or the use is commenced within such period." OAK LAWN ZONING ORDINANCE NO. 64-21-1, Section 22-4-(d).

VILLAGE OF OAK LAWN  
Cook County, Illinois  
BOARD OF APPEALS  
Wednesday, Nov. 1, 1967  
REGULAR MINUTES #67-7

Meeting called to order at 8:05 p.m.

Roll Call: Present: Chairman, Warren O. Keneipp,  
Members: John Stalzie, Sr., Chas. G. Cieplak, Wm. Connors,  
Wm J. McCarthy, Emmett Egan. Jos. F. Ferencak arrived  
at 8:08 p.m.  
John P. Cody, Bldg. Insp.

Member Stalzie moved to accept the minutes of the October 4, 1967, meeting as published, seconded by Member McCarthy. All voted yes. Motion carried.

OLD BUSINESS

1. FENCE (R-1)(corner lot.)  
Dave Reimer, 10445 S Linder Avenue, requested by telephone to the Secretary, on Nov. 1, at 4:30 p.m. that his petition be held to the meeting on December 6, 1967
2. SIDE SETBACK FOR CARPORTS (R-3)  
C. A. Person, Inc., general contractors, previously requested side setback variation on the south side of property at 4735 West 101 Street, for a carport.

Mr. G. A. Olson presented an architect's perspective of the carports. The Board was concerned with the wall on the Shirey side lot line. The wall would be 2" above the roof of the carports; this would prevent roof draining to the adjoining property. There would be an overhang of the roof at the front of the carports. Carports would be 21'8" deep; would start 155' east of Cicero Avenue property line (west lot line) and would be a continuous wall 165' long. Long enough for about 16 cars. Mr. Olson said that Mr. Shirey, owner of the adjoining property, is in Europe, he had spoken previously to Mr. Shirey about the proposed carports. Mr. Shirey neither agreed nor objected to the proposed carports. Mr. Olson also talked with Shirey's manager, and if he has any objections he had the opportunity of coming to this meeting to express them. The carports will be built of face brick. The roof will be several gables connected to form a continuous roof.

Mr. Olson explained that in the one-bedroom apartments there are not many interested in the underground parking (which is planned for the two buildings to be erected in the future). Rent for the carports would be approx. \$15. permonth. About 75% of the two-bedroom apartments tenants have two cars, while the one-bedroom renters are a different class of people - younger, having one car. C. A. Person Corp. retains these apartments buildings - they are not for sale. A variation of area and setback ordinances is being requested in this case.

Member McCarthy moved to recommend to the Board of Trustees that the variation be granted, seconded by Member Ferencak. The vote: McCarthy, yes; Ferencak, yes; Connors, no; Cieplak, yes; Stalzie, yes; Egan, no; Keneipp, yes.

Petitioner advised of 2 copies of letter to the Village Manager by Nov. 20, requesting to be on the agenda for the Board of Trustees meeting on Nov. 28, 1967.

NEW BUSINESS

3. FENCE TO SIDE STREET LOT LINE (R-1)  
Jack Hiatt, 9101 South 55 Court, requested 42" high chain link fence parallel rear lot line, to side street lot line, and along side street lot line for 5' from rear.

Mr. Hiatt said that in his neighborhood there are many fences to the side street lot line; his fence would not be at the front yard; only 5' from the rear lot line, so as to keep people and traffic from cutting across the rear corner of the yard.

Member Connors moved to grant the variation, seconded by Member Stalzie. All voted yes. Motion carried.

BOARD OF APPEALS, REGULAR MEETING, NOVEMBER 1, 1967  
Continued

4. FENCE TO FUTURE PROPERTY LINE (Re1.)

- Geo. M. Galloway, Pastor of Church of The Nazarene, 6343 West 90 Place, requested a 4' high net wire fence to the future property line, for a Day Nursery Playground.

Reverend Galloway said that inquiry at the Engineering Dept. revealed that it would be 7 years or longer before the installation of streets in that area would be started. The site plan presented showed the "Future property line" is actually the Present property line, because the 17' wide strip for street dedication has been taken off that property since the site plan was originally made up. The State requires an outdoor play area for the preschool children and that is what this fenced area provides. The fence is already up; it is galvanized 2" light weight wire - not Chicken Wire. The setback for the fence should be 25' from the 91st Street property line. A side yard variation, off 91 Street, is requested.

When questioned about the fence material, Rev. Galloway said he thought the fence looked better than a chain link fence; that the children are watched by adults, and are disciplined; he thought the material is sturdy enough.

Member Egan moved to grant the variation, seconded by Member McCarthy.

Rev. Galloway said they would be glad to put up the other fence (chain link) if it is thought to look better, when the present fence is worn out.

The members all voted yes to Member Egan's motion. Motion carried.

5. FENCE 6' HIGH BETWEEN HOUSES (R-1)

- Dr. H. Dizadji, 9801 S Kilbourn Avenue, requested 6' high fence around a patio and surrounding area, for privacy in family room.

Dr. Dizadji said he wants more privacy - the fence would be on the lot line between the houses; the top of the fence would have open X's on the top; would be of redwood. He has lived in the home for two months. The next house is 5' from the mutual lot line. The fence would be built along the patio which is between the houses, and around the rear yard. Dr. Dizadji has two children. The neighbor has none.

Member Ferencak moved to grant the variation subject to a letter of approval from the neighbor to the south, seconded by Member Connors. All voted yes. Motion carried.

6. LOT SIZE (R-1)

- Wiegel & Kilgallen Sales Co. requested lot size variation to allow a residence on a lot 47'10 $\frac{1}{2}$ ' wide, at the northeast corner of 102nd and Kostner.

Mr. Robert Connell, representing the petitioner, stated that the petition should have read "south east corner" (not north east corner). He explained that the lots in this block are divided into 25' lots and the corner lot was left over as a 47'10 $\frac{1}{2}$ ' wide. The lot next has a home on it.

Member Egan moved to grant the variation, seconded by Member Stalze. All voted yes. Motion carried.

7. REAR YARD SETBACK VARIATION FOR ADDITION (R-1)

- James P. O'Leary, 11001 S Kilbourn Avenue, requested variation to allow a detached garage to the rear lot line.

Mr. & Mrs. O'Leary were present. Mr. O'Leary said that anyone sitting on the patio at the rear of the house would have to move if a car was going in or out of the garage, if the garage is placed 5' from the rear lot line. There is an alley at the rear; the alley is being maintained and mowed by the residents. The Board members presumed that a sewer line probably is in the alley.

Member McCarthy moved to grant the variation to allow the garage to the rear lot line, seconded by Member Cieplak. All voted yes. Motion carried.

8. REAR YARD SETBACK VARIATION FOR ADDITION (R-1)

- Donald J. Keane, 10739 Keeler Avenue, requested 5' rear yard setback for a room addition at the rear of the house.

Mr. Cody, Bldg. Insp., stated that the lot frontage on Grant Avenue is 78'; on Keeler Avenue 80', and the lot is a trapazoid. The rear yard should be 16' deep because the lot is 80' deep. Mr. Keane said there would be about 18' between his house and the neighbor's.

(Continued)

8. REAR YARD SETBACK VARIATION FOR ADDITION (Continued)

He presented unscaled drawings of the plot showing the house and the proposed addition placement. This is a corner lot. Both side yard and rear yard setbacks are involved.

Member Cieplak moved to grant the variation for both rear and side yard setbacks providing petitioner brings in a letter from the neighbors to the south and the neighbors to the east, seconded by Member Ferencak. All voted yes. Motion carried.

9. SIDE SETBACKS (R-1)

Richard Gossart requested variation of side setback requirements to allow 5' each side instead of 6' each side, for a new home at 10928 S Kenton Avenue.

Mr. Gossart said the house plan would fit on the lot, but he wants to turn it sideways and add an attached garage. Also, by turning the plan, the kitchen will be facing the rear of the lot. An attached garage could not be put on the house if it were not turned around. Lot coverage will be observed. The house and lot will be valued at about \$35,000; it will be a three-bedroom split level house.

Member Egan moved to grant the variation, seconded by Member McCarthy.

There was mention of an attached garage 25 X 25. After a discussion the motion and second included a variation for a 22 X 25 attached garage. All voted yes. Motion carried.

10. GARAGE ADDITION (R-1) Not in time for agenda.

K. M. Johnston, 9104 South 53 Court, requested addition to garage.

Mr. Johnson stated that he has not moved into the house, he has just purchased it. The existing garage is about 22 X 18 and he wants to add 10' (totaling 616 sq.ft.). Existing garage is 3' from the one side lot line. He has about \$1,500 worth of tools and a boat which he wants to store. There is no basement under the house. An overhead door on the addition would be necessary to get the boat in; the door would be 8 X 7. The Real Estate man who sold him the house told him he could put the addition onto the garage. Mr. Johnston expects to move into the house in about 4 or 5 weeks.

Member Cieplak moved to table to the meeting on December 6, so the Board members will have the opportunity to look at the site, seconded by Member Egan. All voted yes. Motion carried.

11. SIGN AREA Not in time for agenda.

Flashtric Signs, for Martin Oil Company station located at 9800 S Cicero Avenue, requested a 404 sq.ft. "valance sign".

M. D. Leffew, of Flashtric-Neon Sign Co., said the sign is already manufactured. It is 4' high and 80.5' long; a facial sign to be mounted on a canopy on the station. The sign would be internally lighted, and would be lighted as long as the station is open. He did not know if it will be a 24-hour station or not.

Member Stalzie questioned the possibility of the lights shining into the home next to the station. Mr. Leffew said the sign will be lighted on one face only, toward the street; there will be backing on the other side. It was brought out that our ordinance does not allow any anchor wire attachments nor anchor brackets. Mr. Leffew said the mounting would have to meet our sign ordinance. Ordinance limitation on a roof sign is 100 sq.ft., except if approved by the Board of Trustees.

Member Ferencak moved to recommend that the Board of Trustees deny the request for a 400 sq.ft. sign - 300 sq.ft. over our ordinance, seconded by Member McCarthy. All voted yes. Motion carried.

Petitioner advised of 2 copies of letter to the Village Manager by Nov. 20, requesting to be on the agenda for the Board of Trustees meeting on Nov. 28, 1967.

12. SIDE STREET SETBACK (R-1) Not in time for agenda.

Mrs. Catherine McKeone requested variation of side street setback for the north east corner of 108 Street and Lamon Avenue.

Mrs. McKeone stated that the lot is 59'11 3/4" wide, and she is requesting a 10' side setback off the 108 Street property line. Lot coverage is within maximum; this is a corner lot - the last vacant corner lot, between Cicero Avenue and Lavergne Avenue, on 108 Street. The house on the property abutting at the rear of the lot is 13' from the side street line. The house on the north has a driveway on the south side of that lot - that house is about 10' from the mutual lot line and that would total 15' between the two houses. Mr. McKeone intends to add a family room to the house plans.

BOARD OF APPEALS, REGULAR MEETING, NOVEMBER 1, 1967

Continued

12. SIDE STREET SETBACK (R-1) Not in time for agenda - (continued)  
(McKeone, 108 Street and Lamon Avenue)  
Member Cieplak moved to grant the variation to allow 10' instead of 15' setback off of 108 Street lot line, seconded by Member Connors. All voted yes. Motion carried.
13. FENCE TO SIDE STREET LOT LINE (R-1) Not in time for agenda  
Mr. Naseem Abusharif, 10341 S Lamon Avenue, requested a 5' high fence to the side street lot line, at the rear of the home.  
  
Mr. Abusharif explained that the fence would be a redwood basketweave, 5' high, and would be from the rear of the house to the rear lot line, parallel the side street lot line. This is a corner lot.  
  
Member Stalzie moved to grant the variation, seconded by Member Fernecak. All voted yes. Motion carried.
14. PARKING VARIATION (C-2) Not in time for agenda.  
Lucia A. Janusas requested a variation of parking to allow seating four more patrons at 5763 West 95 Street.  
  
Mr. Wm. Lyon represented the petitioner. He stated that the petition is in regard to "My Place" Lounge, formerly J's Lounge. It is planned to remove a portion of the bar and put in a table and four chairs.  
  
Ordinance requires 1 parking space for every 3 patrons. The parking lot will be one and one-third parking spaces short. Presently there are 30 seats in the Lounge. The parking area is finished but not striped. The previously proposed site plan was reviewed. Actual parking figures were not available.  
  
Member Ferencak moved to table to the meeting on December 6, and that the parking lot be striped in the meantime, since it is possible enough parking may be available. Motion seconded by Member Stalzie. All voted yes. Motion carried.
15. ADJOURNMENT - 10:20 p.m.  
Motion to adjourn made by Member McCarthy, seconded by Member Stalzie. All voted yes. Meeting declared adjourned at 10:20 p.m.

/s/ Warren O. Keneipp  
Chairman

/s/ Buena Gerke  
Secretary

"NO ORDER of the Board of Appeals shall be valid for a period longer than six (6) months from the date of such order unless a building permit is obtained within such period and the erection or alteration of a building is started or the use is commenced within such period." OAK LAWN ZONING ORDINANCE NO. 64-21-1, Section 22-4-(d).

VILLAGE OF OAK LAWN  
Cook County, Illinois  
BOARD OF APPEALS  
Wednesday, Dec. 6, 1967  
REGULAR MINUTES #67-8

Meeting called to order at 8:00 p.m.

Roll Call: Present: Chairman, Warren O. Keneipp  
Members: John Stalze, Sr., Chas G. Cieplak, Wm. J. McCarthy,  
          Jos. F. Ferencak, R. Haimann. Bldg Insp. J. Cody.  
Absent: Member Egan, due to a death in the family.

Motion by Member Ferencak to accept the minutes of the meeting held on November 1, 1967, as published, seconded by Member McCarthy. All voted yes. Motion carried.

OLD BUSINESS

1. FENCE - 10445 S Linder Avenue; petitioner phoned request to hold until the meeting on January 3, 1967.

2. GARAGE ADDITION

K. M. Johnston, 9104 South 53 Court, previously requested an addition to an existing garage.

Mr. Johnston explained that the existing garage is 18 X 22, is set 3' from the north lot line; he wants to add 10' to make the garage 28 X 22 (616 sq.ft.); he has no basement in the house; he has a car and a boat. The lot is 48' wide; there would be 19' from the addition to the other side of the lot. The total land coverage, including the addition to the garage, appears to be under maximum lot coverage permissible.

Member McCarthy moved to recommend that the Board of Trustees grant the variation providing letters of approval from the neighbors on each side are submitted, seconded by Member Cieplak. All voted yes. Motion carried.

Petitioner advised of 2 copies of letter to the Village Manager by Dec. 18, requesting to be on the agenda for the Board of Trustees meeting on Dec. 26, 1967.

3. PARKING (C-2)

Lucia A. Janusas previously requested a variation of parking to allow seating four more patrons, at 5763 West 95 Street.

Mr. Wm. Lyon represented the petitioner. He said that the original layout for off-street parking had been figured on the survey plat on which 12 spaces were indicated. Actually 10 spaces are accessible. The parking lot has been striped since the meeting on Nov. 1. Mr. Lyon presented a new layout showing parking at a right-angle to the building, instead of diagonally; this would permit 12 parking spaces with ingress and egress, for both the Lounge and the Snack Shop restaurant on the west, being available on a portion of each of the parking lots. Mr. Lyon stated that a 10% variation of parking is requested for seating 39. There is a contractual agreement between the two businesses for the access lane.

Member Cieplak moved to recommend to the Board of Trustees that the 10% variation to allow for a seating capacity of 39 be granted providing an easement agreement between My Place Lounge and Oak Lawn Snack Shop be properly executed with the agreement recorded with the County Recorder, and that the 12 parking places as submitted be approved by the Board; seconded by Member McCarthy. All voted yes. Motion carried.

Petitioner advised of 2 copies of letter to the Village Manager by Dec. 18, requesting to be on the agenda for the Board of Trustees meeting on Dec. 26, 1967.

NEW BUSINESS

4. SIGN HEIGHT

White Way Sign Co. requested a variation to allow a pylon/pole sign 50' high at 4630 West 103 Street.

Mr. James Flannery, White Way Sign Co., stated that the sign would be a double face pylon 50' total height, to identify the Colonial Manner Shopping Center. Drawings  
(continued)

4. SIGN HEIGHT (continued)

of the sign were presented for viewing. The sign will also identify the tenants as shown on the sketch, plus two others. The lettering on each of the panels of the sign will be about 12" high with the exception of one which will have 20" high lettering. He believed that the sketch of the sign was evidence of the need for the variation. The shopping center will have about 91,300 sq.ft. area; the lot is about 500' deep. The 50' height is requested because the property is low in relation to the street; the physical surroundings are higher. The Arena sign at Cicero Avenue is slightly lower, approx. 40' high. The Jewel-Osco sign is about the same height as requested for this sign. The open area and structure are not included in the total figures of the sign area; total sign area would be, roughly, 368 sq.ft.. Mr. Flannary said the owners have been very conscious of design; following the design of the Jewel-Osco building and this building, this sign will be consistent with the same design. The sign will be set back far enough so that when the State goes through with the widening of 103 Street it will not need to be moved.

Mr. Nick Zaglifa, owner of the property, said they have combined the two parking lots, Jewell's and Colonial Manor's, and that certified papers stating this have been presented to the Building Dept. He stated that when ground breaking was ready, they went to the homeowners around the area and made it their business to oblige the neighbors with their requests; these neighbors will be the customers, and good relations were sought.

Mr. Flannary said that the size of the copy on the sign is readable; to go wider with the sign would not make the lettering more readable. The height of the sign is needed because of the physical location. Identification is insufficient in the eyes of most of the tenants. Readability of the sign has been kept down to a minimum to get the most out of the sign. There is a restriction placed on the land by Jewel - one pylon sign can go on that property.

Member Ferencak moved to recommend to the Board of Trustees that the petitioner's variation be granted; reluctantly, because of the sign height; because what is more important than the sign height to the residents is whether or not the Shopping Center becomes a success and is run in a neat, business-like manner - I feel that this sign would help the Center in this regard - but there should be no flashing or moving lights to the sign. Seconded by Member McCarthy. All voted yes. Motion carried.

Petitioner advised of 2 copies of letter to the Village Manager by Dec. 18, requesting to be on the agenda for the Board of Trustees meeting on Dec. 26, 1967.

5. SIDE SETBACK FOR PATIO ROOF

Ted Swiatowski, 8715 S Mobile Avenue, requested side yard variation to allow a patio roof to extend to 1'6" from the side lot line.

Mrs. Swiatowski presented plot plan and spot-in survey for viewing. She stated that the roof would cut down on the breeze, this being a corner lot; the roof would be over a portion of the patio. Lot is 69 X 151. Petitioner stated that gutters would be put on the roof which will be a shed roof, 20' X 7'. The house to the east has the driveway on their west, or abutting the mutual property line involved. There is a roof up now, put on without a permit, which will be cut off so that it will be 1'6" from the side lot line. The neighbor had an attorney draw up a legal document and wanted \$10. to agree to the variation of setback requirement which is 5'. There are no windows on the west side of the neighbor's building. No light or ventilation, for the neighbor, would be effected. The spot-in survey indicated present encroachment onto the next lot.

Member Cieplak moved to approve the variation with the stipulation that the gutter of proper size be installed properly to avoid shedding water to the neighbor's and that the side walls of the patio will remain open; seconded by Member Ferencak. All voted yes. Motion carried.

6. SIGN (referred from Board of Trustees, 11-28-67)

Flashtrac Signs, for Martin Oil Company station located at 9800 S Cicero Avenue. Mr. Leffew presented new drawings of the sign. Much of this sign would have to be considered as lighting. This would be considered a wall sign, the maximum allowable by Ordinance being 500 sq.ft. This sign is under 500 sq.ft. Photos were distributed for viewing. No variation needed.

7. ADJOURNMENT - Motion by McCarthy to adjourn at 9:20 p.m.; seconded by Member Ferencak. All voted yes. Meeting declared adjourned.

/s/ Warren O. Keneipp  
Chairman

/s/ Buena Gerke  
Secretary