

"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, Jan. 3, 1968
REGULAR MINUTES #67-9

Meeting called to order at 8:02 p.m.

Roll Call: Present: Chairman, Warren O. Keneipp
Members: John Stalze, Sr., Wm. J. McCarthy, Chas. G. Cieplak,
E. Egan, R. Haimann, Building Inspector J. Cody.
Absent: J. Ferenack

Motion by Member Stalze to accept the minutes of the meeting held December 6, 1967, as published, seconded by Member McCarthy. All voted yes. Motion carried.

OLD BUSINESS

1. FENCE

10445 South Linder; petitioner Mr. Dave Reimer was present with attorney James Byrne, 111th West Washington, Chicago. Attorney Byrne requested permission to amend petition for variation to read 5' high redwood or 3' high cyclone, and for fence to run parallel to lot line on Linder to enclose rear yard. In this way he would enclose back yard for safety for his children and privacy. Attorney stressed uniqueness of odd shape lot was a detrimental factor in providing rear yard privacy.

Member Ferenack arrived at 8:10 p.m.

Member Egan moved to deny variation as presented, seconded by Ferenack. Attorney Byrne asked permission to delete from petition that part of fence extending from front building line to Linder, and that the variation be sought for the rear fence only. Member Egan withdrew his motion to deny, and moved to grant amended petition for a 5' high redwood fence at rear of property enclosing rear yard. Motion was seconded by Ferenack. All voted yes. Motion carried.

NEW BUSINESS

2. SIGN

4545 West 95 Street; petitioner called to be taken off the January meeting and to be placed on the agenda of February 6, 1968 meeting.

3. PARKING VARIATION

5114 West 95 Street; petitioner Leonard Kohn appeared with Attorney Lou Viro, 33 North LaSalle Street, Chicago. Attorney Lou Viro described present property and nature of business, acquisition of new property and prospective plans for 6,000 square foot two-story addition to cleaning plant. Plant addition was to provide space for new automatic machinery on the first floor with office space, storage, and employee lounge area. Chairman Keneipp questioned whether there would be an increase in the number of employees as there present number (30) is over the number as set forth in the Zoning Ordinance. The business existed before present ordinance was enacted. Mr. Kohn stated that there would be no more employees than he has at present, in fact he plans on cutting his work force by two or three. Only seven of his employees, including himself, drive to work.

It was brought out to Mr. Kohn that his access to his parking on the west side of the building at present is off Tulley Avenue. Due to street improvements scheduled this year, Tulley Avenue will have a curb so his access to this parking will have to be from the alley or 95th Street. If his access is from the alley, petitioner would have to improve the alley. Petitioner said he would use 95th Street as his access and secure necessary access permits from State of Illinois. He stated he already has access from 95th Street for parking to east of property. Member Ferenack brought out that the amount of variation sought was far in excess of what the Board of Appeals could grant and that any move by this Board would have to be a recommendation to Board of Trustees.

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BOARD OF APPEALS, REGULAR MEETING, JANUARY 3, 1968

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PARKING VARIATION (continued)

Member McCarthy moved to recommend to the Board of Trustees to grant the variation if petitioner presents a letter of intent to be placed on file with the Building Department stating that there would be no increase in the number of employees than presently employed, that there would be no "self-service" type of retail business carried on, and that the entire area devoted to parking be paved, drained, and striped. Motion was seconded by Member Haimann. All voted yes. Motion carried.

Mr. Kohn was instructed to send letter and copy to Oak Lawn Village Manager to be placed on Board of Trustees agenda of January 23, 1968.

4. PARKING VARIATION

4630 West 103 Street; Mr. Phelps and Mr. Ziglifa, partners in the Colonial Shopping Plaza, appeared and presented site plan showing a proposed 8,375 square foot addition to their shopping complex, the nature of which would be a medical center employing no more than ten doctors. The building would be compatible with existing structures and buildings under construction. Figures were introduced to show areas of existing and proposed buildings and parking requirements. It was shown that the variation sought would be a 22.1% variation. Member Cieplak stated this would have to be a recommendation to the Board of Trustees.

Mr. Phelps asked if they would cut the building size down so that the variation would be under 20% jurisdiction of the Board of Appeals, if this would meet the Board approval. It was determined that if 555 square feet were taken off the proposed structure, the parking variation would then be 19.5%. Mr. Phelps and Mr. Ziglifa agreed to cut the building to 7,820 square feet. Member Cieplak moved to grant variation based on smaller building. Motion was seconded by McCarthy. All voted yes. Motion carried.

5. PARKING VARIATION

104th and Cicero; petitioner requested that his petition be withdrawn and placed on agenda of February 7, 1968.

6. ADJOURNMENT - Motion by Member Egan to adjourn at 9:15 p.m., seconded by Member McCarthy. All voted yes. Motion carried, meeting declared adjourned.

/s/Warren O. Keneipp
Chairman

/s/John P. Cody
Acting Secretary

S. Randall

VILLAGE OF OAK LAWN
Cook County, Illinois
BOARD OF APPEALS
Wednesday, Feb. 7, 1968
REGULAR MEETING #67-10

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

Present: Chairman Keneipp; Members Cieplak, Ferencak, Egan, Haimann, McCarthy
John P. Cody, Bldg. Insp.

Absent: Member Stalzie.

Minutes of the regular meeting held on January 3, 1968, were approved as published, on motion by Member Egan, seconded by Member Ferencak. All voted yes. Motion carried.

OLD BUSINESS

1. SIGN HEIGHT AND AREA (C-1) Postponed at meeting on 1-3-68. Lynch Signs, for 4545 West 95 Street (Omega-Kilty's Restaurant) requested sign height of 56' and area of 1056 sq.ft.

Mr. Jim Lynch said that four months ago the order for the sign was received from the new proprietor of the Omega-Kilty's Restaurant, who has been a resident of Oak Lawn for the last 3 years. For two months they have considered designs and ideas for the restaurant. They started with a sign much larger than this one which they are requesting. The sign will be identity for the restaurant, and there will be four modular sections which will each measure 10' X 4'; one attraction board will measure 10' X 5'. The reasoning for the large top section is the fact that 95 Street, at this address, has fast-moving traffic, and when Kilty's was constructed it was not foreseen that 95 Street would be running right up to the canopy of the building. The new proprietor is taking a lesson from Colonial Savings and Loan; an attraction board for Village and Civic activities will also be available. The canopy on 95 Street, and the building, necessitate the sign being up in the air. The modular sections of the sign will read: Banquets, Prime Ribs, Sea Food, Lounge; plus the announcement board; they will not be seen until 200' away. Ordinance presently does not allow projecting signs on 95 Street.

In answer to question by Member McCarthy, Mr. Lynch said that the choice of sign is a personal point of view, no doubt; new proprietor is of the opinion that signs are essential; he has a lot of confidence in a sign; why he needs such a big sign is debatable. The owner had a drive-in on 79th and Western.

The top section of the sign is neon behind metal louvers; the top border lights would be flashing; the modules will be internally lighted. The new owner intends to go into banquet operations and build up the luncheons and dinners trade.

Member Ferencak lives in the area south of the restaurant, and he thought the sign would draw complaints from the apartment tenants as well as residents, because of the height with lights shining into resident's windows.

Member Cieplak inquired about the height as compared to other signs on 95 Street, east of Cicero Avenue. Colonial Savings sign is 56' high including ornament above the sign. Kilty's present sign is 30' high. Holiday Inn sign is 46-49'. Branding Iron sign is 37' high.

Mr. Lynch said it boiled down to customer relationship, and he feels this sign would leave an indelible mark in a persons mind.

Member Egan moved to recommend to the Board of Trustees that the variation be denied because there is a residential area around the restaurant and because the sign is too high and too illuminated - 1056 sq.ft. area is over 500% variation which is way out of line; seconded by Member McCarthy. All voted yes. Motion carried.

Petitioner advised of 2 copies of letter to the Village Manager by Feb. 19, requesting to be on the agenda for the Board of Trustees meeting on February 27, 1968.

2. PARKING (C-2) Postponed at meeting on 1-3-68. Louis Marabelli requested variation of parking for a furniture store on the west side of Cicero Avenue, between 104 Street and 105 Street. Petitioner not present. Item held to end of agenda pending possible late arrival of petitioner.

NEW BUSINESS

3. SIGN HEIGHT AND AREA (C-2)

Acme-Wiley Corp., for Red Barn Systems, 5830 West 95 Street, requested variation for a sign 35'2" high, having a total area of 317 sq.ft. each face of a double face sign.

Mr. Nate Kaplan of Acme Wiley, stated that this sign will be located on Southwest Highway south of the overpass. This sign will be the same as the sign on the front of the property (95 Street). The previous sign on Southwest Highway was about 15' high. A gas station on the corner is putting up a new and different type building which will block off the sign that is there presently. They are requesting 352 sq.ft. area for the sign. They want to keep the sign off the ground so light bulbs could not be removed. The starburst can be left off and then the sign would be 24' high; the area would be 317 sq.ft. each face. This sign will be the same as the one on the 95th Street frontage, if approved as requested.

Mr. Geo. J. VanSchaik, of the Red Barn Systems, explained that a restaurant such as Nielsen's or Kilty's attract dinner guests who have planned their destination, but businesses such as the Red Barn needs identity because it attracts a more on-the-spur-of-the-moment, casual customer.

Without the starburst at the top, the sign would be 10'8" less in height, or 24' high, and would be 240 sq.ft. each face.

Member Cieplak moved, that if the starburst is eliminated or built into the border and the sign does not exceed 28' high, and the area does not exceed 240 sq.ft. on each side, that the variation be granted. Seconded by Member Ferencak who felt that because there had been a sign there and because of the unusual shape of the land, which is an L shape, that he be allowed to advertise on both thoroughfares and enjoy the full use of the land. All voted yes. Motion carried.

4. PARKING VARIATION (C-2)

Thomas Tibstra, re 95 Street, between Kenton & Knox Avenues (Approx. 4600 West 95 St) withdrew the petition preceeding this meeting.

5. PARKING VARIATION (C-2)

Frank Caravette requested parking variation at 5666 West 95 Street, as described in plot plan to be submitted.

Mr. Caravette presented plot plans for viewing. The property is presently that of Pat Hayden Real Estate offices. (Hayden will build on the west corner lot with an apartment above an office.) The frontage is 195', with a 37' lot remaining west of subject property. Parking required is 4-to-1 for a 5,000 sq.ft. building. He stated that the building will be ideal for handling liquor stock; there will be as little handling as possible by using the floor for self-service of stock stacked for display also. There will be no bar. It will be a package liquor store. On a normal day they handle about 200 customers who each spend 10 to 15 minutes in the store. On the two parking lots, combined, 48 to 50 cars can be parked. By parking about 50 cars, Mr. Caravette stated, they could go through peak periods of about 750 to 800 cars; this probably would never happen; On weekends, around 450 customers from noon to 8 p.m.. The store will close at 10 p.m. - if it could be closed at 9 p.m. petitioner would prefer it. They expect to make 10¢ on a case of beer; the cases will be stacked on the floor for display and self-service. This will probably be the largest store of this type in this area. There will be a basement storage area under the additional 40' to be built.

Mr. Cody, Bldg. Insp., said the plans for the building have been reviewed (plans for the building addition); the building will be pre-cast construction.

Petitioner stated he has an option on a liquor license which was Fairway Foods'. They will operate a shift with three people. The sign will be black lettering over white on the face of the building. The building, including the contemplated addition, will total 7,000 sq.ft. Land is 195' X 125 or 24,375 sq.ft. Parking area required on a 4-to-1 basis is 28,000 sq.ft. Present parking area then would be short 10,625 sq.ft.

Chairman Keneipp, recalling previous experiences, contemplated the possibility of a couple of years from now, when this may not be a liquor store, and thought that this possibility should be kept in mind.

Member Haimann stated that there is no liquor distributor in the area to the west.

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BOARD OF APPEALS, REGULAR MEETING, FEB. 7, 1968

5. PARKING VARIATION (C-2) - 5666 West 95 Street - Continued

Member Egan moved to recommend to the Board of Trustees that the variation be granted, because it is a customer in-and-out- business, but with the stipulation that the alley will be improved; seconded by Member McCarthy. Member Ferencak voted no, all others voted yes. Motion carried.

Petitioner advised of 2 copies of letter to the Village Manager by Feb. 19, requesting to be on the agenda for the Board of Trustees meeting on Feb. 27, 1968.

6. GARAGE AREA (R-1)

Albert Mazeika requested a variation to allow a 22 X 30 garage (660 sq.ft. area) at 9009 S Melvina Avenue

Mr. Mazeika said his lot is 56 X 134. He has 2 cars and a boat (a runabout type). He could reduce the garage to 22 X 28. There are no neighbors on either side at present. There will not be a truck nor will there be any car repairing done on the site. Setbacks and lot coverage are in order.

Member McCarthy moved to recommend that the Board of Trustees grant the variation for a 22 X 28 garage (616 sq.ft.); seconded by Member Haimann. All voted yes. Motion carried.

Petitioner advised of 2 copies of letter to Village Manager by Feb. 19, requesting to be on the agenda for the Board of Trustees meeting on February 27, 1968.

7. GARAGE SIZE (R-1) Not in time for agenda.

Wm J. Croix, Jr, 10805 S Lamon Avenue, requested a 24 X 22 (528 sq.ft.) detached garage for two cars, bicycles and for storage space.

Mr. Croix presented plot plans for viewing. Setbacks will be proper.

Member Cieplak moved to grant the variation for a 528 sq.ft. garage with the understanding that the garage will be built within the lot line depending on the disposition of the presently in-process to be vacated alley; seconded by Member Ferencak. All voted yes. Motion carried.

8. FENCE (R-1) Not in time for agenda.

Frank A Micklin requested variation to allow a 6' high fence between homes, at 9001 S Meade Avenue.

Petitioner was not present. Mr. Cody explained the requested variation to the Board. Mr. Micklin has a new home. The 6' high fence would run half way between the homes for privacy for a patio. There is no other home in this subdivision at present. The subdivider/contractor builds 3 models of homes which are split levels. Bedrooms are on the 2nd level. The lot is 55' wide. The subdivision has 55' and 60' lots.

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

2. PARKING (C-2) Mr. Mirabelli, petitioner, re: furniture store on west side of Cicero Avenue, between 104 Street and 105 Street, not present. Petition tabled to meeting on March 6, 1968.

9. ADJOURNMENT

Member McCarthy moved to adjourn the meeting at 9:15 p.m.; seconded by Member Haimann. All voted yes. Meeting declared adjourned.

/s/ Warren O. Keneipp
Chairman

/s/ Buena Gerke
Secretary

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VILLAGE OF OAK LAWN
Cook County, Illinois
BOARD OF APPEALS
Wednesday, Mar. 6, 1968
REGULAR MINUTES #67-11

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

Roll Call: Present: Chairman, Warren O. Keneipp
Members: Chas G. Cieplak, Emmett Egan, Jos. Ferencak, R. Haimann,
Wm J McCarthy
John P. Cody, Bldg. Insp.
Absent: Member John Stalze, Sr.

Minutes of the regular meeting held on February 6, 1968, were approved as published on motion of Member McCarthy; seconded by Member Haimann. All voted yes. Motion carried.

NEW BUSINESS

1. PARKING (C-2) Tabled since Jan. 3, 1968.
Louis Marabelli, petitioner, requested item be taken off the agenda. (Petitioner going to Planning and Development Commission for rezoning.)
2. ENCLOSED VESTIBULES ON APT. BLDG.
Variation granted on May 24, 1967, to allow enclosure of stairways at 1st floor level for 10322-32 S Komensky Avenue. The six month validity for the variation has expired. Mr. E. R. Groll is requesting extension of the variation.

Mr. Groll explained that, with the quantity of work being done last year because of the tornado, he could not get a contractor to do work. The work will be done this year as soon as they can pour concrete.

Member McCarthy moved to extend for another 6 months the variation granted 4-5-67; seconded by Member Cieplak. All voted yes. Motion carried.

NEW BUSINESS

3. PARKING VARIATION
Chester E. Drenthe requested parking variation at 4425-29 West 95 Street, to allow a 38 X 58 addition to existing building. (An existing parking lot located at 9511 S Kenneth Ave.)

Mr. Drenthe presented copies of plot plans to each of the Board Members. He also presented a drawing (sketch) of the addition for the existing building. The lot is 58 X 121. The addition will be 38 X 58. Mr. Drenthe owns a lot zoned "Parking" located at 9511 S Kenneth Avenue, (on east side of Kenneth Avenue, south of the alley south of 95 Street) which is 60 X 133, which is under contract lease for 5 parking spaces designated to the apartment building to the south of it on Kenneth Avenue. There would be 5 or 6 parking spaces across the rear of the building which faces 95 Street. Two trucks would be parked inside the building.

Member Ferencak ascertained that Cump Real Estate, a tenant, would have about 11 cars, not there all at one time. Suburban Glass employs 3 people. Mr. Cump stated that there will be posted "Customer parking only" for 5 parking spaces; he has a contract with Mr. Drenthe to provide parking area for him.

Mr. Cody, (Bldg. Insp.) said that some of the parking requirements are under roof presently. The two trucks are parked under roof. The plans indicate the garage size is 38 X 33'9".

Mr. Drenthe stated that if they were to limit their building to the confines, or move the building back any number of feet, they could not get any more cars in the parking lot than they can now.

Chairman Keneipp went over the calculations on sq.ft. involved. The addition will be 2,204 sq.ft. divided between two tenants; present building area is 58 X 60 or
(continued)

BOARD OF APPEALS, REGULAR MEETING, MARCH 6, 1968

3. (Drenthe parking variation, continued)

3,480 sq.ft.; the total of 5,684 sq.ft. split between two businesses - would go to three-for-one parking. Total parking required would be 17,052 sq.ft. Petitioner has 9,254 sq.ft. including the lot at 9511 Kenneth Ave. This would be 7,798 sq.ft. actual parking. Part of the building would be used for parking two trucks. Practically speaking they are loosing two parking spaces. The 7,798 sq.ft. of actual parking is more than 45% variance.

Member Ferencak expressed his concern, since he lives one block away, what would concern him is whether these two businesses will still be there in years to come - other than that - Member Ferencak moved to recommend that the Board of Trustees grant the variation because the nature of the two businesses is such that parking would be adequate; seconded by Member McCarthy. All voted yes. Motion carried.

Petitioner advised of two copies of letter to the Village Manager by March 19, requesting to be on the agenda for the Board of Trustees meeting on March 26, 1968.

4. LOT SIZE VARIATION (R-1)

P. W. Folliard requested lot size variation to allow a single family residence on a 43' wide lot. The lot is between houses at 9246 and 9248 S 50th Avenue. (Lot of record)

Mr. Folliard was not present. Miss Kathy Folliard represented her father. She could not answer the questions of the Board Members.

Member Cieplak moved to table until the next regular meeting on April 3, 1968, so that additional information from Mr. Folliard, as to the kind of building he is going to put up and the setbacks, etc., could be obtained; seconded by Member Ferencak. All voted yes. Motion carried.

5. FENCE HEIGHT (R-1)

Alex P. Strnal, 9629 S Kolin Avenue, requested 6' high wooden fence to screen patio which is between buildings. Plot plans submitted for viewing.

Mr. Strnal stated that the house next south has no windows on the north side, and, that house is about 10' from the side lot line. Petitioner has a vicious dog, and the neighbor has five small children who put their fingers through the chain link fence that is there now, and the dog may bite them. The 6' high solid fence would run the length of Mr. Strnal's patio, and he would put slats in the rest of the link fence; the patio of the house to the south adjoins directly opposite his patio. The 6' high fence would run 31' lineal, forward from the rear of the house.

Member Egan moved to grant the variation for the 6' height for 31 lineal feet; seconded by Member Ferencak. All voted yes. Motion carried.

6. PARKING VARIATION (C-2)

Mr. Thomas A. Culhane, National Tea Company, requested parking variation for a Supermarket on east side of Cicero Avenue, between 106 Place and 107 Street.

Mr. Thomas Culhane, of the Real Estate Dept. of Nat'l Tea Co., presented copies of plot plans for viewing. He said a Supermarket was planned without enough parking, based on a 4-to-1 ratio. Plot plan indicated 267.87' frontage on Cicero Avenue between 106 Place and 107 Street, having 66,427 sq.ft. area; and a building having 20,150 sq.ft. area. They could provide 119 cars parking. Based on projected figures, and from experience, parking would be adequate. Store inventory, plus \$80,000 for the construction of the building would be invested; they would not invest this amount of money if they were not on safe ground. A study, made by their man at the 103 Street & Cicero Ave store (on a Saturday, which is the heaviest day) at the 111th Street & Crawford store, counted 1134 customers - with the store having been open for 9 hours. According to Supermarket Institute, the average customer spends 6.1 minutes in a store; on an average, there were 55 cars at the store at any given time. The new store is expected to do twice the volume of business as the store at 103 St. & Cicero (Bards Arena). If they have twice the amount of parking as at 103 Street store, they should be able to take care of the customers.

Mr. Culhane said, also, that most of the employees will be on a part time basis, so would be living close to the store - some are high school students who could walk to work or could be driven to and from work. The company will put up the type of store that the company has been putting up most recently; a New Orleans decor. The store would produce revenue from sales and from property taxes.

(continued)

6. (Culhane, Nat'l Tea, continued)

Mr. Culhane thought the 103 & Cicero store would be left open; if it is not compatible they would close it; at best the company would leave them both open and see what happens. Roughly employees total about 40 including checkout clerks. Customers are unhappy if they have to wait to be checked out.

Member Cieplak asked if any figures were available for Saturdays till noon? None available. Mr. Culhane said that butchers do not have full cases at 9 a.m., when the stores open, and people know this and most of them shop later on.

Member Ferencak questioned whether the store would handle package liquor. Mr. Culhane did not know - generally package liquor stimulates business. The store at 103 Street has a liquor license, but the store is not operating as a success. Based on the volume of business expected, parking would be adequate - they expect to do an amount of business controlled by the number of parking stalls available. Parking would be mostly on the Cicero Avenue portion of the lot.

Mr. Cody, Bldg. Insp., said the single family residence area to the east will be built up in the spring. The subject store will be required to have face brick on four (4) sides of the building. This store will be short 34,000 sq.ft. of parking; 80,600 sq.ft. of parking is required - they have 46,314 sq.ft. available. The store at 103 Street has 15,400 sq.ft. of parking.

Mr. Culhane explained that the old store at 103 Street is not successful for many reasons; the Jewel-Osco east of Cicero on 103 Street is a new image, and is competitive. Mr. Cieplak asked if they were using the figures from the store at 103 Street? Mr. Culhane said the projections are that the new store will do twice the business done at the 103 Street store; projected on what they expect to do, this new store will be more successful. They could not get additional land at an agreeable price, so could not build a larger store. If more land was available, they could build a \$100,000 building instead of an \$80,000 building. He said Nat'l Tea Co. has a lease on the 103 Street store; if the store is closed they would try to rent it, if possible.

In a general discussion it was brought out that the Arena has a drastic shortage of parking at the peak periods when bowling is at its peak, or when there are banquets at Halleran's Restaurant.

Mr. Culhane said Nat'l Tea has certain sizes, minimum, for a given area. There would be a Heineman Bakery Dept. in the store instead of their own bakery goods. If the store were smaller it would be less competitive.

Member McCarthy moved to recommend to the Board of Trustees, because there is no land available, and this would be an asset to the area, to grant the variation to allow 34,000 sq.ft. variation of parking requirements providing the store is built of face brick on all four sides and a hedge or fence is placed at the rear of the property; seconded by Member Cieplak.

Mr. Cody, Bldg. Insp., said the plans have not been drawn yet.

All voted yes on Member McCarthy's motion. Motion carried.

Petitioner advised of 2 copies of letter to Village Manager by March 19, requesting to be on the agenda for the Board of Trustees meeting on March 26, 1968.

7. GARAGE SIZE (R-1) Not in time for agenda.

Gordon Gilkison, 8744 S Central Avenue, requested a detached 24 X 24 frame garage. (576 sq.ft.)

Mr. Gilkison said he has 4 children, 4 bicycles, 2 cars; the house has no basement and no storage area. His lot is 50 X 100; the front setback is 25', the house is 38' deep. Member Egan inquired of the possibility of a 22 X 25, or 550 sq.ft., area; or 23 X 24 having 552 sq.ft. area.

Member Egan moved to grant the variation up to 550 sq.ft. or 22 X 25; seconded by Member Ferencak. All voted yes. Motion carried.

BOARD OF APPEALS, REGULAR MEETING, MARCH 6, 1968

Continued

8. GARAGE SIZE (R-2) Not in time for agenda.

Mr. Joseph A. Evanchik, 9320 S Kolmar Avenue, requested a 24 X 22 garage for a two-family building having a family room and small utility room but no storage space.

Mr. Evanchik said that the setbacks will be observed. The garage will have 524 sq.ft. area. He wants the extra space for storage and work area; the 1st floor occupant has no storage space.

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

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There was discussion of the possibility of changing the garage ordinance. It was contemplated that after the sign ordinance is adopted, the garage ordinance would be considered by the Trustees.

A letter from and a sample Bulletin from "Zoning Bulletin" was reviewed by Chairman Keneipp. It referred mostly to code decisions. Members did not think they were interested in ordering it.

There was discussion of the possibility of conferences which might be of interest to the Members.

9. ADJOURNMENT

Member McCarthy moved to adjourn the meeting at 9:25 p.m.; seconded by Member Haimann. All voted yes. Meeting declared adjourned.

/s/ Warren O. Keneipp
Chairman

/s/ Buena Gerke
Secretary

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VILLAGE OF OAK LAWN
Cook County, Illinois
BOARD OF APPEALS
Wednesday, Apr. 3, 1968
REGULAR MINUTES #67-12

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

Roll Call: Present: Chairman Warren O. Keneipp
Members: J. Ferencak, Wm McCarthy, Chas. Cieplak, Emmett Egan,
John P. Cody, Bldg. Insp.
Absent: Member Richard Haimann

Member McCarthy moved to accept the minutes of the regular meeting held on March 6, 1968 as published; seconded by Member Ferencak. All voted yes. Motion carried.

OLD BUSINESS

LOT SIZE VARIATION (R-1) Tabled at meeting held 3-6-68.

1. P. W. Foliard previously requested lot size variation to allow a single family residence on a 43' wide lot of record, between houses at 9246 and 9248 S 50 Avenue.

Mr. Foliard said that he would build a house 28 X 47 on the lot; there would be no setback problems and no land coverage problem. Mr. Cody read aloud Section 22-3-(d) of the Zoning Ordinance, which governs the action of this Board on lot size variations.

Member Cieplak moved to recommend to the Board of Trustees that the variation be approved because it is a lot of record and no other land is available; seconded by Member McCarthy. All voted yes. Motion carried.

Petitioner advised of 2 copies of a letter to the Village Manager by April 15, requesting to be on the agenda for the Board of Trustees meeting on April 23, 1968.

NEW BUSINESS

2. FENCE, 6' HIGH, CORNER LOT (R-1)

Edgar G. Kamin, 10441 Georgia Lane, requested a 6' high Shadow Box fence from the rear of the house to the rear lot line on the side street lot line (south line).

This is a corner lot. A spot-in survey from the house files was presented for viewing. Mr. Kamin said that there is a fence on the property abutting his which is 15' from the sidewalk on 105 Street; he wants to erect a shadow box fence no higher than 6', to line up with the fence abutting.

Member Egan moved to grant the variation, mainly because we gave the variation to the neighbor abutting; seconded by Member Ferencak. All voted yes. Motion carried.

3. DETACHED GARAGE AREA (R-1)

K. L. Stowie, 6317 West 93 Place, requested a 24 X 22 detached garage (528 sq.ft.).

Mr. Stowie said that he has 2 cars and a fishing boat which he wants to keep inside; his lot is 82 X 132; he has room for a wide driveway along side the house.

Member McCarthy moved to grant the variation as requested to get the cars off the street; seconded by Member Ferencak. All voted yes. Motion carried.

4. 2nd GARAGE (R-1)

Merton J. Moore, 9216 S Monitor requested a 20 X 22 detached garage; he has a one-car attached garage.

Mr. Moore said he has 9' on the south side of his lot for a driveway. He has a 12 X 19 attached garage (240 sq.ft.). When asked if he could add to the existing attached garage, he stated he did not want to make a patch-up looking job.

He could add 4' to the existing garage and ^{be} 5' from the side lot line. Or he could be given a variation to allow 3' from the side lot line and add 6' in width. If the overhead door is removed from the attached garage and it is used for storage, then a detached garage could be granted. Mr. Moore wanted to think the matter over.

Member Egan moved to table to the meeting on May 1, 1968, so petitioner could decide what he would like to do. All voted yes. Motion carried.

BOARD OF APPEALS, REGULAR MEETING, APRIL 3, 1968.

Continued

5. MODIFIED GARAGE (R-1)

Michael Baader, 8714 S. Oak Park Avenue, requested a 14 X 22 modified garage to be used as storage building.

Mr. Baader said he has a 1½ car attached garage. The additional building would not have any overhead door; it would have a pair of french doors on it. He wants a workshop, and storage for books, bicycles, etc; he would make it unlike a garage.

The Board members were of the opinion that this could be changed easily into a garage; an overhead door could be put in at sometime in the future, perhaps by a future owner of the property. This will be an accessory building. If the building were cut down in size, a conversion might not be possible. If the walls were dropped to 6'8" then it would be impossible to put an overhead door on the building.

Member McCarthy moved to grant the variation for the accessory building providing the walls are dropped to 6'8" in height; seconded by Member Cieplak. Member Egan voted no, the other members voted yes. Motion declared carried.

6. SETBACKS FOR CORNER HOME (R-1)

Jos. J. Matura requested a 44' wide home on a 61' corner lot at 10401 S LaPorte Ave; south east corner.

Mr. Matura said he finally found a piece of property that he was happy with. Then he found a home he liked, but it is too wide for the lot. The north east corner lot is also vacant. The other two corner lots are built on with the 15' setback as required by ordinance. Mr. Matura would need a total of 2' for the two side setbacks. The house plans have not been presented to the Bldg. Dept. as yet. Petitioner stated that corner setbacks variations have been granted to a builder on previous occasions. But not on this four corners.

Member Egan moved to deny the variation; seconded by Member McCarthy. Member Ferencak voted no, the other members voted yes. Motion declared carried.

7. LOT SIZE VARIATION (R-2)

Chris Lagen requested lot size variation for a two-family bldg. on 50' frontage at 9345 S Kenton Avenue (corner lot).

Mr. Lagen has a building on the lot next north. The lots in the block are all 50' wide. Present ordinance requires a 60' corner lot. Mr. Lagen said the building for the corner lot will be 26'8" X 60'; he has owned the lot about 1½ months; he did not know a 60' lot was required on a corner, he thought 50' was required all the way around. This is a lot of record - in fact is two 25' lots. Member Ferencak said the petitioner would have needed a variation on the inside lots for a 40' frontage in order to get 60' frontage on the corner lot. There will be no setback problems.

Member McCarthy moved to recommend to the Board of Trustees that the variation be granted because there is no land available; it would be better to have 50' on the corner than a 40' inside lot; seconded by Member Egan. All voted yes. Motion carried.

Petitioner advised of two copies of letter to Village Manager by 4-15-68, requesting to be on the agenda of the Board of Trustees meeting on 4-23-68.

8. GARAGE SIZE (R-1)

Oakdale Const. Co., for 10812 LaCrosse Avenue, requested a 528 sq.ft. garage.

Mr. Anzine, of Oakdale Constr. Co., said the homeowner has 2 cars, bicycles, childrens toys and he wants some storage space. Setbacks will be proper. No other problem.

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

9. SIDE SETBACK FOR ADDITION (R-1)

Mrs. Jos. Tomlinson, 9640 S Moody Avenue, requested a variation to allow 1' setback from the side lot line for an addition 14 X 18 to existing home.

Mrs. Tomlinson considered a 12 X 28 or 10 X 28 addition to the building. She decided to make it 10 X 28 - there will be a 5' side setback observed - a variation is not needed in that case.

10. EASEMENTS RELEASE (R-2)

Geo. G. Pappas, 10208 S Kenton Avenue, requested release of 2½' of 8' easement and 2' of the 5' easement, for the construction of a garage.

Mr. Pappas did not have a plot plan for viewing. This is a two-family building. Oak Lawn Engineering Dept. submitted a letter granting release of the east 2½' of the rear yard easement and the south 2' of the side yard easement. A letter from Northern Illinois Gas Co. also expressed no objection to the easements encroachments.

Member Keneipp advised the petitioner that an easement is a legal document which belongs to the Village. Letters granting release from the Bell Telephone Co. and from Commonwealth Edison Co. are also required to be filed.

Member Egan moved to recommend to the Board of Trustees that they grant the release of the easements providing letters are forthcoming from the utilities companies; seconded by Member Cieplak. All voted yes. Motion carried.

Petitioner advised of 2 copies of letter to Village Manager by 4-15-68, requesting to be on the agenda for the Board of Trustees meeting on 4-23-68.

11. PARKING (C-2)

Pat Hayden requested variation of parking and building size for a new building on the north east corner of 95 Street & Major Avenue.

Mrs. Hayden explained that approx. 2200 sq.ft. of building can be put up. She originally planned to live on the second floor. She wants to build a new office building without the apartment upstairs. Plot plans were presented for viewing. She would need 6600 sq.ft. of parking for 2200 sq.ft. of building. She bought the property in 1961; parking requirements have been changed since then. The lot is 34½ X 125. There is a matter of a covenant with Foremost Liquors stores, who will occupy the present location which is immediately east of subject property, to set the new building back 25'. It was not realized that this would be penalizing parking availability. Parking for 6 cars will be available. The Hayden Real Estate has 8 parking stalls for the present building. Most of their business is by appointment.

Foremost Liquors has a parking variation because of a shortage of parking. A letter from Mr. Frank Caravette, of Foremost Liquor Stores, was presented by Mrs. Hayden. The letter stated that the bulk of Foremost's business is between 3:00 and 9:00 p.m. while Hayden's indicated the majority of their business is between 9:00 a.m. and 4:00 p.m. Therefore, based upon these conditions the western portion of Foremost's parking area, adjacent to the new Hayden site, will be accessible to the Hayden's offices for parking.

Member Cieplak moved to recommend that the Board of Trustees grant the variation due to the fact it is not a merchandising business where there are a number of customers and due to the fact that the business is on an appointment basis, with the stipulation that the alley be paved and drained; seconded by Member McCarthy. All voted yes. Motion carried.

Petitioner advised of 2 copies of letter to Village Manager by 4-15-68, requesting to be on the agenda for the Board of Trustees meeting on 4-23-68.

12. FENCE BETWEEN HOMES

Werner W. Koester, 10836 Kenneth Avenue, requested variation to allow a 6' high fence between homes on both sides.

Mr. Koester presented a spot-in survey (this is a corner lot) and explained that the 6' high fence was requested for between the homes on the south and east (rear) and around the rear yard because a built-in swimming pool is planned in the near future.

Member Egan moved to grant the variation provided a letter from the neighbor to the south expresses their approval; seconded by Member Cieplak. All voted yes. Motion carried.

13. SIGN HEIGHT (C-2)

Lynch Sign Co. requested variation to allow a sign 27'7" high at 6161 West 95 Street.

Mr. James Lynch said the sign will be for the Consolidated Tile Co. Traffic coming from the west can not see this sign. Ridgeland Auto Parts, on the west, have a sign which blocks visibility of the Consolidated sign, and their sign does not conform to the setbacks in view of the widening of 95 Street at that point. Consolidated Tile wants to raise the present sign 5' above the present height, then the two signs will

BOARD OF APPEALS, REGULAR MEETING, APRIL 3, 1968

Continued

13. (Lynch Sign Height, 6161 West 95 Street) Continued

not conflict. A drawing of the sign was presented for viewing.

Member Ferencak moved that since the actual sign will be 22' high and the top 4' is only ornamental that we grant the variation; seconded by Member Cieplak. All voted yes. Motion carried.

14. SIGN HEIGHT (Not in time for agenda)

Lynch Sign Co. requested a variation of sign height for 5000 West 95 Street, Smith Cleaners.

Mr. J. Lynch said a height of 32'8" is requested. The sign will be 147 sq.ft. on one side. The sign permit application was submitted showing 22' height although a sketch of the sign was submitted with the application. The actual height will be 32'8" above grade, including the base of the pylon. The sign will be entirely on private property. The sign to the west blocks visibility of the sign and the building to the east also blocks visibility of the sign.

Member McCarthy moved to recommend that the Board of Trustees grant the variation because the top 14'7" is above the sign proper, and a variation was granted to Bulko Service Station on the west, and to others on the street, and Smith has been in business here for 30 years; seconded by Member Ferencak. All voted yes. Motion carried.

Petitioner advised of 2 copies of letter to Village Manager by 4-15-68, requesting to be on the agenda for the Board of Trustees meeting on 4-23-68.

15. PARKING VARIATION (Not in time for agenda)

Community World Discount Store, 9639 S Cicero Avenue, requested parking variation.

Mr. David Arden, Garden Specialties, Inc., explained that the problem is that originally, when Shoppers World had the store, they did not have a patio and garden shop; they did not carry nursery stock. Now that Community is in there they want to put in a regular Garden Center with display and stocking of nursery stock. They could not display any trees properly. Sketches of the area under discussion were presented for viewing. There will be no roof; there will be a fenced area 28 X 120'.

It was recalled by Board Members that Shoppers World put up an addition, with a variation of parking, for a Patio Store. That addition is presently used for a Toy Dept. A loss of 8 parking stalls will be the result of this presently proposed Garden Center. As the building stands it is short of parking. The aforementioned addition (Garden Center - fenced area) was started without a permit and it was stopped by the Building Inspector. No parking variation was granted at that time. The Fish Furniture store also used this parking area.

Member Egan moved to table to the meeting of May 1, 1968, so members can look at the area involved, and possibly come up with the variation that was talked about in giving Shoppers World a variation for their patio shop addition.

Mr. Arden said he has a Garden Center in Melrose Park and one can always find a place to park, although some cars may have to circle around a couple of times.

Member Cieplak seconded the motion made by Member Egan. All voted yes. Motion carried. Member Cieplak expressed his opinion that a parking variation here may compound the parking problem now at this location.

16. LOT SIZE (Not in time for agenda)(5640 West 87 Place)

Pearl R. Sandor requested variation for remodeling existing home on a 30' lot. The house was built in 1936, under County jurisdiction, on a lot of record.

Mr. C. Scott represented the petitioner. He explained that his mother bought this home while the owner was living there. The house has been vandalized and is now in a deplorable condition. Perhaps it could be repaired. He wants to tare the house down. There is a new home being built next west.

A general discussion brought out that there is a vacant 30' lot to the east. Mr. Scott said he has sent registered letters, and has tried through the Assessor's Office to locate the owner of the vacant lot. The taxes have been paid regularly, but he can not find the owner, Mr. McGourian.

Continued

BOARD OF APPEALS, REGULAR MEETING, APRIL 3, 1968

Continued

16. (Lot size, 5640 West 87 Place) Continued

Mr. Scott would like to have the building demolished. If Oak Lawn Fire Dept. burns down the building, Mr. Scott was asked, would he hold off for a three months period and see if he could acquire the adjoining 30' lot. Mr. Scott agreed to do this. Mr. Scott said he has boarded the place up several times, and he has caught vandals there many times. Mr. Scott explained that his mother lives in a trailer at present; her husband was killed in a car accident; the subject house and lot was what she felt she could afford. She wants to get out of the trailer and into the house.

Member Egan moved to table for 3 months, to July 3, 1968, pending the demolition and pending the contact with the owner of the property next to see what he wants for the property and if he wants to sell; seconded by Member Ferencak. All voted yes. Motion carried.

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

Edward McDonald, 8701 S Sproat Avenue, wants to erect a 48" high fence along the side street lot line, from the rear of the house to the rear lot line.

Petitioner was not present. Item tabled to the meeting on May 1, 1968.

18. FENCE TO SIDE STREET LOT LINE (Not in time for agenda)

Mr. Holland L. Edwards, 8852 S Central Avenue, requested variation to allow a fence to run from the house to the side street lot line and connect with an existing fence, so as to fence off an area for a swimming pool.

Mr. Edwards said the fence would be chain link and would connect with a fence which was erected prior to the annexation of that area to Oak Lawn. Member McCarthy stated that he had looked at the site and there would be no problem.

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

19. ADJOURNMENT

Member Ferencak moved to adjourn the meeting at 10:15 p.m.; seconded by Chairman Keneipp. All voted yes. Meeting declared adjourned.

/s/ Warren O. Keneipp
Chairman

/s/ Buena Gerke
Secretary

VILLAGE OF OAK LAWN
Cook County, Illinois
BOARD OF APPEALS
Wednesday, May 1, 1968
REGULAR MEETING #69-1

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

Roll Call: Present: Chairman Keneipp, Members Ferencak, McCarthy, Alston, Egan, Haimann;
Member Cieplak arrived at 8:12 p.m.
J. P. Cody, Bldg. Dept.

Minutes of the regular meeting held on April 3, 1968, were approved as published on motion by Jos. Ferencak, seconded by E. Egan. All voted yes. Motion carried.

OLD BUSINESS (Items tabled at meeting on April 3, 1968)

1. 2nd GARAGE (R-1)

Petitioner, Mr. M. Moore, 9216 S Monitor Avenue, was not present. Item tabled to next regular meeting on June 5, 1968.

2. PARKING VARIATION (C-3)

Community World Discount Store, 9639 S Cicero Avenue, (Mr. David Arden, Garden Specialties, Inc.) requested parking variation, for outdoor display of nursery stock.

David Arden, petitioner, was represented by Stanley Arden, 9042 W Terrace, DesPlaines, Illinois. Stanley Arden said he did not have any figures to present to the Board.

Mr. Cody (Bldg. Dept.) presented the following figures: Present building with the proposed addition would have 48,138 sq.ft. area, requiring 19,535 sq.ft. of parking. The lot is 166,400 sq.ft. with a shortage of 78,480 sq.ft. or 40% short of parking requirements. The subject fence was erected without a permit and is taking up the space of 14 of the parking stalls (28 X 120). An addition to the original Shoppers World building had a variation of parking for that addition. The presently fenced area holds garden furniture, bird baths, swimming pools, garbage cans, as well as shrubery.

(Member Cieplak arrived at 8:12 p.m.)

Stanley Arden said that the Garden Centers, Inc. had Christmas trees, etc., in that area during the Christmas season and had never seen cars in there - it was always empty. This is why Community World, the present owners, allowed them in there. Garden Centers, Inc. is renting from Community World - they have a lease from them. Garden Centers, Inc. has seven other locations where they have put up fences and no one thought of going for a fence permit - they have not needed one until Oak Lawn.

Mr. Cody reported that last Sunday at 10:30 to 11:00 a.m. the parking area could have used the 14 stalls that are taken by the fenced area.

Stanley Arden said that Christmas time is the busiest time and they were not in need of parking then.

Member Ferencak was of the opinion that Community World is trying to improve their business by handling a better grade of merchandise than Shoppers handled; and he questioned, therefore would it be reasonable to decrease the parking facilities?

Stanley Arden said this is a good location for selling growing stock - trees, shrubs, evergreens - and they display outdoors those shrubs, etc, which would fade if stocked inside a building; they use the rear portion of the addition for lawn equipment and use the rear entrance/exit for direct access to the outdoor fenced area. The front half of the addition is used as a toy department. The only time the fenced area will be used is in the spring for evergreens, and in the summer for swimming pools.

Member Egan moved to recommend to the Board of Trustees that the variation be denied because of the variations that have been granted, and in view of the influx of new business which these people expect, and there is a parking problem presently; seconded by Member McCarthy.

Mr. Arden said they can not handle family size swimming pools and stock without the fenced area. On question from the Chair, there was no one present who wanted to be heard on this petition. All voted yes on Member Egan's motion. Motion carried.

Petitioner advised of 2 copies of letter to Village Manager by May 20th, requesting to be on the agenda for the Board of Trustees meeting on May 28, 1968.

BOARD OF APPEALS, REGULAR MEETING, MAY 1, 1968

Continued

3. FENCE TO SIDE STREET LOT LINE (R-1)

Petitioner, Edward McDonald, 8701 S Sproat Avenue, was not present.

Member Egan moved to delete from the agenda since the petitioner has not been present at two meetings; seconded by Member Haimann. The vote, Cieplak, no; all other members voted yes. Motion carried.

NEW BUSINESS

4. LOT SIZE (R-1)

Michael Marinacci requested variation of lot size to allow a home on a 30' lot of record which he has owned since 1930; the lot is immediately east of 5820 W 87 Place.

Petitioner was not present. Mr. Cody (Bldg. Dept.) reported that there is 90' of vacant land east of subject lot which has an Archer Real Estate sign on it.

Member Ferencak moved to table to the meeting on June 5, 1968; seconded by Member Haimann. All voted yes. Motion carried.

5. FENCE PLACEMENT ON CORNER LOT (R-1)

John Janis, 10300 S Long Avenue, requested variation for a fence on a corner lot, to prevent and divert traffic and trespassing.

Mr. & Mrs. Janis were present. They said they would like to put the fence from the house to the sidewalk. Their corner is a bus stop for both public and private school busses. There is a flower box on the house and it is used by the children for sitting on and eating their breakfast as they wait for the busses, and they throw debris in the yard. They want the fence parallel the 103 Street lot line. Mrs. Janis presented a photo of the front of the house; she stated they want to put up a stockade type fence to the lot line on 103 Street to the front lot line.

It was reported by Members of the Board that concrete and posts have already been put in and there is concrete for posts in the parkway. Petitioners were informed that nothing is allowed in the parkways and that the property lines are about one foot from the sidewalks. If the solid fence already erected was extended to the front lot line it would be a traffic hazard. The problem, too, is this variation would set a precedent.

Mrs. Janis said that she does not like 17/18 year old boys to sit on the flower box and look into the house. She has 14 and 9 year old daughters. The Janises did not realize that 103 Street is a secondary through street when they bought the house. Mrs. Janis, in answer to question, said she would not call the police, they have more important things to do, and the result would be rocks thrown thru the windows. But it is annoying having the trespassing on their property. They have considered bushes but a chain link fence would be clean and safe and would not grow out of hand.

Member Cieplak moved to deny the request in view of the fact that it would set a precedent and we do not need fences running out to the front lot line; seconded by Member Egan. All voted yes. Motion carried.

6. SETBACK VARIATION FOR DETACHED GARAGE (R-1)

Henry Roelfsma, 9601 S Parkside Avenue, requested a 3' setback instead of 5' off the alley lot line, for a detached garage.

Mr. Roelfsma said he wants a 21 X 24 garage (504 sq.ft.); the garages in the block vary in setback - some are on the lot line, some 1' from the lot line, some are normal. Mr. Roelfsma has a large 3' diameter Oak tree in the yard which is preventing the proper setback for the garage. He stated that the alley is not used.

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

7. FENCE, CORNER LOT LINE (R-1)

Jos. M. Wilk, 9837 S Brandt Avenue, requested a fence along the side street lot line from rear of house to rear lot line.

The spot-in survey from the house files was presented for viewing. Mr. Wilk said the fence would be chain link, 42" high, on the 99 Street side. There are all new homes in the area; Sward School is across the street.

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

BOARD OF APPEALS, REGULAR MEETING, MAY 1, 1968

Continued

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

John E. Landgraf, 10440 S Laramie Avenue, requested a 42" high chain link fence along the side street lot line, from rear of lot to east corner of garage.

Mr. Landgraf said he wished to take the opportunity to report that 97% of the fence companies tell the homeowners not to worry about a fence permit; or they will get it; or they advise that a permit is not needed. Mr. Landgraf presented plot plan drawings showing where the fence would be erected. He said that the Lockwood School property adjoins his property. There is a fence on the abutting property.

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

9. FENCE, CORNER LOT LINE, & SETBACK FOR ATTACHED GARAGE (R-1)

Andrew Polezoes, 10201 S Kilbourn Avenue, requested a fence all around the house beginning at the walk, beyond the 15' side street setback line; and a two-car garage adjacent to the house, beyond the 15' side street setback line.

Petitioner said that an adjoining empty prairie is used for Little League Baseball. He wants to put a two-car garage adjacent to the house; a sketch was presented for viewing; 102 Street is a Greenstrip. A spot-in survey was also presented; there is 29'6" from the house to the north lot line. Public land is to the north of the lot. Mr. Polezoes wants a 22 X 24 garage (528 sq.ft.) leaving 7' to the side lot line. And he wants a 5' high redwood fence parallel the north side lot line.

Member Egan moved to grant the variation for both fence and garage placement and area, since 102nd Street may never go through; seconded by Member Haimann. All voted yes. Motion carried.

10. LOT SIZE (R-1)

Hymen Silver requested variation to allow a single family residence on a 42' frontage at 9334 S Austin Avenue.

Mr. Silver stated that there is no other land available on either side of the lot; he would build a bi-level home. He plans to build a 26' wide house. There are other buildings on 40' lots in the area.

Member Ferencak moved to recommend that the Board of Trustees grant the variation because there are other houses built on 40' or 42' lots in that block; seconded by Member Cieplak. All voted yes. Motion carried.

Petitioner advised of 2 copies of letter to Village Manager by May 20, 1968, requesting to be on the agenda of the Board of Trustees meeting on May 28, 1968.

11. GARAGE SIZE (R-1)

Oakdale Constr. Co. requested a 24 X 22 detached garage for 10736 S LaCrosse Avenue. Basement area is a family room. Needs storage space.

Mr. Anzine, of Oakdale Construction Co., stated that the homeowner wants the 24 X 22 garage for storage, work benches, etc. Setbacks will be o.k.; land coverage is within allowable percentage.

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

12. FENCE, CORNER LOT LINE (R-1)

Donald C. Perreault, 10441 S Long Avenue, requested a fence from the rear of the house to the rear lot line, parallel the side street lot line.

Mr. Perreault said his property backs up to the Pumping Station on Lockwood Avenue.

Member Egan moved to grant the variation; seconded by Member Haimann. All voted yes. motion carried.

13. PARKING VARIATION AND FRONT SETBACK FOR ADDITION (Rel.)

First Baptist Church of Oak Lawn, 9831-41 South 55 Avenue requested a variation of parking to allow 26 stalls instead of required 32 stalls. And a variation of the front setback to allow an addition 10'6" from the sidewalk on 55 Avenue.

(continued)

BOARD OF APPEALS, REGULAR MEETING, MAY 1, 1968

Continued

13. PARKING VARIATION AND FRONT SETBACK FOR ADDITION (REL) continued

Albert C. Schlienz, Chairman of the Bldg. Committee, represented the petitioner. The Church Pastor was also present.

Mr. Cody, Oak Lawn Bldg. Dept., said that the First Baptist Church has changed their building plans considerably with improvement of the construction since they first approached the Bldg. Dept. Mr. Schlienz presented drawings of the proposed addition and parking layout. The Church Pastor, who lives in the house to the north of the Church, said he did not object to his driveway being used for access to the parking area. The request is for a 19% variation of parking requirements, and to allow the building addition 10' from the front lot line. Front setback should be 25'.

Member Egan moved to grant both variations as requested, providing the parking area is paved and drained; seconded by Member McCarthy. All voted yes. Motion carried.

14. SETBACK FOR DETACHED GARAGE, CORNER LOT (R-1)

Joseph Pieroth, 10341 S Minnick Avenue, requested a detached garage 5' from the south side lot line (a corner lot).

Mr. Pieroth said that public land is south of his property. The garage would line up with one directly across the street (on the west side of Minnick Avenue). He would build a 22 X 22 garage. The existing driveway is 4' from the south lot line and there is no sidewalk on 104 Street, adjacent to the property. To set the garage 15' from the lot line would result in an unusual and inconvenient arrangement since the driveway is 4' from the lot line.

Member Cieplak moved to grant the variation to allow the garage 5' from the south side lot line; seconded by Member Ferencak. All voted yes. Motion carried.

15. FENCE HEIGHT BETWEEN HOUSES (R-1)

Donald R. McGee, 10645 S Laramie, requested petition be held till the meeting on June 5, 1968.

16. REAR YARD (R-1)

Daniel B. Ryan requested a variation to allow a rear yard with 14'8" depth instead of 26'4" as required by ordinance (20% of lot depth required) for a new home at 9537 S Tripp Avenue.

Mr. Ryan presented the house plans for viewing. The lot is on the northeast corner. The attached garage, which will face 98 Street, has a laundry room, powder room and rear entrance to the house at the rear of the garage. There will be no problem with land coverage. The problem is with the habitable rooms within the area of the rear yard setback requirements. Other setbacks will be proper.

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

17. 2nd GARAGE (R-1)

H. Piper, 4925 West 106 Street, requested a detached garage in addition to the existing attached garage.

Mrs. Piper said the existing attached garage is 19'9" X 20'. The detached garage 14 X 14 would have no overhead doors; she wants a double door on the garage so a Bar-B-Q can be rolled into the building. This would be an accessory building - not to be used as a garage. There is an 8' setback on each side of the house and there is no way of installing a side drive on either side.

Member Egan moved to grant the variation for a 14 X 14 accessory building with the stipulation that the walls of the building be no higher than 7'; seconded by Member Haimann. All voted yes. Motion carried.

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

Cachey Homes, Inc., General contractor, requested a variation to allow 12' setback on a corner lot for an attached garage, at 9737 S Kilbourn Avenue.

T. J. Cachey said the house is not under construction at present; the lot is 63'2 $\frac{1}{2}$ " wide, and the building is 44' wide. The purchaser desires to have the basement finished for a recreation room and have the garage 2' wider, thus requiring 2'10" variation off the 98 Street setback, leaving 12'2" to the lot line, and having a 5' setback on the north side of the building. The home to the north has an attached garage at the rear and there would be about 26' from the south lot line to that next house, or 31' between the two homes.

(continued)

BOARD OF APPEALS, REGULAR MEETING, MAY 1, 1968

Continued

18. SIDE SETBACK FOR ATTACHED GARAGE continued

Member Ferencak suggested that the house be built closer to the north lot line since there will be 31' between the two homes. Mr. Cachey presented a survey and the house plans for viewing. The garages will be back to back.

Member Ferencak moved to grant a variation allowing a 4' setback on the north and 13'2" setback on the south of the building; seconded by Member Cieplak. All voted yes. Motion carried.

19. LOT SIZE VARIATION (not in time for agenda)

Cachey Homes, Inc., requested variation to allow two home sites on a 73.98' frontage, at 9201 and 9205 S Central Avenue.

T. J. Cachey said it would be uneconomical to build one home on the 73.98' frontage. He said his company has been building homes in Oak Lawn for 13 years, but now they are searching out vacant property. This land is on the southeast corner, comprised of two 25' lots and a 23.98' lot on the 92nd Street corner. There is an alley at the rear of the lots which is not used. Cachey Homes has a 60 day contract to purchase this land providing two sites can be built on. Planned is a 40' and a 33.98' lot. A 26'8" wide bungalow and 1½ story bi-level could be built on the lots. There is no other land available adjoining these lots. Mr. Cachey presented a proposed plot plan of the two proposed sites.

There was a general discussion of alternate possibilities such as allowing a 40' corner lot because of the corner setback requirements, and a 33.98' lot on the inside.

Meeting recessed for 10 minutes, readjourning at 9:45 p.m.

Continuing the general discussion, the house at 9200 South 55 Court is set back 10' from the side street lot line. Two bi-level houses could be built, each 24'8" wide; a 38' lot on the inside and a 35.98' lot on the corner with a 7.98' setback on the side street - 92 Street - and a 4' setback on the south side of the building. Mr. Cachey said the homes would compare, or would be above those in the immediate area. The homes would sell for \$25,000 to \$27,000. The land was subdivided in 1927. The variations required would be for lot size and for setbacks.

Member McCarthy moved to recommend that the Board of Trustees approve the variations for lot sizes and setbacks because we will have to be faced with a lot of this and vacant land will have to be used; seconded by Member Haimann. 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.

20. FENCE, CORNER LOT (R-1) Not in time for agenda.

Richard Witham, 9145 S Menard Avenue, requested a chain link fence to the property line, extending past the building line, to enclose the rear yard.

Mrs. Witham explained that the fence would run from the garage to the rear of the lot, along the side street lot line, to enclose the rear yard.

Member Egan moved to grant the variation providing the fence is not over 6' high; seconded by Member McCarthy. All voted yes. Motion carried.

21. PARKING VARIATION (C-2) Not in time for agenda.

Johnson-Thyberg, contractors, requested a variation of parking requirement to allow a 7% shortage of parking, at 10441 S Cicero Avenue, for a proposed addition.

Mr. Thyberg said a proposed three-stores addition is planned for on the existing building. The building presently houses the White Hen store. Mr. Thyberg said the present store has presented no problem as far as parking is concerned. There was a general discussion of the parking layout which Mr. Thyberg presented for viewing. There is a small parkway on the Cicero Avenue frontage. He had no idea what kind of businesses would go into two of the stores, but a drive-in cleaners would go into one of the three stores to be added.

Member Alston stated that he has found that there is a parking problem at the location when he has gone to the present store at night.

(continued)

BOARD OF APPEALS, REGULAR MEETING, MAY 1, 1968

Continued

21. PARKING VARIATION (C-2) continued

Mr. Cody reported the following figures: Lot area, 18,856 sq.ft.; existing building 2,508 sq.ft. requiring 3-1 parking; ^{with} the three-store addition would require 14,338 sq.ft. of parking; 12,951 sq.ft. of parking is available, or a shortage of 1,087 sq.ft. of parking requirements.

Member Egan moved to grant the variation primarily because of the type of businesses that are existing; seconded by Member Haimann. All voted yes. Motion carried.

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

Michael J. DeI Priore, 9634 South 49 Avenue, requested variation of garage area to allow a 22 X 24 brick garage (528 sq.ft.).

Mr. DeI Priore stated that the lot is about 187' deep; there would be no problem with land coverage nor setbacks; wants storage space for lawn furniture, etc.

Member Egan moved to grant the 528 sq.ft. garage; seconded by Member Ferencak. All voted yes. Motion carried.

23. CORNER SETBACK FOR NEW HOME (R-1)

Frank T. Griffin requested a 12' setback off the side street lot line instead of the required 15', for a new home, at 10441 S Laramie Avenue.

Mrs. Griffin explained that they would like to have more room on the inside setback so as to allow for a patio; it would be just the center portion of the house that would be 12' from the side street lot line. A survey was presented for viewing. Only 32' in length, at the center of the home, would be into the required 15' setback; the rest of the building, on both front and rear, would be 15' from the side street lot line. The garage on the next lot is at the rear of the lot. Subject lot is 60' wide.

There was a general discussion and viewing of plans.

Member Ferencak moved to allow a 2' setback variation - allowing a 13' side street setback; seconded by Member Alston. All voted yes. Motion carried.

24. FENCE TO SIDE STREET LOT LINE (R-1) Not in time for agenda

Edward Baldyga, 9747 Mansfield Avenue, requested variation to allow a fence to the side street lot line on a corner lot, from the rear of the house to the rear lot line.

Mr. Baldyga displayed a spot-in survey; he requested a 6' high fence be allowed to run from the east corner of the house to the rear lot line, to enclose the rear yard.

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

25. SETBACK FOR DETACHED GARAGE (R-1) Not in time for agenda.

Albert Bult, 5364 West 96 Street, requested variation to allow a garage to within 1' off the side lot line and 1' off the rear lot line for a 22 X 22 garage with 8 X 22 storage area.

Mr. Bult said there will be no workshop in the building; he will put a 4" or 6" higher floor in the storage area. Land coverage will be within the limits. The present shed is on the lot line - this will be demolished. He wants the new building 1' from the side and 1' from the rear lot lines. The new building will set on a diagonal from the lot lines so only the corners of the garage will be 1' from the lot lines.

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

There was discussion of the Zoning and Planning conference at the Univ. of Ill. on May 12, 13, 14, in Champaign, Ill. There was discussion of the announcement of the POW Conference on May 24, 1968, at Holiday Inn, Oak Lawn. Time not given. Sec'y to inquire what time of day conference will be held and advise the Members by phone.

26. ADJOURNMENT - Motion by Member McCarthy; seconded by Member Alston, to adjourn at 10:55 p.m. 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, June 5, 1968
REGULAR AGENDA #69-2

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

Roll Call: Present: Members Alston, Cieplak, Egan, Ferencak, Haimann, McCarthy.
J. P. Cody, Bldg. Dept.
Absent: Chairman Keneipp

Member Egan expressed, for the Members of the Board of Appeals and the people at the meeting, the deep sadness at the news of Robert Kennedy's assassination. It is unfortunate and, no matter what anybody's politics are, that such an occurrence is a shame.

Member McCarthy moved, seconded by Member Haimann, that Member Ferencak act as Chairman Pro tem in the absence of Mr. Keneipp. All voted yes. Motion carried.

On motion by Member Egan, seconded by Member Haimann, the minutes of the regular meeting held May 1, 1968, were approved as published, with two corrections: Item 2, paragraph 7, 1st line - should be Member Cieplak instead of Ferencak. Item 5, paragraph 5, - should be, All voted yes except Member Ferencak who voted no. All voted yes. Motion carried.

OLD BUSINESS (Items tabled at May 1, 1968, meeting)

1. 2nd GARAGE (R-1)

By letter dated May 14, 1968, Mr. M. Moore, 9216 S Monitor Avenue, withdrew his request for a variation.

2. FENCE HEIGHT BETWEEN HOUSES (R-1)

Donald R. McGee, 10645 S Laramie Avenue, requested 6' height for a fence between the houses, on the south side of his lot.

Mr. McGee stated that he wishes to protect his home from broken windows and to protect children from running in back of the car as they back out. He has a permit for a 5' high fence. He intends to put slats into the cyclone fence. He asked the fence builder if a 6' fence could be built, and the builder approached the Bldg. Dept. on the subject. Mr. McGee said he asked the builder to go ahead with the fence and that he would request a variation. The fence is not in front of the house. A list of 6' fences between houses was presented to the Board, by Mr. McGee.

Member Alston requested the secretary to check later, whether or not the listed 6' fences had variations or not.

Mr. McGee stated he does not know who has done the damage but all of the damage is on the south side of the house. His sole purpose is to protect his property, not to accuse anybody of the damage. Also, he was not able to be at the meeting on May 1, because he was ill.

Mr. F. Gaura, 10649 Laramie, the neighbor to the south, said he objects to the fence because he had a wooden fence 40" high but has since taken it down because he could not paint it. He said he has 4 children that always stay in the yard; he does not believe they have done any damage. Mr. McGee said the fence was at the back of the building, the neighbor had no fence between the buildings. (The Bldg. Dept. files confirm that there was no fence permit for Mr. Gaura's fence.)

Mr. E. Martig, 10641 Laramie, the neighbor to the north, said he would not object to a cyclone fence; he objects to the barrier which a Mack truck could not damage, that is on the north side of petitioner's property. Mr. Martig said his driveway is 2" from the mark's property line and he does not have any trouble going into the driveway, but possibly visitors may have run off the driveway, but he has never been told about it.

The legality of the barrier was questioned. It was explained by the Chair that since the barrier is under 2' high it requires no fence permit. By the letter of the ordinance there is nothing to prevent this barrier. By the Ordinance, this thing can stay.

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BOARD OF APPEALS, REGULAR MEETING, JUNE 5, 1968
Continued

2. FENCE (10645 S Laramie) continued

Mr. McGee said that at the time Mr. Martig's driveway was put in, the contractor, not Mr. Martig, tore up his lawn. He went to President Dumke and the builder was requested to put in a curb along the driveway. The builder informed Mr. McGee that he would repair the damage done to the lawn but he did not, and the curb was not installed.

Mr. D. Raymond, 10636 LeClaire, said he has a 42" cyclone fence. Mr. McGee's fence was installed with the spikes at the top, but they have since been turned down. Mr. McGee said the Bldg. Dept. had the fence company come out and turn the ends down. It was the Air Line Fence Co.. Mr. Cody, Bldg. Dept., said this fence company has not put up a fence without a problem.

Mr. McGee said he could not stand here and say he was not aware of the regulations because Air Line Fence Company came back to him and told him that 5' was the highest permissible between houses. The fence is not an eye-sore. The fence company said they thought there would be difficulties in getting a permit for the 6' height.

Mrs. McGee reported that Mr. Gaura had put a fence up without a permit and then took it down when their fence was erected; she assumed he liked their fence or he would not have done that. Mr. Gaura said he has lived in his house for four years. His fence was from the end of the house, for 27' toward the rear lot line. Mrs. McGee stated that their children (Gaura's) are frequently out in the street, and they run across the driveway when a car is backing out; the children have a habit of doing this.

Member Egan moved to table to the meeting on 7-3-68 so as to bring the fence erector to that meeting. Mr. McGee said he would not bring a business man into the Board to fight his battles. There was no second to Mr. Egan's motion.

Member Egan moved that the 6' fence be reduced to 5'; seconded by Member Haimann. Member Cieplak altered the motion to that the fence between the houses be reduced to 5' and the Bldg. Dept. is to check the fence to see that the barbs have been turned down. All voted yes to the altered motion. Motion carried.

Petitioner was advised of 2 copies of letter to the Village Manager, by 6-17-68, requesting to be on the Board of Trustees agenda for 6-25-68, if he so desires.

3. LOT SIZE (R-1)

Michael Marinacci, requested variation of lot size to allow a home on a 30' lot of record, immediately east of 5820 West 87 Place. Petitioner not present. To be held for 60 days so that an administrative decision on sub-standard lots may be forthcoming.

NEW BUSINESS

4. LOT FRONTAGE (R-1) Two locations.

Joseph Ash, 77 W Washington Street, Chicago, Illinois, representing two different owners of two different lots, 1) 9613 South 53 Avenue; 2) 10326 S Lamon Avenue, requested variation to allow single family homes on these lots. 1) is 25' X 125'. 2) is 30' X 125'.

Mr. Cody, Bldg. Dept., requested from Mr. Ash, the attorney, the names and addresses of the owners. 1) is owned by Evelyn Libin, Suite 1211, 77 W Washington Street, Chicago, who has owned the lot for about 3 years, acquired it through a tax delinquent proceedings; title was vested by judicial decree - there is a difference between that or acquiring the property through taxes. 2) is owned by the First Nat'l Bank of Evergreen Park, under Trust No. 469. Mr. Ash said letters had been written to the people on both sides of these lots on 6-20-67 and 10-21-67, offering the lots to them for 1) \$2,500. and 2) \$3,000. The neighbors have not seemed to agree to the purchase. The lots were offered for sale for \$100. per foot plus assessments. Mr. Ash said the offer was half the going rate or value.

Mr. Cody suggested 60 days time during which we will be able to set up administrative guide lines on these sub-standard lots. Member Egan inquired about the type of buildings that would be put on the lots. Mr. Ash stated that the clients do not want to build, they want to sell the lots to the parties on either side.

Mr. Read, 10328 Lamon Avenue, asked why they can even think of building on a 30' wide lot? The answer was that a 20' wide house could be built on the 30' lots if owned prior to 1963 and they are lots of record. Mr. Cody said the Village will set up a new policy on undersized lots where these lots are scattered through the Village - some sort of guide lines will be set up. Land is more scarce in the Village these

continued -

BOARD OF APPEALS, REGULAR MEETING, JUNE 5, 1968

Continued

4. LOT FRONTAGE (continued)

days and these lots will be more desirable. Ultimately the Village would have to grant a building permit for a lot of record, concluded Mr. Cody.

Frank Kasper, 10324 Lamion Avenue, lives north of the same vacant lot; he has lived there 6 years; his was the 1st home in the block. About two years later Allen Bidrs. purchased land on the south to the corner; they were offered a price too high and the builder was forced to build on the land available; subsequently selling off some lots to other builders.

Member McCarthy moved to table to the meeting on Aug. 7, 1968 (60 days) so that we can get an administrative decision on sub-standard lots or at that time this Board would have to act on these decisions; seconded by Member Haimann. The vote: Egan, no. All others, yes. Motion carried.

Member Ferencak told those present who are interested in the outcome of these decisions on sub-standard lots that the decisions will be given at the meeting on August 7, 1968.

5. LOT FRONTAGE (R-1)

Mrs. John Schultz, 9555 S Melvina Avenue, requested variation to allow two homes on lots 23 and 24, Block 2, M E Malkin & Sons 1st Addn, having a total of 81' frontage.

Mr. Schultz said that there was a fire at the above home in Dec. 1967; then the tornado; and another fire. The lots are a 30' and a 51' totalling 81'. He wants to make a corner lot of 41' and an inside lot of 40'. He will sell one lot and build a home on the inside lot. Petitioner said he has 3 children and another on the way. He had a \$15,000 mortgage. The family presently is living in a 3rd floor apartment on Crawford Avenue.

Member Haimann moved to table for 60 days so we can get an administrative decision on sub-standard lots; seconded by Member McCarthy. The vote: Members Haimann and McCarthy voted yes; all others voted no. Motion did not carry.

Member Egan moved to table for 30 days so Mr. Schultz can present to us some sort of idea of the kind of home he will build; seconded by Member Alston. The vote: Egan and Alston voted yes; all others voted no. Motion did not carry.

There was a general discussion. Mr. Schultz said that if the variation is denied he will sell all of the property instead of only one lot.

Member Egan stated that he wanted it on record that as a policy it be established that the 60 days will be required on all under-sized lots.

Member Alston moved to table for 60 days per the administrative request and Mr. Cody to advise the petitioner if anything can be done within 30 days; seconded by Member Cieplak. All voted yes. Motion carried.

6. GARAGE SETBACK (R-1)

C. R. Hodgman, 10401 S Keeler Avenue, requested corner setback variation to allow a detached garage at the rear of the lot - driveway is installed next to the north side lot line (104 Street).

Mr. Hodgman said the lot is on a Greenway, which is considered a street; 15' off the side lot line is required. Mr. Hodgman reported that all the other three corners have garage variations on setback.

Member McCarthy moved to grant the variation of 5' setback from the side street lot line; seconded by Member Alston. All voted yes. Motion carried.

7. FENCE HEIGHT BETWEEN HOUSES (R-1)

John Bauer, 5216 West 105 Place, requested a 5'9" height for a fence between houses.

Mr. Bauer said that the children play hockey in the rear yard and the puck goes into the neighbors yard. The neighbor has not complained about it. The fence would be 6' high at the garage area where the pool is, so water does not splash into the next yard.

Member Egan moved to grant the variation only if the neighbor indicates by letter that he has no objection to the 5'9" fence; seconded by Member McCarthy. All voted yes. Motion carried.

BOARD OF APPEALS, REGULAR MEETING, JUNE 5, 1968
Continued

8. FENCE HEIGHT BETWEEN HOMES (R-1)

Richard Leighton, 4516 West 99 Place, requested a 6' high fence between homes.

Mr. Leighton stated that they do have a problem with a neighbor; they have been harassed for two years; his wife has changed wash days; the children are scared to death of the neighbor; the little girl fell and a hand went onto the next yard and the woman just tore her apart. The fence is not installed. Petitioner will erect his own fence. It will be a louvered fence. He feels that the only way to alleviate the problem would be to put up a 6' fence.

Member Cieplak moved to deny the 6' height unless a letter from the neighbors on both sides express no objections; seconded by Member McCarthy. All voted yes. Motion carried.

9. SIGN HEIGHT (C-3)

Inland Sign Erectors, for Standard Oil Station, 10249 S Cicero. Petition withdrawn.

10. 2nd GARAGE (R-1)

Edward J. Jennings, 8746 S Merrimac Avenue, requested 500 sq.ft. detached garage in addition to his one-car attached garage.

Mr. Jennings said they have 4 cars, a pick-up truck, minibike, bicycles, lawn equipment and they need more storage room. He stated that he does not want to make the attached garage into another room because he has enough rooms now. He wants to get the vehicles out of the way. He is rebuilding/repairing the pickup truck. A daughter whose husband is in Service lives with them presently and she has a car. There was a general discussion of alternate possibilities. Member Cieplak reported that there is a shed of some sort on the property now.

Member Egan moved to deny the variation since to grant the variation would be setting a precedent; seconded by Member Haimann. All voted yes. Motion carried.

11. FRONT SETBACK FOR ATTACHED GARAGE (R-1)

James White, 9426 S New England Avenue (69th Avenue) requested variation to allow an attached garage into the front setback.

Mr. White said the garage will be 8' from the front lot line. It will be an 18 X 22 attached garage; the front yard setback of 8' is requested. The location of the house on the lot is unique and prohibits location of a garage in any other area. It will conform to regulations in every other way.

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

12. FENCE SETBACK, CORNER LOT (R-1)

Lew Sniatynsky, 8755 South 52 Avenue, requested a 6' high redwood fence to enclose the rear yard on a corner lot.

Petitioner presented a sketch for viewing. He stated that the neighbor whose lot abuts the rear lot line has a 7' high hedge which he wants to take out when the fence is installed. The fence would run from the rear of the house to the rear lot line, then across the rear lot line. The fence will be 5' high with 1' atop of open Xs.

Member Egan moved to grant the variation of side street setback; seconded by Member Haimann. All voted yes. Motion carried.

13. SIGN HEIGHT (C-3)

Flashtric Sign Co., for Jack-In-The-Box, 10235 S Cicero Avenue, requested variation for a 40' high sign.

Mr. Maradej, Flashtric Sign Co., said the total height will be 40', and that the sign will be in keeping with the chain of Drive-In restaurants' design used for all of their locations. The usual height of the signs is 52'. It will be a 4-faced sign. Sign area is o.k. The sign for Shirey Cadillac is 32' high; the sign for VanDahm's is 37' high; the Arena sign is 40' high; they had been granted height variations. Mr. Cody stated that the property is 125' frontage, allowing a 31½' high sign. The variation is for 8½' over maximum height.

Member Egan moved to recommend to the Board of Trustees to grant the variation; seconded by Member Cieplak. The vote: Alston, no; all other members, yes. Motion carried.

Petitioner was advised of 2 copies of letter to the Village Manager by 6-17-68, requesting to be on the Board of Trustees agenda for 6-25-68,

BOARD OF APPEALS, REGULAR MEETING, JUNE 5, 1968
Continued

14. PARKING VARIATION (C-2)

Herbert V. Huskey requested a 33% parking variation at 6205-07 West 95 Street.

L. A. Witry, attorney, represented the petitioner. He explained that a new storage building will be 50 X 90, the lot is 50 X 125. The addition will be for storage only and will be west of the present store. Mr. Cody, Bldg. Dept., said the plans have been gone over and the addition will not add to customer volume. This would fall into a 3-to-1 ratio on square footage basis, but we have taken into consideration the use of the building. The two lots south of the east-west alley south of 95 Street, on Melvina Avenue, have been rezoned for parking for the present building.

Member Cieplak moved to grant the variation providing the addition is used only for storage; seconded by Member McCarthy. All voted yes. Motion carried.

Petitioner advised of 2 copies of letter to the Village Manager, by 6-17-68, requesting to be on the agenda for the Board of Trustees meeting on 6-25-68.

15. PARKING VARIATION (C-2)

H. E. Miller, architect, for F. Chiapetti, 5420 West 95 Street, requested variation in parking requirement in order to build an addition on a building having a previous parking variation.

Mr. Miller presented plans for viewing. The addition would be 33'4" X 8'6", and would be used for a storeroom for repair work and not an addition to the display room. There would be no additional sales space, and no additional customers. The owner has improved the property more than he was required to do; landscaping and other improvements have gone into the location rather than letting it go down. He is asking a variation of about 7%.

Member McCarthy moved to grant the approximately 7% variation provided the parking area is black-topped and drained; seconded by Member Egan. All voted yes. Motion carried.

16. FENCE HEIGHT BETWEEN HOUSES (R-1)

Francis Gorney, 9618 S West Shore Drive, requested a 6' high fence between houses.

Member Egan reported that the petitioner had to leave the meeting because he had to report to work, and requested that the petition be heard next month. Member Egan moved to table this petition to the meeting on July 3, 1968; seconded by Member Haimann. All voted yes. Motion carried.

17. FENCE, CORNER LOT (R-1)

T. Ciapinski, 8700 South 51 Avenue, requested a fence to the side street lot line (north lot line), from rear of house to detached garage.

Mr. Ciapinski said he wants the fence to replace a bamboo fence which was there when he moved into the house about a month ago. The new fence will be a cyclone fence from the rear of the house to the garage at the rear of the lot.

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

18. GARAGE SIZE (R-2)

Eugene Suich, 9417 S Kolmar Avenue, requested a 3-car garage for a 2-family residence.

Mr. Suich said cars are parked from nine o'clock to six o'clock in front of the house which is a two-flat building. He is requesting a 30 X 22 garage (660 sq.ft.); land coverage is not a problem.

Member Egan 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 the Village Manager, by June 17, requesting to be on the agenda for the Board of Trustees meeting on 6-25-68.

19. GARAGE SETBACK (R-1)

G. Matthews, 11016 S Kenneth Avenue, requested variation of setback off the alley lot line to allow a detached garage to be built to the rear lot line.

A spot-in survey was presented for viewing. Mr. Matthews said he wants a 22 X 22 garage. The house is 54' long; the the rear yard is too short for approaching the entrance to the garage. The roof of the garage will match the house. He wants a

continued.

BOARD OF APPEALS, REGULAR MEETING, JUNE 5, 1968

Continued

19. GARAGE SETBACK (11016 Kenneth) continued

variation to allow the garage to the rear lot line. The alley is a dedicated alley which will not be used; every home that has been built in this block has been built with a side drive. There would be no other problems than the rear setback variation requested.

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

20. LAND COVERAGE (R-1)

V. Kadich, 10207 S Kedvale Avenue, requested land coverage variation to allow adding a family room to his home. And, possibly, a rear yard variation.

Mr. Kadich stated that the addition would be 30 X 14' and 17'; the home was built with a front setback of 10' more than minimum requirement. The addition would bring land coverage to 2 $\frac{1}{2}$ % over the 35% coverage allowable by ordinance. Plans were presented for viewing. There was a general discussion.

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

21. FENCE, CORNER LOT (R-1)

Rocco Zoccoli, 8845 South 50 Avenue, requested a fence on a corner side yard, between the rear of the house and the detached garage.

Mr. Zoccoli said the fence will be 42" high, cyclone; and will run for 23' from the rear of the house to the garage, so as to prevent trespassing and to retain a pet dog.

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

22. GARAGE SETBACK (R-1)

Louis J. Cartolano, 5710 West 91 Street, requested variation to allow a detached garage 3' from the rear lot line.

Mr. Cartolano said there is a 20' alley at the rear of his property and the alley is not used; there is not enough room at the rear of the house to allow access to the garage if the proper setback of 5' is maintained.

Member Cieplak moved to grant a 3' setback at the rear lot line; seconded by Member Alston. All voted yes. Motion carried.

23. GARAGE SETBACK (R-1)

E. M. Duffin, 10332 S LaPorte Avenue, requested variation to allow a garage 2' from the rear lot line (alley).

Mrs. Duffin stated that the neighbor has a garage 2' from the rear lot line and it would look better to have the garages even; the garage will be 22 X 22. The setback variation will allow 22 $\frac{1}{2}$ ' between the house and the garage.

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

24. GARAGE SETBACK (R-1)

L. B. Blenz, 11012 S Kenneth Avenue, requested variation of rear setback for a garage.

Mr. Blenz explained that the garage would be too close to the residence to allow ease of access to the garage without possible damage to the residence unless the rear setback variation is allowed.

Member Ferencak explained to Mr. Blenz the procedure for getting the alley vacated.

Member Cieplak moved to grant the variation allowing the garage to the rear lot line providing size is proper and other setbacks are proper; seconded by Member Haimann. All voted yes. Motion carried.

25. GARAGE SIZE (R-1)

Oakdale Constr. Co., for R. P. Mersch, 10733 S Lamon Avenue, requested a 22 X 24 garage (528 sq.ft.).

Mr. Anzine, Oakdale Constr. Co., said the customer needs room for storage.

continued -

BOARD OF APPEALS, REGULAR MEETING, JUNE 5, 1968

Continued

25. GARAGE SIZE (10733 S Lamon) continued

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

26. GARAGE SETBACK (R-1)

Oakdale Constr. Co., for R. Sowa, 10336 S LaPorte Avenue, requested 2' setback off rear lot line for a detached garage.

Mr. Anzine explained that the garage is built; it is 2' off the rear (alley) lot line; the distance was measured from the sidewalk at the rear of the house instead of from the house and thus the 3' difference.

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

27. SETBACK FOR ATTACHED GARAGE (R-1) Not in time for agenda.

J. F. Drzewiecki, 9242 South 50 Avenue, requested side setback of 4'2" from the side lot line for an attached garage. Existing detached garage is too small for cars and lawn equipment, bicycles, etc.

Mr. Drzewiecki said the old garage is 18 X 20; he has two cars, six bicycles (6 kids) and he would use the old garage for one car. He wants a 14 X 22 garage attached to the house with 4'2" side setback instead of the required 5'. This would make a total of 668 sq.ft. of off-street parking (garages).

The Board discussed the possibilities of a detached garage, oversized. Petitioner said he has bought new siding and a new door to put on the old detached garage. Alternatives were discussed further. Petitioner said he would prefer to close in the detached garage and add the attached 14 X 22.

Member Egan moved to grant the variation for 4'2" side setback for the attached garage with the stipulation that the existing garage will have the overhead doors removed; seconded by Member Alston. All voted yes. Motion carried.

28. PARKING VARIATION (C-2) Not in time for agenda.

H. Carl Rinck requested a variation of parking for 10757 S Cicero Avenue.

Mr. Rinck said the construction of a "Village Inn Pizza Parlor", a franchise business, is contemplated. A picture of one of their buildings was presented for viewing. The variation request is for allowing 55 parking spaces instead of the 60 spaces required by ordinance. The lot runs from Cicero Avenue to Keating Avenue; there will be no exits onto Cicero Avenue; a 5' wide planted area is to be installed along the 108 St. and the Keating Avenue frontages. Mr. Rinck also said he wants 55 parking stalls so as to landscape and beautify the grounds. Seating capacity will be 198; there will be about 12 employees - 4 or 5 adults and the rest youths from within the Village. In a general discussion it was brought out that the zoning to the east is R-3.

Member Egan moved that with no apparent problems with the building conformity that the variation for parking be granted; seconded by Member Alston. All voted yes. Motion carried.

29. FENCE TO FRONT PROPERTY LINE (R-1) Not in time for agenda. - 10741 S Kildare Avenue.

Mr. Dytrych said that there are vacant lots on each side of his home which is on a 60' lot, and children run across the recently landscaped front yard, from one lot to the other. The house is across from Lawn Manor park and school. The fence would be just to slow down the kids. The fence is put up in sections; if and when buildings are constructed on either side, the fence will be removed from the front yard.

Member McCarthy moved to grant the variation providing a letter is submitted stating that the fence will come down at the front yard when homes are built on either side; seconded by Member Haimann. All voted yes. Motion carried.

30. ADJOURNMENT

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

/s/ Jos. F. Ferencak
Chairman Pro tem.

/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, July 3, 1968
REGULAR AGENDA #69-3
8:00 p.m.

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

Roll Call: Present: Chairman Keneipp, Members Alston, Haimann, McCarthy; Members Ferencak arrived at 8:10 p.m., Egan arrived at 8:20 p.m. J. Cody, Bldg. Dept.
Absent: Members Cieplak, Egan

Minutes of the regular meeting held on June 5, 1968, were approved as published on motion by Member McCarthy, seconded by Member Haimann. All voted yes. Motion carried.

OLD BUSINESS (Items tabled)

1. LOT SIZE (R-1) - (Tabled at meeting on April 3, 1968)
Pearl R. Sandor requested variation for remodeling existing home on 30' lot; 5640 W. 87 Pl. House was built in 1936, under County jurisdiction, on a lot of record. Petitioner not present. Tabled until further notice.
2. FENCE HEIGHT BETWEEN HOUSES (R-1) - (Tabled at meeting on June 5, 1968)
Francis Gorney, 9618 South West Shore Drive, previously requested a 6' high fence between houses. Petitioner called and requested that his petition be withdrawn from agenda. He decided not to build the fence.

NEW BUSINESS

3. FENCE CORNER LOT (R-1)
Jas. Pappas, 10501 South Lockwood Avenue, presented a plot plan indicating where he was desirous of locating a fence. Fence would not extend past the front building line. He needs the additional privacy for his yard because of five children. Plot plan as presented would not cause traffic hazard.

Member McCarthy moved to grant variation in side yard setback for fence, seconded by Member Haimann. All voted yes. Motion carried.
4. LOT FRONTAGE (R-1)
Hartz Construction Company request lot size variation at 89th Place and Menard. Petitioner not present. Item tabled for 30 days.
5. ATTACHED GARAGE SETBACK (R-1)
Edward Heinz, requests variation of side yard setback to allow an attached garage at 9200 49th Avenue. Petitioner presented plot plan and plans for construction. Ordinance requires 15'0" building line on 49th Avenue. Plans would require attached garage to project 2'8" into 15'0" setback. Petitioner stated that there are many corner lots in the immediate neighborhood that are built closer than the 15'0" setback.

After thorough review of plans and plot plan, a motion was made by Member Ferencak and seconded by Member Haimann to grant the variation in side yard setback. All voted yes. Motion carried.
6. LOT SIZE (R-1)
Hartz Construction Company requests lot size variation at 8919 South Parkside Avenue. Petitioner not present. Item tabled for 30 days.
7. CORNER SIDE SETBACK (R-1)
Leahy Home Building requests corner side setback at 10601 South Tripp Avenue (Greenstrip) for a new home. Petitioner not present. Item tabled for 30 days.

-continued-

BOARD OF APPEALS, REGULAR MEETING, JULY 3, 1968

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

William Jedlicka, 9831 South 52nd Avenue presented plans for construction of an attached 16'0" x 25'0" garage to his residence. The 16'0" width of garage would place it 3'9" from side yard where the ordinance requires a 5'0" setback for an attached garage. Petitioner stated he needs the 16'0" width for storage of car, lawn equipment, etc. Petitioner also had survey of property abutting his to the south showing a 10' easement running parallel to his south property line, indicating that no construction could be placed in this area.

A motion was made by Member McCarthy seconded by Member Haimann to grant the variation. All voted yes. Motion carried.

9. CORNER SIDE SETBACK (R-1)

Cachey Homes, Inc., requests a side setback variation at 10340 South Kildare. Petitioner was present and verbally described house that would be placed on this 62'0" wide lot. Petitioner indicated that this was a corner lot abutting a greenstrip. The ordinance requires the same setback that a street would require or 15'0". It was brought up that in the past variations were granted in these greenstrip areas for building within the 15'0" building line.

A motion was made by Member Alston, seconded by Member Haimann to grant a variation to build to 8'0" of the side yard at this location. All voted yes. Motion carried.

10. OVER SIZED GARAGE (R-1)

Oakdale Construction Company requests variation for over sized garage and height of garage at 10404 South Lavergne. Mr. Paul Anzine, representing Oakdale Construction was present and stated the person he was petitioning for has a refrigerated truck that he wished to get off the street. Because of the dimensions of the truck, he would require a garage 26' x 24' or 624 square feet with an 8'0" overhead door. The 8'0" door would require the construction of the peak of the roof to be 12'6" above grade. The variation for the increase in size of the garage is above the jurisdiction of the Board of Appeals. Member Ferencak brought up in discussion of the adverse reception that one other garage of greatly increased size was granted.

A motion was made by Member Egan seconded by Member Ferencak that the garage height be granted and that a recommendation to grant the oversize garage be made to the Board of Trustees. It was also stipulated in the motion that the petitioner bring letters from the adjoining neighbors saying they had no objection to the oversize garage. All votes yes. Motions carried. Petitioner was instructed in the procedure for being put on Board of Trustees agenda.

11. GARAGE AREA (R-1)

D. Rykaczewski, 9001 South 48th Court requests an over sized garage. Petitioner not present. Item tabled for 30 days.

12. GARAGE AREA (R-1)

Oakdale Construction Company requests variation for over sized garage at 10408 South Lavergne Avenue. Mr. Paul Anzine representing Oakdale Construction was petitioner for owner. Owner needs additional room for storage of two cars, bicycles, lawn equipment, etc., and needs a 22' x 24' garage - 528 sq. ft. Variation is within jurisdiction of Board of Appeals.

A motion was made by Member McCarthy, seconded by Member Alston to grant variation. All voted yes. Motion carried.

4+6. LOT FRONTAGE & LOT SIZE (R-1) (Petitioner late - placed back on agenda)

Mr. Frank Carcara, representing Hartz Construction Company arrived in time for meeting with his two petitions. Undersized lots being considered were three 30' lots at 89th Place and Menard to be used for two 45' lots, and one 40' parcel at 8919 South Parkside that the owner has not been able to make any headway in buying additional ground. Adjacent owner absolutely will not sell. Mr. Cody stated that the Building Department is still working on a workable solution for these undersized lots, and asked the Board if they would consider tabling this for 30 days during which time an answer would be forthcoming.

A motion was made by Member Ferencak, seconded by Member Egan to table this for 30 days. All voted yes. Motion carried.

BOARD OF APPEALS, REGULAR MEETING, JULY 3, 1968

7. CORNER SIDE SETBACK (R-1) (Petitioner late - placed back on agenda)

Mr. Tom Leahy of Leahy Home Building arrived in time to place his petition back on the agenda. Mr. Leahy requested a variation to build within 6'0" of his side yard at 10601 South Tripp. This is another greenstrip area that would require by ordinance a 15'0" setback. Mr. Leahy verbally described dimensions of house and placement on lot. Further construction to garage would necessitate moving the house further into the side yard than the 15'. Mr. Leahy agreed that he could fit the house on the lot if an 8'0" variation was granted. He indicated that this would help him considerably.

A motion was made by Member Alston seconded by Member McCarthy to grant a variation to Leahy Home Building to build a residence with a side yard of 8'0" instead of the required 15'0". Members Keneipp, Alston, Ferencak, Haimann and McCarthy voted yes. Member Egan voted no. Motion was carried.

11. GARAGE AREA (R-1) (Petitioner late - placed back on agenda)

Petitioner D. Rykaczewski of 9001 South 48th Court arrived and this item was placed back on the agenda. Petitioner requested an over sized garage 26' x 26' or 676 square feet. He stated he has a truck with considerable expensive tools and equipment, a car, lawn equipment, bicycles, etc., and needs additional space. Placement of garage on property would present no problems.

Motion was made by Member Egan seconded by McCarthy that it be recommended to the Board of Trustees that this variation be granted. Chairman Keneipp, Members Egan, Ferencak, Haimann and McCarthy voted yes. Member Alston voted no. Motion carried. Petitioner was instructed in procedure of being placed on the agenda of Board of Trustees.

1. LOT SIZE (R-1) (Petitioner late - placed back on agenda)

Mr. Calvin Scott, representing the petitioner of 5640 West 87th Place arrived late-placed on agenda. Mr. Scott brought the Board up to date on his labors in securing the 30' vacant lot to the west. He has located the owners, and has a contract to purchase the real estate, but the owner has now expressed some reluctance to sell. Because the present owner does live out of state, there is a problem of communication. The old structure on the property that Mr. Scott originally wanted to remodel has now been torn down, and what he will eventually want is a permit for construction of a residence. He will continue to make every effort to consummate a contract with the owner. Mr. Scott stated he will keep the Building Department advised as to his headway. He also requested that this item be tabled until further notice.

A motion was made by Member McCarthy seconded by Member Ferencak to table this item until further notification by Petitioner. All voted yes. Motion carried.

13+14. LOT SIZE (R-1) Not in time for agenda.

Petitioner, Eckco Construction Company was represented by Mr. Timothy O'Grady. The properties in question are three 30' lots at approximately 10434-38 South Kilpatrick and three 30' lots at approximately 10409-13 South Kilpatrick. Both parcels comprise 90' each and would be divided in two 45' parcels each. Mr. Cody of the Building Department explained to Mr. O'Grady that the Building Department would like to have 30 days for consideration of these sub-standard lots. Mr. O'Grady agreed.

A motion was made by Member McCarthy seconded by Member Alston to table this for 30 days while a decision is forthcoming from the Building Department. All voted yes. Motion carried.

15. EASEMENT RELEASE (R-1) Not in time for agenda.

Mr. Frank J. Corey, 4303 West 109th Street requests release of 3' of 8' utility easement on his property. Mr. Corey stated he had asked for letters from the utility companies for release of the 3' in question. He had verbal releases with the letters to follow. Mr. Corey was instructed to bring the letters in to the Village Engineering Department as they have indicated they would release the 3' after seeing the written commitments of the utility companies. Chairman Keneipp advised Mr. Corey that the release of an easement could only be done by the Village Board of Trustees.

A motion to recommend to the Board of Trustees that the release of the 3'0" easement be granted was made by Member McCarthy, seconded by Member Egan. All voted yes. Motion was carried. The petitioner was instructed in the manner of being placed on the Board of Trustees agenda, and when a date was assigned to him to bring in his letters of release.

16. ADJOURNMENT

Member Haimann moved to adjourn meeting at 9:45 p.m.; seconded by Member McCarthy. All voted yes. Meeting declared adjourned.

/s/ Warren O. Keneipp
Chairman

/s/ John Cody
Acting Secretary

VILLAGE OF OAK LAWN
Cook County, Illinois
BOARD OF APPEALS
Wednesday, August 7, 1968
REGULAR AGENDA #69-4
8:00 p.m.

Presiding: Warren O. Keneipp, Chairman

Members: Frank Alston, Charles Cieplak, Emmett Egan, Jos Ferencak, R. Haimann, Wm McCarthy

Approval of minutes of regular meeting held on July 3, 1968.

OLD BUSINESS

1. EXTENSION OF LAND USE OF C-3 AREA SPECIAL PETITION
Benjamin Ordower, Esquire wishes to construct a carry-out chicken facility at approximately 9505 South Cicero. A letter has been sent to the petitioner by the Village Manager denying this request. The petitioner in turn, is appealing this administrative decision.
2. LOT SIZE (R-1) (Tabled at meeting on 6-5-68)
Michael Marinacci requested variation of lot size to allow a home on a 30' lot of record which he has owned since 1930; the lot is immediately east of 5820 West 87th Place.
3. LOT SIZE (R-1) (Tabled at meeting on 6-5-68)
John Schultz, 9555 South Melvina, requests variation to allow two homes on lots 23 and 24 (lots of record) having a total of 81' frontage.
4. LOT FRONTAGE (R-1) (Tabled at meeting on 7-3-68)
Hartz Construction Co. requests lot size variation to allow two 45' lots on 90' frontage which is three 30' lots of record, at northeast corner of 87th Place and Menard Avenue.
5. LOT SIZE (R-1) (Tabled at meeting on 7-3-68)
Hartz Construction Co. requests variation to allow a single family residence on a 40' lot at 8919 South Parkside Avenue.
6. LOT SIZE (R-1) (Tabled at meeting on 7-3-68)
Eckco Construction Co. requests variation to allow two single family residences on 45' lots when ordinance requires 50' lots at 10434 and 10438 South Kilpatrick Avenue.
7. LOT SIZE (R-1) (Tabled at meeting on 7-3-68)
Eckco Construction Co. requests variation to allow two single family residences on 45' lots when ordinance requires 50' lots at 10409 and 10413 South Kilpatrick Avenue.

NEW BUSINESS

8. FENCE, CORNER LOT (R-1)
William Schick, 5637 West 98th Place requests variation to build privacy fence past the building line to the property line at 98th Place and Major, corner lot.
9. FENCE, CORNER LOT (R-1)
Thomas Duracka, 5924 West 98th Street requests variation to construct 48" high cyclone fence from the rear of the house to the side building line on Mason Avenue, and along the sidewalk to the rear of the lot. This is a corner lot.
10. SIGN HEIGHT (C-3)
Beverly Sign Company representing Jack Thompson Oldsmobile, 4040 West 95th Street, requests variation for sign to project over the top of the roof.
11. FENCE TO FRONT PROPERTY LINE (R-1)
Joseph Rykaczewski, 9128 South 54th Court, requests variation to construct a cyclone fence to within one (1) foot of the front walk.
12. FENCE TO FRONT PROPERTY LINE (R-1)
Ronald Schweig, 9745 Rutherford, requests variation to allow fence on both sides of his property to run past front building line.
13. OVER SIZED GARAGE (R-1)
George Petit, future owner of 9721 South 52nd Avenue requests variation to build a 24x22 frame garage, 528 sq. ft. This is 28' over our Village Ordinance.

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14. FRONT LOT LINE (R-3)
Milholland Reality, contractors at 10431-33 South Keating, request variation to build vestibule to an apartment building extending 4' past the building line into the front yard.
15. OVER SIZED GARAGE (R-1)
Oakdale Construction Co. representing Norman S. Heitman of 10412 South Tripp, requests variation to build a 24x22 garage, 528 sq. ft. This is 28' over our Village Ordinance.
16. OVER SIZED GARAGE (R-1)
Oakdale Construction Co. representing A. Brudmak, 9816 South 49th Avenue, requests variation to build a 24x22 garage, 528 sq. ft. This is 28' over our Village Ordinance.
17. SIDE YARD SETBACK (R-1)
Edward Aardema of 10128 Kolin Avenue request variation to allow 5' side yard setback adjoining green strip on northeast corner instead of the 15' required by Ordinance.
18. PARKING VARIATION (C-2)
Gus Christakes, 9701 Southwest Highway requests variation of parking of some 2600 sq. ft. or 35% of what is required by ordinance.
19. OVER SIZED GARAGE (R-1)
William K. Knauz, 9140 South Mobile requests variation to build 22x24 frame garage or 528 sq. ft. This is 28' over the Village Ordinance.
20. ADJOURNMENT

O. F. Liberty

VILLAGE OF OAK LAWN
Cook County, Illinois
BOARD OF APPEALS
Wednesday, August 7, 1968
REGULAR AGENDA #69-4
8:00 p.m.

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

Roll Call: Present: Chairman Keneipp, Members Alston, Haimann, Cieplak, McCarthy; Member Ferencak arrived at 8:05 p.m. John Cody, Building Department.
Absent: Member Egan

Minutes of the regular meeting held on July 3, 1968, were approved as published on motion by Member Cieplak, seconded by Member Alston. All voted yes. Motion carried.

OLD BUSINESS (Items tabled)

1. EXTENSION OF LAND USE OF C-3 AREA - (Special Petition) - 9505 South Cicero
Mr. Benjamin Ordower, Attorney of 33 North Dearborn, Chicago, was present representing owner of Green Oak Shopping Plaza--Cosmopolitan National Bank, Trust #7620, and Mr. Ragen of 10719 South Western Avenue, representing franchise of Kentucky Colonel Fried Chicken.

Presentation was given by Mr. Ragen for moving carry-out food operation from its present location on 95th Street in the shopping complex to an isolated building on Cicero Avenue next to White Castle. Present location is very cramped; new location would do twice the volume of business. They predict \$350,000 in annual sales. New store would be 26' x 50', and in the eleven sites they occupy throughout Chicago indicate that 11 to 12 parking spaces would be all that is required. There would be a daily pick up of garbage, and no food would be consumed on the site. Sewer and water lines should present no problem.

Member Cieplak brought discussion to real problem that other stores would want to relocate onto 95th Street and Cicero Avenue and that the original concept of shopping plaza would be destroyed. Mr. Ordower said he would present letter stating that no other stores would seek relocation.

Motion was made by Member Ferencak, seconded by Member Cieplak to go along with the Administrative decision that denied a building permit for this building and deny this appeal. All voted yes. Petitioner was advised of procedure to appear before the Board of Trustees to appeal this decision.

2. LOT SIZE (R-1) - (Tabled at meeting on June 5, 1968) - 5820 West 87th Place
Petitioner was not present. A motion to drop this item from the agenda until further word was received from petitioner was made by Member Ferencak and seconded by Member McCarthy. All voted yes. Motion was carried.
3. LOT SIZE (R-1) - (Tabled at meeting on June 5, 1968) - 9555 South Melvina
The address of property in question is northeast corner of 96th and Melvina. Village Attorney has indicated that these two lots from a 81' parcel could be released. Mr. Schultz of 9845 South Crawford was present with his builder Mr. Tunney. The parcel of ground would be divided into a 40' inside lot and a 41' corner lot. The inside lot is buildable with a 26' wide house with no further variations required.

The 41' corner lot would need a variation for a side yard setback. Mr. Schultz would have his own house built on the inside lot, and Mr. Tunney would put a house up for sale on the corner lot. Neither lot size variations would come within the jurisdiction of the Board of Appeals. A motion to recommend to the Board of Trustees that this variation be granted because new construction would up grade the neighborhood, and a single 81' lot would be uneconomical at this location was made by Member McCarthy, seconded by Member Haimann. All voted yes, Petitioner was advised of procedure to appear before the Board of Trustees.

4. LOT FRONTAGE (R-1) - Tabled at meeting on July 3, 1968) - northeast corner 89 Place and Menard
This parcel is comprised of 3-30' lots running east on 89th Place from Menard. Mr. Hartz stated that the property owner of the vacant 60' east of this parcel definitely would not sell any of the vacant, but would not give a letter to this affect. The Village Attorney had indicated to the Building Department that permits should be granted for 2-45' lots at this location.

A motion was made by Member Alston seconded by Member McCarthy to grant this variation inasmuch as no other ground was available. The motion further stipulated that no further variations on these lots be sought or granted. All voted yes, motion carried.

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BOARD OF APPEALS, REGULAR MEETING, AUGUST 7, 68

5. LOT SIZE (R-1) - (Tabled at meeting on July 3, 1968) - 8919 South Parkside
Petitioner Donald Hartz indicated this was a 40' lot that was landlocked on both sides. Building Department records show this to be true. Village Attorney has indicated to Building Department that a building permit be issued for this 40' site. This would be a 20% variation of lot size and not within jurisdiction of Board of Appeals. A motion was made by Member Alston seconded by Member McCarthy to recommend to the Board of Trustees that this variation be granted with the stipulation that no other variations be sought or granted. All voted yes. Motion carried.
6. LOT SIZE (R-1) - (Tabled at meeting on July 3, 1968) - 10434 and 10438 South Kilpatrick
Petitioner Mr. Tim O'Grady was present. Mr. Cody of the Building Department presented a sketch showing how this parcel was landlocked on either side by owners who have refused to sell additional frontage. Village Attorney has indicated building permits should be issued for these 2-45' sites. A motion to grant this variation with the stipulation that no further variations be sought or granted was made by Member McCarthy seconded by Member Alston. All voted yes. Motion carried.
7. LOT SIZE (R-1) - (Tabled at meeting on July 3, 1968) - 10409 and 10413 South Kilpatrick
Mr. Tim O'Grady representing Eckco Construction Company was present and stated that this was a 90' parcel that was landlocked on both sides and he could not purchase additional ground. There is an older home that he would demolish existing on this parcel. Building Department records confirmed this. The Village Attorney has indicated that two building permits be issued for the 2-45' building sites. A motion to grant this variation with the stipulation that no further variations be sought or granted was made by Member Cieplak, seconded by Member Ferencak. All voted yes. Motion carried.

NEW BUSINESS

8. FENCE, CORNER LOT (R-1) - 5637 West 98th Place
Petitioner William Schick of this address was present and presented sketch showing where he wished to construct a 5'0" high wood privacy fence on his lot. Fence was to extend past building line to property line and continue on to rear of lot. Fence would begin at rear of house.
Motion was made by Member Ferencak, seconded by Member McCarthy to grant this variation based on the need of privacy in backyard and that it would present no traffic hazards. All voted yes. Motion carried.
9. FENCE, CORNER LOT (R-1) - 5924 West 98th Street
Petitioner Thomas Duracka was present and presented sketch of proposed fence. Fence would be a 48" high cyclone fence to run from rear of house to property line on Mason Avenue, along sidewalk to the rear of the lot.
A motion to grant this variation was made by Member Cieplak, seconded by Member Haimann based on the need of privacy and safety in rear yard. All voted yes. Motion carried.
10. SIGN HEIGHT (C-3) - 4040 West 95th Street
Petitioner was Beverly Sign Company who presented drawing showing the letters of this wall sign would project 20" over top of wall. Ordinance on wall signs limits sign to top of wall. Drawing indicated that the letters would be securely fastened to building, that they were letters and not a solid signboard. This would reduce the affect of wind pressure considerably.
A motion was made by Member McCarthy, seconded by Member Alston that a variation be granted based on the reasoning that the size of the letters was important to the sign and that they presented no problem of safety. All voted yes. Motion carried.
11. FENCE TO FRONT PROPERTY LINE (R-1) - 9128 South 54th Court
Petitioner Joseph Rykaczewski was present and presented sketch showing proposed fence to be a 42" high cyclone fence constructed along driveway past the front building line to front property line. He is quite concerned with safety of two small children of his neighbors who play in front yard. He can't see them when he backs out of driveway and the fence would prohibit them from coming on driveway.
A motion to grant this variation was made by Member McCarthy, seconded by Member Cieplak based on the need of safety of children that the 42" height would present no problems, and that there were three other fences in neighborhood. All voted yes. Motion carried.

BOARD OF APPEALS, REGULAR MEETING, AUGUST 7, 68

12. FENCE TO FRONT PROPERTY LINE (R-1) - 9745 South Rutherford

Petitioner Mrs. Ronald Schweig was present and presented pictures of property. She desires a fence that was already erected without a permit to extend past front building line to property lines on either side of property. Property to south side is overgrown with weeds and contains much debris and she wishes to keep her children out of it and away from neighbors property on north.

A motion to grant this variation based on the unsightly condition this petitioner has to put up with was made by Member Alston, seconded by Member Haimann. All voted yes. Motion carried.

13. OVER SIZED GARAGE (R-1) - 9721 South 52nd Avenue

Petitioner George Petit was present and indicated that he needs a garage larger than what is permitted by ordinance to house automobile, lawn equipment, and small boat.

A motion was made by Member Alston seconded by Member Ferencak to grant this variation based on the need for additional storage space. All voted yes. Motion carried.

14. FRONT LOT LINE (R-3) - 10431-33 South Keating

Petitioner Mulholland Real Estate was represented by Mr. Ron Simon who presented sketches showing a vestibule he wanted to add to his apartment building under construction at 10431-33 South Keating. He said there was a need for this to keep unwanted persons from entering the building. He had checked his construction out with the post office and had no problems. He also stated that his vestibule would be 4'6" x 11'0" considerably smaller than one built under a variation at 10322 Komensky.

A motion to grant this variation based on the need of security was made by Member Cieplak, seconded by Member McCarthy. All voted yes. Motion carried.

15. OVER SIZED GARAGE (R-1) - 10412 South Tripp

Petitioner Oakdale Construction Company was represented by Paul Anzine. He stated that the party he was contracting to build a garage for needs additional storage space for two cars, lawn equipment, bicycles, etc.

A motion to grant this variation was made by Member McCarthy, seconded by Member Ferencak to grant this variation on the need of additional storage room. All voted yes. Motion carried.

16. OVER SIZED GARAGE (R-1) - 9816 South 49th Avenue

Oakdale Construction Company represented by Paul Anzine stated that the party he was contracting to build garage for needed additional storage space for two cars, lawn equipment, bicycles etc.

A motion to grant this variation based on the need for more storage space was made by Member Cieplak, seconded by Member Alston. All voted yes. Motion carried.

17. SIDE YARD SETBACK (R-1) - 10128 Kolin Avenue

Petitioner Edward Aardema was present and presented a sketch of other corners at this location and the variations that had previously been granted. This is a green strip area and carries the same setback requirement that a street would. Other variations had been granted at 10345 Kenton, 10400 Kenton, 10401 Kenton, 10400 Knox. He seeks permission to build to 5'0" of property line instead of 15'0" required. The lot is 70'0" wide, and the house he wishes to build is 56'0" wide. This would leave him 9'0" on the other side and would make a total of 14'0" of side yards or 20% of the width of the lot.

A motion to grant this variation based on other variations granted on the same greenstrip was made by Member McCarthy, seconded by Member Alston. All voted yes. Motion carried.

18. PARKING VARIATION (C-2) - 9701 Southwest Highway

Petitioner Christakes was present and presented survey showing size of existing buildings on property. He wishes to demolish existing frame garage and construct a 20' x 40' office building for his own use. Mr. Cody of Building Department presented figures of lot size and land coverage showing that with existing building he would be 1,400' short of requirements (16.5%) and that it was in the jurisdiction of the Board of Appeals. Petitioner stated he has no problem with present tenants parking. One tenant is a carpet distributor with very little need for parking. Mr. Christakes would occupy the new building with his own accounting business which would require a minimum of parking.

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BOARD OF APPEALS, REGULAR MEETING, AUGUST 7, 68

-continued-Item #18

A motion was made by Member Alston, seconded by Member McCarthy that this variation be granted with the stipulations that the parking area be paved, drained and striped to Village specifications, and that the new building will not be used for retail sales. All voted yes. Motion carried.

19. OVER SIZED GARAGE (R-1) - 9140 South Mobile

Petitioner William Knauz was present and stated that since his house has no basement he needs an increase in the size of his garage to house two cars, lawn equipment, bicycles, etc.

A motion to grant this variation based on the need for additional storage was made by Member McCarthy, seconded by Haimann. All voted yes. Motion carried.

20. INABILITY TO COMPLY WITH ORIGINAL DECISION OF THE BOARD OF APPEALS (R-1) - 5216 West 105 Place

Petitioner John Bauer of 5216 West 105th Place was present and stated he was not able to secure a letter from his neighbor stating he did not have any objections to a fence height between homes of 5'9". Board of Appeals had given variation if petitioner could present such a letter. Mr. Cody presented letter from neighbor listing his objections. Member Cieplak pointed out that letter really lists objections, but only stated items that were not in compliance with fence ordinance. Petitioner stated that he doubted that he could ever produce such a letter because the reason for the fence in the first place was to gain some privacy from this neighbor.

A motion was made by Member Cieplak, seconded by Member Ferencak that Mr. Bauer be granted a variation to allow his fence to stand at a height of 5'9", and to get a letter from the neighbor on the other side that he had no objections to this. All voted yes. Motion carried.

21. PARKING VARIATION (C-2) - 87th and Menard

Petitioner Michael Mikoff of 8621 South Lockwood presented sketch showing lot size (25x100) and proposed building (25x50). He would have 1,250 square feet of parking and would be 1,250 square feet short of requirements. The building would be a one-story masonry building for the use of a small cabinet shop. The petitioner owns 60' of vacant property on 87th Place abutting this property and is going to build his own home here. He has his home in Stickney sold. The parking variation he seeks is 50% or over the jurisdiction of the Board of Appeals.

Member Cieplak made a motion to recommend to the Board of Trustees seconded by McCarthy that this variation be granted. The recommendation is also to include that no space be used for retail sales or display. All voted yes. Motion carried.

22. PARKING VARIATION (C-2) - 95th Street, Southwest Highway and Mayfield Avenue

Petitioner, Walton Rug Company, was represented by Mr. Cantor, Architect, who presented drawing showing location of proposed building on site. Area of lot is 13,400 square feet on which he proposes to put a building of 8,000 square feet requiring 32,000 feet of parking. He would be short 26,600 feet or 83% short. Petitioner stated that the greater part of his building is given over to storage and display and that on any given day there are no more than five or six people in his present store at any one time.

A motion was made by Member Ferencak, seconded by Member Haimann that because of the great amount of parking that was short that this petition be denied. Chairman Keneipp, Members Ferencak, Haimann, and McCarthy voted "aye". Members Alston and Cieplak voted no. Motion carried. Petitioner was advised of procedure of appearing before Board of Trustees to appeal this decision.

23. OVER SIZED GARAGE (R-1) - 10428 South 51st Court

Petitioner Robert Dorman was present and stated his need for additional storage for two cars, lawn equipment, bicycles, etc.

Member Haimann moved to grant this variation, seconded by Member McCarthy based on the need for additional storage. All voted yes. Motion carried.

24. FENCE TO FRONT PROPERTY LINE (R-1) - 5192 West Otto Place

Petitioner D. Briens Jr., was present and presented a sketch showing location where he would like to construct a temporary fence, approximately 6'0" high to protect bushes that he has planted until they reach a sufficient height and then he will take the fence down. This would be approximately three years. The fence would extend past the front building line to 3'0" from the property line.

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BOARD OF APPEALS, REGULAR MEETING, AUGUST 7, 68

-continued-Item #24

Member Alston moved to grant this variation based on the fact that it was only temporary and would come down when bushes afforded privacy, seconded by Member Ferencak. All voted yes. Motion carried.

25. FENCE, CORNER LOT (R-1) - 4837 West 91st Street

Petitioner M. Marciano was present and presented sketch showing where fence has been built. No permit was secured. Fence extends past 15' building line to lot line on 91st Street. Mr. Marciano stated that he needed privacy in his rear yard and to stay at 15'0" building line would cut down the size of his yard.

A motion was made by Member McCarthy, seconded by Member Haimann to grant this variation based on the need of privacy in back yard. All voted yes. Motion carried.

26. LOT FRONTAGE (R-1) - 9417 South McVicker

Petitioners Anthony Hyndiuk and Fred Belcastro were present and stated there parcel of vacant ground of three 30' lots comprising 90' was the only land available. Building Department records confirmed this.

Member Haimann, seconded by Member McCarthy made a motion to grant this variation to build on two 45' lots because there was no other ground available and that it be further stipulated that no other variations be sought or granted. All voted yes. Motion carried.

27. REAR YARD SETBACK (R-1) - 9033 South Parkside

Petitioner Michael Ramirel was present and requested a variation to allow him to build a 22'x22' garage 2'0" from his rear line instead of the 5'0" as required. There is an alley at the rear of his property, but it is not used as a public right-of-way. If he had to build garage 5'0" from rear, the front of garage would be only 14'0" from house and be very difficult to pull into.

A motion was made by Member Cieplak, seconded by Member McCarthy to grant this variation since it would make a safer entry into the garage by having 3'0" additional space between the home and garage. All voted yes. Motion carried.

28. SPECIAL BUSINESS

Trustee Philip Special, Chairman of the Judiciary Committee of the Board of Trustees stated that in view of the fact that each month produced requests from home owners to build garages over the limitations of our present garage ordinance (500 square feet), he was requesting a recommendation from the Board of Appeals to amend the Garage Ordinance so that a garage 24'x24' or 576 square feet could be built without a variation. Chairman Keneipp instructed Mr. Cody of the Building Department to draft such a recommendation.

29. ADJOURNMENT

Member McCarthy, seconded by Member Ferencak motioned to adjourn meeting at 11:10 p.m. All voted yes. Motion carried.

/s/ Warren O. Keneipp
Chairman

/s/ John Cody
Acting Secretary

VILLAGE OF OAK LAWN
Cook County, Illinois
BOARD OF APPEALS
Wednesday, September 4, 1968
REGULAR AGENDA #69-5
8:00 p.m.

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

Roll Call: Present: Chairman Keneipp, Members Alston, McCarthy, Egan, Ferencak; John Cody
Building Department
Absent: Members Cieplak, Haimann

Minutes of the regular meeting held August 7, 1968, were approved as published on motion by Member Ferencak, seconded by Member McCarthy. All voted yes. Motion carried.

Mr. Cody of the Building Department informed the Board Members that through the action of the Board of Trustees at their regular meeting of Tuesday, August 27, 1968, the area that detached garages can be built had been increased from 500 square feet to 576 square feet. Items 1, 2, and 12 on the agenda were for oversize garages that would now come within the area of this amendment to the Ordinance, and therefore building permits could be issued without action by the Board of Appeals. Petitioners for items 1, 2, and 12 on the agenda were advised to come into the Building Department and make application for their building permits.

NEW BUSINESS

3. Donald Brinkman, 9600 South Kenneth, requests variation to build a two-car detached garage at the rear of his property 5' from side yard line instead of the 15' required by Ordinance. This is a corner lot with 118' frontage that is to be subdivided into a 60' corner and a 58' inside lot. There is an existing garage on the property that the petitioner is to demolish. There is at present a garage recently built at 96th and Kenton where a similar variation was granted.

A motion was made by Member Alston, seconded by Member McCarthy to grant this variation based on the fact that other similar variations were granted in the past and the variation shall stipulate that the existing garage be demolished. All voted yes. Motion carried.

4. David Reimer, 10445 South Linder, requests variation in total garage area to construct a one-car garage attached to his present two-car garage. Mr. Reimer stated that he has two cars, and a truck. He is a carpenter contractor and wants an additional garage to keep his truck off the street. There is 19' from his garage to his rear property line which would leave 14' available.

Member Egan said he would like to see some plans for the contemplated addition to make sure it would carry on lines of existing building. Mr. Reimer said he could produce such plans.

A motion was made by Member McCarthy, seconded by Member Ferencak to table this item for 30 days so Mr. Reimer could have plans drawn up. All voted yes. Motion carried.

5. Lawrence Hullett 4201 West 99th Street, requests permission to erect a pillar and chain type fence on his front and side property lines. This is a corner lot. Mr. Hullett stated that he formerly had white posts there, and he put these pillars and chain in their place to keep school children from cutting across his property. Pillars are 28" high and about 12' apart. Mr. Cody stated that the fence was erected with no permit.

A motion was made by Member Egan, seconded by Alston that since this fence presented no traffic hazard that a variation be granted and petitioner come into Building Department for his permit. All voted yes. Motion carried.

6. Thaddeus S. Histed, 5540 West 92nd Street, requests a variation to extend a 36" high chain link fence past the front building line to property line. Fence was erected by Sears Roebuck & Company without a permit. Member Alston stated that the fence did not make a bad appearance in the neighborhood and presented no traffic hazard.

A motion was made by Member Egan, seconded by Member Alston that since this fence presented no traffic hazard and that petitioner needs privacy on a corner lot that the variation be granted and the petitioner obtain a building permit from the Building Department. All voted yes. Motion carried.

7. William Wright of 12219 South Vincennes was present with his builder Mr. Donald Hartz. Mr. Wright is buying a new home at 6036 West 91st Street and would like a 22' x 26' garage, 14' in height to top of roof with a 10' high door. He would need a variation for length and height of garage and in height of door.

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BOARD OF APPEALS, REGULAR MEETING, SEPTEMBER 4, 1968

-continued-Item #7

Mr. Wright says he is in the wholesale meat business and needs a larger garage to store his refrigerated truck. Mr. Hartz presented plans for detached garage and stated it would be lower than roofs of surrounding homes. It would be of frame construction with aluminum siding. The garage would be 15' from house and 19' from house to rear.

A motion was made by Member Egan seconded by Member McCarthy to grant this variation based on the need of getting truck off of the street. Variation should carry a stipulation that a letter from neighbor to the east has no objection to garage. All voted yes. Motion carried.

8. Petitioner not present. Tabled for 30 days.

9. Mrs. Arenberg, 4628 West 101st Street, presented site plan sketches showing proposed construction of an attached garage and family room where one corner of garage would project 4'0" into 25' front set back. Lot is odd shaped with curvilinear frontage. There is no problem with lot coverage but because of odd shaped lot, no other design is practical. Mrs. Arenberg stated house to east has porch projecting the same distance as the corner of her proposed garage would be.

A motion was made by Member McCarthy seconded by Member ferencak that because of the odd shaped lot and the severity of the 25' set back that this variation be granted. All voted yes. Motion carried.

10. Art Tablis, 4225 West 107th Street requests a variation to allow a fence to be built along his west property line from rear of house to rear of lot. This is a corner lot and the set back for the fence should be 15'0". The fence was erected by Hines Lumber Company without a permit. It is a 3'6" high chain link fence with plastic inserts.

A motion was made by Member Egan, seconded by Member Alston to grant this variation based on the need for back yard space and that it presents no traffic hazard. All voted yes, motion carried.

11. Robert Sandeman, 5200 West 95th Street, requested a variation to build a canopy 6'7" x 18' over the entrance to his funeral parlor on 52nd Avenue. The canopy would project about 3' into public right-of-way, and tentative plans were to have it supported by uprights from the sidewalk. Member McCarthy advised Mr. Sandeman that we have just enacted our new Sign Ordinance which specifically prohibits canopies projecting into public right-of-way. The assumption of liability in case of an accident on public right-of-way was brought up.

A motion was made by Member Alston, seconded by Member McCarthy to deny this variation because of conflicting with Sign Ordinance. All voted yes. Motion carried. Petitioner was advised of his right to appeal this decision to the Board of Trustees.

13. Darrel Hammonds, 9258 South 54th Court, requests variation to construct a fence parallel to his south property line from front of house to rear property line. This is a corner lot and Ordinance would call for fence being 15' back of property line. Fence would be a 6' stockade type fence.

Petitioner owns a Great Dane dog that stands over 6' on his hind legs, and he needs the 6' fence to contain dog in yard. There is a 3'0" high retaining wall on 93rd Street at this point, and the question of appearance of a 6'0" high fence on top of a 3'0" retaining wall. Mr. Hammonds said that he would place fence in back of retaining wall; probably about 4 to 5 feet. Member McCarthy asked that fence be placed 5' back of retaining wall. Mr. Hammonds said he would.

A motion was made by Member Alston seconded by Member McCarthy that this variation be granted because of the need of privacy in his back yard and to contain his dog. The variation would carry the stipulation that the fence would be constructed 5'0" north of retaining wall; all voted yes, motion carried.

14. Roy Linblade, 9824 South Mayfield, requests a variation to build an attached garage to within 3'0" of property line where Ordinance calls for 5'0". This was previously granted to original owner of property but his time limitation on variation has run out.

A motion was made by Member Egan, seconded by Member Ferencak that this variation be granted because it had previously been granted, and that the variation further stipulate that Mr. Linblade secure a letter from his abutting neighbor stating he had no objections. All voted yes. Motion carried.

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BOARD OF APPEALS, REGULAR MEETING, SEPTEMBER 4, 1968

15. Edward Kaminski, representing Eileen Walter of 5448 South Kildare, requested permission to build to within 7' of property line instead of the 15' as required by Ordinance at 10400 South Kolmar. This variation was previously granted on April 5, 1967.

A motion was made by Member Ferencak seconded by Member McCarthy based on the fact that variation was previously granted. All voted yes. Motion carried.

16. Harold Taylor, 9700 South Kenneth, requested permission to build 3'6" high brick fence on side lot line instead of building line which would be 15' back of property line. Fence would extend from rear of house to rear lot line. Petitioner stated that there are four or five fences of similar type in neighborhood. He would like to have fence built to property line to give him a decent sized rear yard.

A motion was made by Member Egan, seconded by Member Alston that this variation be granted based on the fact that the petitioner needs the privacy of his back yard and that there are other similar variations in the neighborhood. All voted yes. Motion carried.

17. Victor Doylida, 9727 Minnick, requests variation to build an addition on to his house 2' from property line instead of 5'0" as required by Ordinance. Mr. Doylida presented sketches showing addition would be in line with existing home which was built many years ago before present Ordinance was in affect. Neighbor to south was about 40' away, so new addition would not block light or ventilation.

A motion was made by Member Alston seconded by Member Ferencak based on the fact that the addition was in line with present structure and would not interfere with neighbor. All voted yes. Motion carried.

18. Elmer Gregor, 10334 South Kenton Avenue, presented plans for the construction of an attached garage and room addition to his house. Plans show that present house is 6'0" off north property line. The lot is 90' wide which would require a total of 18' of side yard set backs. Plans indicate he would have a total of 11'9" which would make him 6'3" short. Neighbors on either side would be 11 to 12 feet away from house or garage. Addition and garage would come to 5'9" of south line.

A motion was made by Member McCarthy, seconded by Member Alston that this variation be granted because there would be adequate room between buildings and that to hold to the 20% required by Ordinance on this wide lot would be a hardship on petitioner. All voted yes. Motion carried.

19. Michael DeGroot, 5636 West 88th Place, requests variation to build to within 1' 3 3/4" of side lot instead of 5'0" as required by Ordinance. Existing house is placed on rear of lot and addition would be on the front and in line with existing house which is only 1' 3 3/4" from side yard. There is no density problem involved.

A motion was made by Member McCarthy, seconded by Member Alston to grant this variation because of keeping the addition in line with existing home. All voted yes. Motion carried.

20. Glenn Pontious, 6420 West 93rd Street, presented sketches showing where he wanted to place detached garage on his lot, which is a corner lot. Garage would be 3' off Crescent Court. A discussion was held with petitioner and his wife with Members Alston, Ferencak, and Egan about possible alternatives to his proposed location. There appeared to be many problems involved.

A motion was made by Member Alston, seconded by Member Egan to table this item for 30 days so the Board could take a look at the site. This item came in too late to be placed on the agenda. All voted yes, motion carried.

21. Ervin Kats of Towne & Kountry Fence Company, 6735 West 95th Street, requested permission to continue a 6' high cyclone fence 7' past the front building line. Fence was erected without a permit. Mr. Cody stated that this was an existing, non-conforming use in an R-3 zoned area which would carry a 20' front building line. The fence is now 13'0" from line.

A motion was made by Member Egan, seconded by Member Ferencak to table this for 30 days to take a look at it as it came in too late to be placed on agenda.

Petitioner asked to withdraw petition inasmuch as he was moving equipment into yard and he had to have gate locked. He could not wait 30 days. He would rather take the 7' of fence down so that it would conform. Petition was withdrawn.

BOARD OF APPEALS, REGULAR MEETING, SEPTEMBER 4, 1968

22. Clifford Johnson, representing Johnson & Fogarty Builders of 13827 South Halsted, Riverdale, Illinois, presented sketches showing an existing carport on a house built on an irregular shaped lot at 4834 Oak Center Drive. The southwesterly corner of the existing carport is now 3'7" from the lot line.

Mr. Johnson requests a side yard variation to place a foundation parallel to the existing floor of the carport and 7" to the west. This would bring the foundation of the proposed one-car attached garage to 3' from the side property line instead of the required 5'0". He needs the extra 7" in order to install a 9'0" wide overhead door.

A motion was made by Member McCarthy, seconded by Member Ferencak to grant this variation inasmuch as the carport has existed there without causing any problems. All voted yes. Motion carried.

23. ADJOURNMENT

Member McCarthy, seconded by Member Ferencak moved to adjourn meeting at 10:15 p.m. All voted yes. Motion carried.

/s/ Warren O. Keneipp
Chairman

/s/ John Cody
Acting Secretary

VILLAGE OF OAK LAWN
Cook County, Illinois
BOARD OF APPEALS
Wednesday, Oct. 2, 1968
REGULAR MINUTES #69-6

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

Roll Call: Present: Chairman Keneipp, Members Alston, Cieplak, Egan, Ferencak, McCarthy.
John P. Cody, Chief Bldg. Insp.
Absent: Member Haimann

Minutes of the regular meeting held September 4, 1968, were approved as published by motion made by Member Ferencak, seconded by Member McCarthy. All voted yes. Motion carried.

OLD BUSINESS (Items tabled 9-4-68)

1. TWO GARAGES ON R-1 RESIDENCE (corner lot)

David Reimer, 10445 S Linder Avenue, previously requested permission to erect a second attached one-car garage, to within 5' of his side lot line. Ordinance calls for 15'.

Mr. Reimer explained that he was asking a variation for an attached garage; he presented a plot plan showing the placement for the contemplated garage. He has a two-car attached garage. He has one car, one truck, a generator and a compressor, and wishes to store bikes, lawn mower, etc. The total sq.ft. for the present and proposed garages will be 828 sq.ft., or 252 sq.ft. more than the new garage ordinance maximum. Petitioner said he has lived in this house for 2 years; he has been a Carpenter Contractor for about 4 years.

The lot is a very odd shaped lot. The southwesterly corner of the garage would be 5' from the southwesterly curvilinear lot line which is a corner.

Member Egan moved to deny the variation for the second attached garage; seconded by Member McCarthy. Member Egan added that he would not like to set a precedent here. The new garage ordinance was to avoid unnecessary petitions on over-sized garages. The vote: Member Ferencak voted no. All other Members voted yes. Motion carried.

Petitioner advised of his privilege to appeal this decision thru the Board of Trustees by writing 2 copies of a letter to the Village Manager by October 14, requesting to be on the agenda for the Board of Trustees meeting on October 22, 1968.

2. GARAGE AREA, HEIGHT, AND DOOR HEIGHT

Wm. Wright, 6036 West 91 Street, withdrew his petition for variations.

3. REAR YARD SETBACK (R-1)

John Flasan, 8938 S Central Avenue, by phone call on Sept. 30, 1968, requested this petition be held until next spring.

4. SETBACK FOR DETACHED GARAGE (R-1)

Glen Pontious, 6420 West 93 Street, previously requested 3' setback off Crescent Court for a detached garage.

Member Ferencak brought out the fact that it was not mentioned at the previous meeting 9-4-68, that there is presently an attached garage. Petitioner said that the attached garage will be made into a family room. Mr. Pontious presented plot plan drawings which were viewed by the Board. There was a general discussion of alternate possibilities. It was thought that in about a year and a half the sewer and water lines would be installed in this area. There is presently a septic field on the property which would be partially under the garage if the garage is built further back on the lot. There is a 3' embankment on the other side of the home. Petitioner is trying to get a flow of the storm water 'back' into the creek a couple of blocks away. As soon as the sewers are installed in this area the petitioner plans to tap into same. The driveway will be off of Crescent Court (front of property).

Member Egan moved to allow a 5' setback off the Crescent Court property line, and that the north side yard will have a 3' setback. Member Cieplak added that as part of the motion in granting this variation it be stipulated that the present attached garage be converted to a habitable room. Motion with addition seconded by Member Cieplak. All voted yes. Motion carried.

BOARD OF APPEALS, REGULAR MEETING, 10-2-68
Continued

NEW BUSINESS

5. DETACHED GARAGE AREA (R-2)

Joseph A. Simon, 9312 S Kilbourn Avenue, requested a 30 X 22 garage (660 sq.ft.) for a two-family apartment building.

On the basis of one and a half cars parking per unit, the 3-car garage would be in keeping with the present ordinance. The R-2 zoning goes under R-1 garage code. Lot coverage, with the 3-car garage, would be under the per cent allowable in this case. Member Cieplak inquired whether a 30 x 21 Garage would be adequate. Petitioner decided that a 30 X 22 would be required.

Member Ferencak moved to recommend to the Board of Trustees that this variation be granted since it has been done previously in R-2 zoning; seconded by Member Alston. All voted yes. Motion carried. (Petitioner advised of letters to Vil. Mgr. etc.)

6.)

7.) Petitioner phoned request that these items be held until the end of the agenda because he will be unable to get to this meeting until later.

8. SIDE SETBACK ON CORNER LOT (R-1)

Kosowski Constr. Co. requested a 12' side setback, off of Lamon Avenue, instead of 15' for the south east corner of 106 and Lamon Avenue. (4847 West 106 Street)

Mr. Kosowski presented a sketch showing the proposed placement of the new home on the lot. After the Board considered various possible placements of the house plans onto the lot it was evident that the best placement would be with the 3' side yard variation on the side street setback.

Member Egan moved, seconded by Member McCarthy, to grant the variation since there is a similar variation a block south. All voted yes. Motion carried.

9. LAND COVERAGE AND REAR YARD (R-1)

John Lunney, 8834 S Central Avenue, requested variation to allow an 18 X 24 garage to the rear lot line; and a 136 sq.ft. land coverage variation.

Mr. Lunney presented a spot-in survey for viewing. The lot is 38 X 100. The home is two years old. There is an alley at the rear of the lot.

Member Ferencak moved to grant the variations because other garages in this area are built to the alley lot line; seconded by Member Egan. All voted yes. Motion carried.

10. LOT SIZE (R-1)

Theodore Gaw requested two 45' lots from a 90' frontage at 5749 West 87 Place.

Mr. Gaw presented a portion of the Sidwell Maps on which the subject property could be located for viewing. He said there is no other land available either side of the property.

Member Cieplak moved that a variation be granted to split the 90' into two sites of 45' each providing no other variations are allowed on these lots; seconded by Member Egan. All voted yes. Motion carried.

11. LOT SIZE (R-1)

Theodore Gaw requested two 45' lots from a 90' frontage at 5633 West 88 Street.

Mr. Gaw explained that there is no land available on either side of subject property.

Member Cieplak moved to grant the variation to split the 90' into two sites 45' each providing no other variations are allowed on these lots; seconded by Member McCarthy. All voted yes. Motion carried.

12. AMEND PREVIOUS VARIATION

Gus Christakes, 9701 Southwest Highway, requested amendment of variation to allow 100 sq.ft. additional for an office 15 X 30 instead of 10 X 40 as granted 8-7-68.

Mr. Christakes said he would rent out one office and he will occupy the other office. He is asking the Board presently for an additional 100 sq.ft. of building and an 18% total variation on parking requirements. This will allow a 30 X 30 building with two

continued

12. AMEND PREVIOUS VARIATION (Continued)

15 X 30 offices which would be more economical to construct and more rentable.

Member Egan moved to grant the additional 100 sq.ft. of building and the variation of parking in view of the fact that the new building has been an improvement in this area plus the fact that it stays within the 20% jurisdiction of this Board, meaning 18% parking variation; seconded by Member Alston. All voted yes. Motion carried.

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

Wm Jaslowski, 10737 S Kilbourn Avenue, requested 4' side yard so as to allow an attached garage 15'9" wide. Petitioner not present. Item tabled to next regular meeting on November 6, 1968.

14. SIDE YARDS FOR CORNER LOT (R-1)

Ray Pecor requested variation of side yards for a 40' lot (recently purchased from the Village) to allow 4' inside setback and 7'11" side street setback, instead of the 5' and 15' required, at 9400 South Central Avenue.

Mr. Pecor explained that this lot is the one on which a Village pump station had been located; the lot is 39.10' wide. The plans for the new home to be built here had to be designed for this particular lot. The new home will be for petitioner's mother and father-in-law who will reside in the home. The lot was approved for sale by the Village Board of Trustees on 9-10-68. Petitioner presented plans to the Board of Trustees showing proposed location of the building when he purchased the property.

Member McCarthy moved to grant the setback variations and so ratify the Board of Trustees action on this property; seconded by Member Ferencak. All voted yes. Motion carried.

15. LOT SIZE AND CORNER SETBACK (R-1)

Florence Clark requested variation to allow residential construction on a 41' lot; and a variation to allow an 8' corner setback, instead of 15' at 9557 S Melvina Avenue -corrected address, (9545 Melvina - incorrect address).

Mrs. Clark was present. Mr. Cody, Bldg. Insp., said that a variation had been granted by the Board of Trustees (regular meeting held 8-27-68) on the 81' frontage involved, pending subdivision of the parcel. Mrs. Clark is requesting a variation of side street setback to allow 8' from the side street lot line, (96th Street).

Member Egan moved, seconded by Member Alston, to grant the variation allowing an 8' side yard setback off the 96th Street property line. All voted yes. Motion carried.

16. SETBACK FOR VESTIBULE ONTO APT BLDG (R-3)

Town & Country Bldrs requested front setback variation for a 4' X 8' vestibule onto a 6 unit apt. bldg. at 10913-15 S Keating Avenue.

Jack O'Brien represented the petitioner. He explained that to meet off-street parking requirements on the property the building must be built to the front setback line. The vestibules would project 4' into the front setback.

Member Cieplak moved to grant the variation for the 4' deep vestibule; seconded by Member Ferencak. All voted yes. Motion carried.

17. SETBACK FOR VESTIBULE ONTO APT BLDG. (R-3)

Town & Country Bldrs requested front setback variation for a 4' X 8' vestibule onto a 6 unit apt. bldg. at 10917-19 S Keating Avenue.

Jack O'Brien represented the petitioner. He explained that to meet off-street parking requirements on the property the building must be built to the front setback line. The vestibules would project 4' into the front setback.

Member Cieplak moved to grant the variation for a 4' deep vestibule; seconded by Member McCarthy. All voted yes. Motion carried.

18. RELEASE OF 3' OF 8' EASEMENT (R-1)

Paul DeFiore, 10224 S Kenton Avenue, requested release of the east 3' of the 8' easement at the rear of the lot, for a garage.

Mr. DeFiore presented letters from the Illinois Bell Telephone Co., Commonwealth Edison Co., Northern Ill. Gas Co., and the Village Engineering Dept., all indicating

BOARD OF APPEALS, REGULAR MEETING, 10-2-68
Continued

18. RELEASE OF 3' OF 8' EASEMENT (R-1) (continued)

approval of the release of the east 3' of the easement. The letters will be part of the permit file.

Member McCarthy moved to recommend that the Board of Trustees grant the variation because the necessary letters have been received; seconded by Member Egan. All voted yes. Motion carried.

Petitioner advised of 2 copies of letter to the Village Manager by Oct. 14, requesting to be on the agenda for the Board of Trustees meeting on October 22, 1968.

19. PARKING VARIATION (C-2)

Roy Heidke, 5210 West 95 Street, requested parking variation for a two story office building, total area 8,470 sq.ft., (requiring 8,470 sq.ft. of parking) to cover the entire lot, leaving zero feet for parking.

Mr. Heidke presented plans of the new building; the building will be 90' long with a second floor providing office space and facilities, and a private board room. The present building has only 3 parking spaces at the rear of the building. He said the new building will be added onto the rear, and to the west; seven feet of land on the west will be leased or purchased from the Village. The addition will be on 4' of this land and a 3' public walkway will be installed to the Municipal parking lot on the west. There will be no apartment in the building. There will be the 3 parking spaces at the rear of the building and 40 spaces in the adjoining parking lot. Normally there will be about three people in the office a day.

Member McCarthy moved to recommend to the Board of Trustees that the variation be granted. Member Egan seconded the motion because there seems to be adequate parking at the Village parking lot close at hand and there is parking at the rear of the building, and there are no building problems involved, and since Mr. Heidke has been in business in the Village for a long time and has not asked for other variations and he is an asset to this Village.

Member Ferencak questioned future plans of the Village for additional parking in the area. He also thought that there is no reason why we can not grant a local business man a variation since an out-of-town man was granted a 86.4% variation of parking.

The vote on Member McCarthy's motion seconded by Member Egan: All voted yes. Motion carried.

20. SIDE STREET SETBACK (R-1)

Ornoff Bldrs. Inc. requested corner side setback, at center only of the 60'10" long building, variation to allow 14.42' setback off of side street lot line, at 9644 S Kostner Avenue - corrected address (not 9648).

Mr. Croak, an employee of Ornoff Bldrs. Inc. represented the builder. He explained that the house will be 21'3" wide and encroach 8" into the required setback, and the encroachment will occur only at the center of the 60'10" long building, thus causing no obstruction of view for vehicular traffic.

Member Egan moved, seconded by Member McCarthy, to grant the variation allowing the side street setback of 14.42'. All voted yes. Motion carried.

21. LOT SIZE VARIATION(R-1)

Attorney John Coffey requested variation to build on a 40 X 125 lot, at 5500 West Edison Avenue

John Coffey, Atty., represented the owner of the lot, Henry Jennings. Mr. Coffey explained that there is no other property available; the land is being purchased on contract.

Mrs. Carol Adams, 5474 Edison Avenue, questioned the size of the lot. The home next to this lot, she explained, is 60 to 65 years old and in those days setbacks were not observed; there is a catch basin probably on subject lot. And she expressed the hope that the contractor would leave some of the trees which are there.

Mr. Coffey said a survey is in process presently. The Board secretary reported that the Sidwell Maps indicate the lot to be 40' wide.

Member Ferencak moved to recommend to the Board of Trustees that the petitioners request be granted if the survey shows it is a 40' lot and that no other variations

continued

21. LOT SIZE VARIATION (R-1) continued

will be granted for this lot; seconded by Member Alston. All voted yes. Motion carried.

Petitioner advised of 2 copies of letter to the Village Manager by October 14, requesting to be on the agenda for the Board of Trustees meeting on October 22, 1968.

22. FENCE TO FRONT PROPERTY LINE (Not in time for agenda)

Jerome J. Stelmack, 5745 West 90 Place, requested a fence to the front property line.

Mr. Stelmack explained that his lot is 30' wide and the house is set at the rear of the lot; there is no other place for a yard except at the front. He presented a sketch showing his plot plan. There was a general discussion of the fence height and placement. An existing 42" high picket fence will be replaced. This is not a corner lot. Petitioner said he has a shepard dog, and children ages 11 to 6 years old. The problem is with kids coming into the yard.

Member McCarthy moved to grant a variation to allow a 42" high fence along the front property line and for 25' back on each side lot line, then 5' height along the rest of the side lot lines, because there are other fences at the front lot line in this area; seconded by Member Cieplak. All voted yes. Motion carried.

23. LOT SIZE (R-1) (Not in time for agenda)

Leonard Paluck requested a variation of 2' for a new residence at 9545 S Marian Avenue, on a 48' lot.

Mr. Paluck explained that he is asking for a variation to allow construction on a 48' frontage. This is not a corner lot. There is no other land available. There are houses built on the lots on both sides of this property.

Member Ferencak moved to grant the variation providing no other variations will be granted on this lot; this will be an improvement in this area; seconded by Member Cieplak. All voted yes. Motion carried.

24. GARAGE 2' OFF OF ALLEY LOT LINE (Not in time for agenda)

Oakdale Constr. Co. requested rear setback variation to allow 2' instead of 5' from rear lot line for a detached garage, at 5714 West 91 Street.

Mr. Paul Anzine of Oakdale Constr. Co. explained that the lot is a short lot and the distance from the house will be 12' if this variation is granted. The alley is used by one person so far as is known. Other garages seem to be on the alley lot line in this area. There will be no lot coverage problem.

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

25. FENCE TO SIDE STREET LOT LINE (R-1) (Not in time for agenda)

Arthur Corlett, 9649 S Oak Park Avenue, requested a 4' high fence from the rear of the house to the garage driveway at the rear of the lot; to run parallel the side street lot line.

Mrs. Corlett said they will be replacing an existing fence; to deter traffic of school children across the property. She presented a plot plan drawing for viewing.

Member Egan moved to grant the variation since 4 or 5 were granted a couple of months ago; seconded by Member Ferencak. All voted yes. Motion carried.

6. SETBACK FOR VESTIBULE ONTO APT BLDG (R-3)

T. J. Cachey requested a vestibule 4' X 6' onto the front entrance to a six unit apt. bldg. at 10425 S Keating Avenue.

Mr. Cachey extended his apology for being late and explained that he had attended a meeting in another village and it was impossible for him to get to the meeting earlier. He said the apartment building is constructed; the entrances are not. He also said there are other buildings in the area for which similar variations have been granted.

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

BOARD OF APPEALS, REGULAR MEETING, 10-2-68
Continued

7. SIDE SETBACK ON CORNER LOT (R-1)

Cachey Homes, Inc. requested a 4' variation of side yard for a corner lot at 10845 S LaCrosse Avenue.

Mr. T. J. Cachey explained that this will be a model home. The cost will be in the \$40,'s. The area is across from a funeral home; it backs to Cicero Avenue. The variation will be for the attached garage only, because it is 4' into the side street setback. The lot is two 30' lots (60') in an old subdivision which has no established setbacks. The inside setback will be the required 5', but because of the attached garage a 4' variation is requested. The setback at the garage will be 11' instead of 15'.

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

Chairman Keneipp and the Board Members reviewed the budget for 1969. The secretary will direct it to the Finance Dept.

26. ADJOURNMENT

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

/s/ Warren O. Keneipp
Chairman

/s/ Buena Gerke
Secretary

VILLAGE OF OAK LAWN
Cook County, Illinois
BOARD OF APPEALS
Wednesday, Nov. 6, 1968
REGULAR MINUTES #69-7

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

Presiding: Warren O. Keneipp, Chairman

Present: Members Cieplak, Egan, Ferencak, Haimann, McCarthy. And John P. Cody,
Chief Bldg. Insp.

(Member Ferencak left the meeting and returned at 8:12 p.m.)

Absent: Member Alston

Minutes of the regular meeting held on October 2, 1968, on motion by Member McCarthy, seconded by Member Egan, were approved as published. All voted yes. Motion carried.

OLD BUSINESS

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

Wm. Jaslowski, 10737 S Kilbourn Avenue, requested 4' side yard to allow an attached garage 15'9" wide.

Mr. Jaslowski said the garage would be built onto the front of the house. There would be a side yard of 4' instead of the required 5'. Member Cieplak reported that there are other homes in this area that have added attached garages in this same manner. Mr. Cody said the lot coverage would be within allowable.

Member Cieplak moved to grant the 4' side yard instead of 5', seconded by Member McCarthy. All voted yes. Motion carried.

2. REAR SETBACK FOR GARAGE (R-1)

John Flasman, 9838 S Central Avenue, requested a 2'4" variation of rear setback for an 8'4" addition to the back of his garage.

Mr. Flasman presented a copy of the spot-in survey; they have 3 cars, lawn tools, snow blower, lawnmower, etc.; the existing garage is 22 X 18. A sketch presented to the Bldg. Dept. indicated that petitioner would be going back to 2'4" from the rear lot line; there is an unused alley at the rear of the lot. The addition would have a shed roof added to the existing garage. The addition would be a workshop area and tool shed. The 8' would be added to the depth which is 22'. The same kind of siding will be used. There are other garages that are back further than this addition will be, in that block.

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

NEW BUSINESS

3. FENCE SETBACK, CORNER LOT (R-1)

Wm McDade, 9145 South 54 Avenue, requested chain link fence 10' past the side street building line on a corner lot (92 Street) at the rear of the house.

Mr. McDade said the fence would be chain link, at the rear of the house, to enclose the rear yard. The lot involved is the northeast corner of 92 Street and 54 Avenue.

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

4. FRONT SETBACK FOR VESTIBULE (R-3)

Town & Country Bldrs. requested front setback variation at 10921-23 S Keating Avenue, to allow a vestibule to project 4' into the front setback.

The vestibule would be in line with vestibules on the other buildings in this block.

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

5. FRONT SETBACK FOR VESTIBULE (R-3)

Town & Country Bldrs. requested front setback variation at 10925-27 S Keating Avenue, to allow a vestibule to project 4' into the front setback.

The vestibule would be in line with vestibules on the other buildings in this block.

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

REGULAR MEETING, BOARD OF APPEALS, NOV. 6, 1968

Continued

6. FRONT SETBACK FOR VESTIBULE (R-3)

Town & Country Bldrs. requested front setback variation at 10929-31 S Keating Avenue to allow a vestibule to project 4' into the front setback.

The vestibule would be in line with vestibules on the other buildings in this block. This is a six unit apartment building.

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

(Member Ferencak returned to meeting 8:12p.m.)

7. FENCE SETBACK, CORNER LOT (R-1)

Theodore Benacka, 4641 West 106 Place, requested variation to allow a fence to the side street lot line on a corner lot.

Mr. Benacka said this will be a wooden fence, it will be to the side street lot line of a corner lot. Member Cieplak reported that this is an existing fence, entirely around the entire lot. Petitioner said the fence is 5' high between the houses, and the highest part of the fence is 6' (1' over the ordinance maximum) between the houses. The neighbor to the east helped put up the fence between the houses. Also, students from the high school cut across the property. On the side street lot line the fence runs from the rear of the house to the rear lot line.

Member Egan moved to grant the variation providing a letter of approval from the neighbor is submitted with the application to the Building Department - and to grant the side setback variation for the fence at the rear of the house; seconded by Member Ferencak. All voted yes. Motion carried.

8. RELEASE OF 1' of 5' REAR EASEMENT (R-1)

Ed. Kalafut, 5005 West 105 Street, requested release of 1' of 5' rear easement for a detached garage. (Garage wall will be only 4' from rear of house if easement release is granted.)

Mr. Kalafut had letters from Public Service Co., Northern Ill. Gas Co. and Illinois Bell Tel. Co., each granting release of the 1' of the easement. No letter has been received from the Village Engineering Dept. Plot plan drawings were presented for viewing.

Member Cieplak moved to recommend that the Board of Trustees grant the release of the 1' of the easement, subject to the petitioner getting the letter from the Village Engineering Dept. indicating no sewer or water lines problems; due to the fact that the lot is short (109') there would not be enough room to get into the garage; seconded by Member McCarthy. All voted yes. Motion carried.

9. HEIGHT-FROM-GRADE VARIATION FOR AN ATTRACTION BOARD

Accurate Sign Co. for The Coral Theater - petitioner not present. Petition held to the end of the agenda.

10. GARAGE SIZE (R-1)

R. Magnuson, 10037 S Alice Court, requested a 26 X 24 frame garage (624 sq.ft.). Oakdale Construction Co. to represent homeowner.

Mr. Paul Anzine, of Oakdale Constr. Co., said the husband wants a work shop in the garage area. There is a new baby in the family and his workshop is being displaced. The lot has over 10,000 sq.ft. area; there would be no land coverage problem; the overhead door will be standard height. Builder suggested that a separation be made between the work shop and the garage area, but this was vetoed by the homeowner.

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

11. BRICK FENCE, CORNER LOT (R-1)

Reno Guidotti, for Frank Mancari, 4845 West 105 Street, requested variation to allow a brick fence to the side street lot line (Lamon Avenue) from the rear of the house to the rear lot line.

Mr. Guidotti said the wall/fence would be 4' high. A sketch was presented for viewing.

Member Cieplak moved to grant the variation due to the fact that this type of variation has been granted in many other cases, seconded by Member Haimann. All voted yes. Motion carried.

12. "ROY ROGERS ROAST BEEF RESTAURANT"

(Not in time for agenda)

Mr. Albert H. Levy, 33 N LaSalle Street, Chicago, Illinois, addressed the Board. He explained, "this is a Roy Rogers type restaurant, seating 62 or more, it is not proposed to do drive-in business; it will be in just conformity with the building code requirements; (they) are within the present restaurant zoning. They are seeking relief from a 'moratorium', from the administrative decision to not grant a permit for this type of a commercial eating establishment in a C-2 zoning; there are four owners of this land who have owned it for the last 35 years and have paid taxes in excess of \$30,000 over the years." The property under discussion is 250' south of the alley south of 95 Street. The land has 202' frontage running north of 96th Street, on the west side of Cicero Avenue. "The operation will be no hamburger type of business; they will serve roast beef - no beer, no intoxicating liquors - the cost of which will be \$.69 or \$.79 for a roast beef sandwich - less than what it would cost to prepare it at home."

Mr. Levy continued: "They are seeking permission to proceed under the law, in C-2 zoning, to erect a restaurant. The "Moratorium" would delay the start of construction. The "moratorium" does not apply against us (them). If granted the authority to proceed, the plans will be submitted to the Building Department."

Mr. Cody, Chief Bldg. Insp., stated that a plan (not stamped) was submitted to the Bldg. Dept. on Nov. 4, 1968. An application for the building permit has not been received by the Bldg. Dept. The plans must go through the Engineering Dept., Fire Dept., Public Works Dept., and the Building Dept. plan check, and these procedures would be impossible to accomplish in a day or two.

Mr. Levy said, "they were approached 20 years ago to lease a Standard Oil Gas Station on the site and it was barred from this side of Cicero Avenue. They withdrew any effort to have the gas station in there." "We are entitled to a permit at this time, even with the "moratorium"; these rights should be permitted to be granted; we do not intend to run a business that will be another Berger Chef. There would be a sign erected 'No Eating In Cars' - they would be willing to put up such a sign. There is dumping on the property presently, and they are asking only those things which the zoning permits to be done."

Member Cieplak expressed the view that "this still is a good piece of property in view of over the years they had paid taxes on it; that any reasonable wait regarding a building permit would not now lessen the value of the land. There is also a traffic problem at the whole intersection of 95 Street and Cicero Avenue."

Member Ferencak said his "concern would be with traffic, not with legally what would be put in there. What he would like to see go in there would be something that would enhance the 'Center of Oak Lawn', tying in with what is in the area. It would not be the concern of this Board, but with the Board of Trustees - the need for some sort of traffic control in this area."

Mr. Levy said, "It had been considered by Mr. Fenzau, one of the owners, to put up a series of stores here; in discussion with Mr. Gliège, the Village attorney, he (Gliège) mentioned the fact that the site would be better off with this business than with stores - this would be the least congesting." Mr. Levy was advised that stores would be required to have off-street parking also. Mr. Levy said the building would be removed from the 95 & Cicero intersection by more than 250'.

Traffic on the east side of Cicero, northbound, and people leaving the restaurant and wanting to go north would have to cross the southbound traffic lanes; and there are residences on 96th Street west of Cicero.

Member Ferencak: "This Board is not saying they can stop you. But they might not agree to the proposed set-up. At the moment there are a couple of things we want to see - your plans, off-street parking, ingress, egress, etc. There may be a scope here broader than this Board can go."

Also present, representing Roy Rogers Restaurants, were Thos. E. Vavra, III, P.E.; Michael G. Stephanos, Director of Operations, Roy Rogers Roast Beef Restaurants; Thos. P. Conrardy, Executive Vice President, Prudential Realty Co., Inc.

Mr. Vavra said the original tentative plans placed an entrance at the front of the building; that the plans submitted were not specific nor were they to Oak Lawn Code.

Member Cieplak: "The value of the property is due to the location. The amount of traffic on Cicero and on 95 Street, and traffic in all directions must be considered.

12. "ROY ROGERS ROAST BEEF RESTAURANT" (continued)

The proximity to 95 & Cicero location is what has made this property its present value."

Mr. Levy agreed to take some time to consider this from a traffic point of view. He stated, "It could not be said that traffic would be entirely southbound but most of the traffic would be from southbound lanes on Cicero Avenue."

There are no Roy Rogers Restaurants in the area. The nearest similarity would be at Dempster and Harlem Avenue, on the south side of Dempster and east of Harlem. Mr. Levy said he and his son stopped at Arby's Roast Beef House, (78th & Cicero, Chicago) and from their observation of that business there would be no need for policing traffic at the proposed Roy Rogers site.

Member McCarthy moved to table the item for 30 days. There was no second to the motion.

Member Ferencak questioned whether this should be going to the Board of Trustees or whether this Board would have to sit down with them, or, should this case come to the Board of Appeals? Would the "moratorium" last more than the 30 days?

Mr. Levy said it was suggested by Village President Dumke that 'we proceed in this fashion and they (Bd. of Tr.) act on it at their meeting on November 26th.'

Construction plans would have to be drawn to meet Oak Lawn code; the building setbacks as shown on the sketch presented are not to code. There was discussion of possible motion - it was thought that this Board has nothing to make a decision on. There is a question of whether this is a drive-in or not. Or a restaurant.

Mr. Vavra said that the plans were a proto-type plan. A similar plan will be built throughout the United States; there will be a Roy Rogers opening in two weeks in Wheaton, Ill. The washrooms will be key operated; presently they are shown at the rear of the building; entrance is from the outside.

Chairman Keneipp moved that because of the Administrative decision, which we were not apprised of, we are forwarding this request to the Board of Trustees for further consideration, suggesting that special attention be given to the traffic problems which might arise on Cicero Avenue; seconded by Member Egan. All voted yes. Motion carried.

Petitioner advised of 2 copies of letter to the Village Manager by November 18, requesting to be on the agenda for the Board of Trustees meeting on Nov. 26, 1968.

13. RELEASE OF 3' of 8' REAR EASEMENT (R-1) (Not in time for agenda)

H. C. Mattes, 10325 S Cook Avenue, requested release of 3' of 8' rear easement to allow a detached garage; distance from garage to house will be 16.61' if a variation is granted.

Mr. Mattes presented a spot-in survey for viewing. There would not be enough turn to allow getting into the garage; letters are on the way from the utilities companies. Petitioner was advised of letter necessary from the Engineering Dept. also.

Member Ferencak moved to recommend to the Board of Trustees that approval be given provided he has necessary releases from the utilities and the Village Engineering Dept.; seconded by Member Cieplak. All voted yes. Motion carried.

Petitioner advised of 2 copies of letter to the Village Manager by November 18, requesting to be on the agenda of the Board of Trustees for the meeting on Nov. 26, 1968.

14. SETBACK FOR VESTIBULE ON APT. BLDG. (R-3) (Not in time for agenda)

Eckco Construction Co. requested a variation for front setback to allow a 4' deep vestibule on the front of an apartment building at 11004 S Kilpatrick Avenue.

Timothy O'Grady represented the petitioner. He said the vestibule would be for privacy and safety for the building entrance.

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

#9. HEIGHT-FROM-GRADE VARIATION FOR AN ATTRACTION BOARD

Accurate Sign Co., for the Coral Theater, requested a height-from-grade less than the 10' required by ordinance for an attraction board to be added to the existing Marquee.

BOARD OF APPEALS, REGULAR MEETING, NOV. 6, 1968.
Continued

#9. ATTRACTION BOARD (Continued)

Geo. D. Beecher represented the Sign Co. He said the attraction board would go over the drive-in entrance. There is nothing presently visible from westbound traffic to indicate the Theater is there. The board would run north-south. This would be on private property. The height to the bottom of the board would be 9'; there would be no flashing lights - only interior lighting. The board would be 10' long.

Member Egan moved to grant the variation, especially since it is not on the right-of-way and there are no problems; seconded by Member Ferencak. All voted yes. Motion carried.

* * * * *

Mr. Cody said that he has read a very valuable book, "Zoning Primer" which he recommends that members of the Board of Appeals, and the Board of Trustees and probably the Planning & Development Commission should have copies of and read. Member Cieplak has a copy of this same book.

Member Egan moved that six (6) copies of the book be purchased for the members of the Board of Appeals; seconded by Member Ferencak. All voted yes. Motion carried.

The Board requested the secretary to check on the volume or increase in business of the Board in the past five years.

15. ADJOURNMENT

Member McCarthy moved to adjourn the meeting at 9:50 p.m.; seconded by Member Haimann. All voted yes. Meeting declared adjourned.

/s/ Warren O. Keneipp
Chairman

/s/ Buena Gerke
Secretary

VILLAGE OF OAK LAWN
Cook County, Illinois
BOARD OF APPEALS
Wednesday, Dec. 4, 1968
REGULAR MINUTES #69-8

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

Roll Call: Present: Chairman Keneipp; Members Cieplak, Egan, Ferencak, Haimann,
McCarthy, Neaves.
J. P. Cody, Chief Bldg. Insp.

Absent: None.

On motion by Member Egan, seconded by Member McCarthy, the minutes of the regular meeting held November 6, 1968, were approved as published.

OLD BUSINESS - None

NEW BUSINESS

1, 2, & 3. Petitioners not present. Items held until arrival of petitioners.

4. FENCE SETBACK, CORNER LOT (R-1)

Victor Figura, 10341 S Laramie Avenue, requested variation of setback on a corner lot to allow a 42" high fence to the side street lot line, from the rear of the house to the rear lot line.

Mr & Mrs. Figura were present. Mr. Figura said that traffic from St. Linus and Clark Public schools is uncontrollable. Students cut through the yard to the extent that the lawn is damaged. The placement of the fence was indicated on drawings of the plot plan.

Member Egan moved to grant the variation because this type of variation has been granted so many times before - to enclose the rear yard; seconded by Member Haimann. All voted yes. Motion carried.

5. FENCE SETBACK, CORNER LOT (R-)

Air Line Fence Co., (for Anne M. McBride) 8845 South 51 Avenue, requested variation of setback on a corner lot to allow a 42" high chain link fence along the side street lot line, from the rear of the house to the rear lot line.

Mr. Lassendrello, Air Line Fence Co., presented drawings of the plot plan showing the contemplated placement for the fence.

Member Egan moved to grant the variation because this type of variation has been granted so many times before - to enclose the rear yard; seconded by Member Haimann. All voted yes. Motion carried.

1 & 2. FRONT SETBACK FOR VESTIBULES (R-3)

Town & Country Bldrs. requested front setback variation at 10933-35 S Keating Avenue; to allow the vestibule to project 4' into front setback. Also at 10937-39 S Keating.

Mr. Jack O'Brien represented the petitioner. Member Egan questioned whether these vestibules will be open or locked? Mr. O'Brien said that the vestibule is a public entrance to the building; the inside door will require a key for entry; the outside door will be open for accessibility to the vestibule, mainly for mail delivery. Mr. Cody pointed out that other apartment buildings such as Shabui Apts., Crestline Apts., Parkshire Apts., and others all have vestibules. Mr. Egan said that with all of these foyers open to the public we will be faced with eventual muggings and people getting in for not good reasons.

Member McCarthy moved to grant the variation for the vestibules on both buildings; seconded by Member Cieplak. All voted yes. Motion carried.

#9. CORNER SIDE SETBACK (R-1) Not in time for agenda.

Town & Country Bldrs. requested a variation to allow 12' setback instead of 15' off the side street lot line for a residence at 10300 S Cook Avenue.

Jack O'Brien represented the builder. He said the lot is 60.83' wide; is on the southwest corner of 103 Street and Cook Avenue; the garage will exit on Cook Avenue. The entire building length will need the setback variation. The house on Lockwood Avenue, the next street west, is set back less than 15'.

Member Ferencak moved to grant the variation based on the fact that it has been done on 103rd and Lockwood; seconded by Member Cieplak. All voted yes. Motion carried.

#3. REAR YARD (R-1)

C A Person, Inc., builders, requested a rear yard variation at 9117 S Keeler Avenue, to allow a 16' rear yard instead of required 20% of lot depth, because the front setback is 30' along Keeler Avenue.

Mr. G. A. Olson represented the petitioner. He presented drawings of the plot plan showing contemplated placement of the house on the lot. The house will face Keeler Avenue; the lot is an irregular shape; there will be an attached garage. There is a house on the south. Petitioner owns property to the east. The house will occupy 16% of the lot area. Rear of house will be on the east.

Member Cieplak moved to grant the variation to allow 16' rear yard; seconded by Member Ferencak. All voted yes. Motion carried.

#6. HEIGHT FOR ROOF SIGN (C-2)

Lynch Sign Co. for McDade & Co., 5851 West 95 Street, requested a 26' height above the roof instead of 17' for a roof sign.

Mr. James Lynch said the sign is not on the roof at present. The company originally designed two horizontal signs. Mr. McDade objected strenuously to the horizontal signs that were designed. Traffic coming from the east, with the Jewel Store sign existing, would not see the McDade sign. The sign (contemplated) is not big - 74 sq.ft. area. The building is wide. The top of the sign would be 45' from the ground. It would be illuminated. It would be impossible that this sign would block the Jewel sign. Subject building is 18' high.

Member Egan said he shops at the Jewel Store every Saturday morning; 25% of the parking there is by people shopping at Mc Dade's; it is a complete mess. In general discussion it was brought out that there is no parking for the McDade store. The sign will bring more customers to McDade's and the parking now is atrocious.

Mr. Lynch said Mr. McDade was hoping, as a business man, he would be entitled to as much sign as he could get; he had wanted the letters to be approx. 3' high.

Member Ferencak: The building is a non-conforming use; the building was not made to be used for this type of business. The building was originally a warehouse and it was built before we had a parking ordinance. Chairman Keneipp asked, "What is the thinking behind 45' height for a ground sign as against 17' height for a roof sign?" Member Egan said that a ground sign would be more stable due to the type of installation; a roof sign would not have the same strength of supports.

Mr. Lynch said he had spent a lot of time with the committee on forming Oak Lawn's Sign Ordinance. He thinks it is a good ordinance. The future widening of 95 Street at this point was contemplated, and Mr. Lynch said the sign would be completely behind the property line. The building goes right up to the sidewalk. To put a pole or poles for the sign through this old building (like the one built into Kilty's building) would not be practical.

Member Egan moved to recommend that the Board of Trustees deny the variation because the sign is too high and it would attract more customers, and with the Jewel Store having a problem now with people shopping at McDade's, they will have to go into the parking problem; seconded by Member McCarthy who added, there is a new sign ordinance and in this case the sign could be conformed to the sign ordinance. Member Egan concurred. All voted yes. Motion carried.

#7. PARKING VARIATION (C-2)

Mr. H. VanderMay, (Superior Carpets), 9730-40 South Cicero Avenue, requested a parking variation for a proposed addition which, for the most part, will be a workroom.

Mr. VanderMay presented a copy of the proposed addition plans. He said it is just one store; the addition will be 32'8" X 92'. With the addition his parking should be 30,000 sq.ft.; he will actually have 7,400 sq.ft. of parking. He is in the carpeting business.

Member Ferencak questioned whether this would be another McDade situation in years to come. The carpet business may not always be there. Mr. VanderMay said he has been at the present location for 18 years. The business is on the southwest corner of 97 Place and Cicero Avenue. The street flares out (97 Street) at this point. The building, with the addition, would total 9,358 sq.ft.

continued

BOARD OF APPEALS, REGULAR MEETING, DEC. 4, 1968
Continued

7. PARKING VARIATION (C-2) continued

There is a garage on the property now which is being used for storage. Member Cieplak said that what concerns him is that the business has been there 18 years now and may be there 18 years more - but there is no proof that it would not change; he realized that now there may be four customers in the store at one time at the most. Member Egan pointed out that this is 500% variation requested; his concern is for the future. They would not want parking on Cicero Avenue.

Member Ferencak moved to recommend that the Board of Trustees grant the variation with the stipulation that the building would be used for this type of business only - that the front 25' of the addition only be used only for showroom and the remainder used for storage area only; seconded by Member McCarthy.

Member Ferencak explained that this was not to penalize the petitioner but to protect the future of the Village.

All voted yes on the motion. Motion carried.

Petitioner advised of 2 copies of letter to Village Manager to request being on the agenda for the next Board of Trustees meeting, the date of which is not known at this time.

8. LOT FRONTAGE AND AREA (R-1)

H. V. Huskey requested variation to allow two 45' lots out of a 90' frontage; three 30' lots having a depth of 124.54' - at 9532 and 9534 S Meade Avenue.

Mr. Huskey and Mr. L. Witty came before the Board; they presented a house plan which would be similar to the type of homes to be built on these lots, a bi-level 41' long, 24'8" wide, priced at about \$25,000. each.

Member McCarthy moved to grant the variation providing no other variations are to be granted on these lots; seconded by Member Ferencak. All voted yes. Motion carried.

10. BRICK FENCE, CORNER SIDE SETBACK (R-1) Not in time for agenda

C. A. Person, Inc., requested setback variation to allow a 5' high brick fence along the side street lot line, from the rear of the house to the rear lot line, at 9800 S Kostner Avenue.

Mr. G. A. Olson represented petitioner. He said the buyers of the house have children and a dog and they want them in the rear yard. Mr. Olson presented plot plan layout of the proposed fence.

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

11. HEIGHT FOR ANTENNA TOWER (C-2) Not in time for agenda

Illinois Communications Co., for John Ziola, 9618-26 Southwest Highway, requested a variation to allow a 150' high antenna and tower.

Jack B. Lyon explained that the tower would be for a two-way radio for Mr. Ziola's construction business; for communication, the same as for Police and Fire Depts., which would be a convenience in his business. If he was on the road he could be contacted immediately if necessary.

There was discussion by the Board Members as to the need for anything so large, if it is for a convenience. Having a 20 to 30 mile radius - it is not a necessity then to his business. The business that Mr. Ziola owns is now at 79th and Parkside Avenue; he was renting and wants to move the business to 122nd and Crawford Avenue; his equipment is worth \$15/20,000.

Tractor Equipment Co., 4 blocks south, in Chicago Ridge, has an antenna now that is about 200' high. The frequency for the channel they are working at has something to do with the height. It takes two years or better to get a channel. Ziola has the approval of F.A.A. and F.C.C. for the tower; he would put this tower on the site at Southwest Highway. He and two partners plan on putting up a gun club in Lombard. A Tile Co. on 111 Street has a 118' high antenna. Our C-2 zoning limits height to 45'.

(continued)

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Continued

11. HEIGHT FOR ANTENNA TOWER (C-2) continued

Mr. Lyon explained that on the top of the tower there will be a fiberglass rod 2" or 3" thick, about 15' wide, about 40 pounds in weight. This is included in the 150' total height. It will be a Pyrod Tower, total weight 2,543 pounds; base will have a four and a half foot span; 3 legs, each held down by concrete 8'3" X 8'3" X 4'; legs will be structural steel. It meets all E.I.A. ratings for this area. Rated at 30 pound wind load, or 87.6 miles per hour wind velocity. It is a commercial product.

Member Egan moved 1. that the variation should be denied inasmuch as it does not conform with the Village Ordinance; 2. something like this is not conducive with this type of business; 3. he does not think this thing necessary although an essential part of his business is carried on through contact with people on the job, no matter how far away they are - he recommends to the Board of Trustees that it be denied; seconded by Member Haimann. All voted yes. Motion carried.

Chairman Keneipp asked if the Motel, (being planned for 95 Street and Southwest Highway) being planned for 14 stories, would make any difference with the working of the tower? Mr. Lyon said he thought it would; there would be some blocking from the north. It might be well to check this before they put this up.

Member Ferencak suggested that perhaps they could come up with something to overcome the height problem and find something lower in height that would still give him reception.

Chairman Keneipp advised petitioner of his privilege to take this matter to the Board of Trustees if he so chose, and that the letter of request should be in their hands before the next meeting, the date of which is not determined at present.

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The secretary presented a summary of Board of Appeals meetings and petitions heard during the past seven years, as requested by Member Ferencak at the last meeting. A copy of the summary is on file in the Board of Appeals record book.

Chairman Keneipp bid welcome to Mr. Ross Neaves, a new member of the Board of Appeals, who was introduced to the other members. Mr. Neaves received copies of various ordinances which cover the items usually considered by this Board.

The next regular meeting of the Board of Appeals will be held on Wednesday, January 8, 1969, due to the regular meeting date falling on New Year Day.

/s/ Warren O. Keneipp
Chairman

/s/ Buena Gerke
Secretary