

*Randall*

VILLAGE OF OAK LAWN  
Cook County, Illinois  
BOARD OF APPEALS  
Wednesday, Jan. 7, 1970  
REGULAR AGENDA #70-9  
8:00 p.m.

Presiding: Warren O. Keneipp, Chairman  
Members: Charles G. Cieplak, Emmett Egan, Jos F Ferencak, Richard C Haimann,  
Wm J McCarthy, Ross Neaves.

Approval of minutes of regular meeting held on December 3, 1969.

OLD BUSINESS

1. SIGN AREA (C-2) Tabled 11-5-69  
Foster & Kleiser previously requested variation of area for a ground sign at 10644 S Cicero Avenue. (Petition should have read: Variation to allow 576 sq.ft. total face for an additional section of sign.)
2. SIGN AREA (C-2) Tabled 12-3-69.  
Ahern Sign Co. requested variation to allow a 57" X 39' double face bulletin board which will total sq.ft. approx. 580 sq.ft. for Martin Oil Co. Station at 6030 W 95 St. (Tabled until the Ordinance Committee comes up with recommendations.)
3. FRONT SETBACK FOR CHURCH ADDITION (R-1) Tabled 12-3-69  
Oak Lawn Bible Church, 9435 South 54 Avenue, requested a front setback variation to allow an addition to the Church.
4. ADDITION TO NON-CONFORMING USE (R-1) Tabled 12-3-69  
Carmen DeFiglia requested a variation to allow an illegal 10 X 20 addition to a 20 X 20 garage on a 30' lot at 5710 West 88 Place, for a "single family residence".
5. FRONT SETBACK FOR BALCONIES (R-3) Tabled 12-3-69  
Roy T. Barry requested variation to allow balconies to extend 4'6" into the 20' setback on 111th Street, at 4400-28 West 111 Street.

NEW BUSINESS

6. LOT SIZE (R-1)  
Henry J Jennings requests variation to allow a single family residence on a 40' lot at 8931 S Parkside Avenue.
7. ADJOURNMENT



BOARD OF APPEALS, REGULAR MINUTES, JANUARY 7, 1970

Continued

#1. SIGN AREA (C-2) Tabled 11-5-69

Foster & Kleiser request for variation of area for a ground sign at 10644 S Cicero, to allow 576 sq.ft. total face, for an additional section to a sign.

Wm McGowan and Ron Michaels were present. Mr. McGowan said the original petition was to add a sign to an existing sign at 10644 S Cicero Avenue. This is on vacant property. The sign will be a ground sign, all on private property, set on steel. The problem is that 200 sq.ft. is allowed by ordinance. Mr. McGowan said all of their signs are 300 sq.ft. and they are erected all over the Country; in New York, San Francisco, Detroit, etc; he would like to see this Board recommend that they can erect a sign at this location. Mr. Cody said that slides which Mr. McGowan wants to show the Board were presented to the Committee before the Sign Ordinance was passed. Member McCarthy read aloud the decision of the Board of Trustees, on this petition, at their meeting on November 25, 1969. Mr. McGowan passed photos of the property involved among the Board Members. Setbacks conform.

The Sign Company is asking for 576 sq.ft. total sign, 288 sq.ft. on the existing sign and 288 sq.ft. more for another section of sign. The Board of Trustees has passed on the similar sign at 10620 Cicero Avenue. Mr. McGowan said that because of the Holidays the Committee and his company have not been able to get together.

Member Egan moved that this item be tabled until the Committee comes up with their findings on the sign ordinance. Seconded by Member Ferencak. All voted yes. Motion carried. Mr. McGowan said he would be in touch with the Committee.

#7. CANTILEVER INTO CORNER SIDE SETBACK (R-1) Not in time for agenda.

Town & Country Bldrs. requested variation to allow a 4'8" cantilever of the second floor level projecting into the 15' corner side setback at 9201 S Meade Avenue.

Jack O'Brien represented the petitioner. He stated that the plan was changed and the cantilever was constructed on the opposite side from where it was planned. They were building a plan with an attached garage but there were some changes made in a bedroom and bathroom and the architect made changes on the copy which the carpenter had on the job. Mr. Cody said it is doubtful the street will be continued to the west. Mr. O'Brien said this is a \$48,000 house; they just did not plan the building this way.

Member Cieplak moved that there does not seem to be any problems so the variation be granted. Seconded by Member Egan. All voted yes. Motion carried.

#6. LOT SIZE (R-1)

Henry J Jennings requested variation to allow a single family residence on a 40' lot at 8931 S Parkside Avenue.

Mr. Jennings represented the owners, John and Arleen Smalley; a survey is on order but not available; the lot is landlocked, it is 40 X 115.84 and is a lot of record. The house to the south is more than 5' from the mutual lot line; the house to the north is on a 60' lot and the driveway, etc. to the foundation is about 14'. Mr. Jennings said he would like to put the driveway on the north of the house. There was a discussion of the driveway problem. There will be enough room for a garage.

Member Cieplak moved to recommend to the Board of Trustees that we grant the variation to allow building on the 40' lot, and #1. we would like to see the driveway on the south side of the building so as to provide adequate light and ventilation for the building to the south and the property in question; #2. that no other variations be granted. Seconded by Member McCarthy. All voted yes. Motion carried.

#4. ADDITION TO NON-CONFORMING USE (R-1) Tabled 12-3-69

Carmen DeFiglia requested a variation to allow an illegal 10 X 20 addition to a 20 X 20 garage on a 30' lot at 5710 West 88 Place, for a "single family residence".

Chairman Keneipp asked Mr. DeFiglia if he could supply a sketch of the plot plan. Petitioner had no sketch nor plans. Mr. Cody stated that with the 10 X 20 addition the building is far short of minimum residential area; the building is illegal, the plumbing and sanitary requirements and electrical work and construction are all short of minimum requirements.

(continued)

BOARD OF APPEALS, REGULAR MINUTES, JANUARY 7, 1970

Continued

#4. ADDITION TO NON-CONFORMING USE (R-1) 5710 West 88 Place (continued)

Mr. DeFiglia said he would like to correct all the violations on the building. He introduced Mrs. Lorenzi, from whom he had bought the property. Mrs. Lorenzi said she had lived there, and then had rented it out to a party that did not keep it up; she had thought of putting on a room addition at one time; she was told she could put one room on but she did not have the money to do it; this was in 1960. (Area at that time was under County jurisdiction.)

Mr. Cody asked Mr. DeFiglia what "he was told by the Building Department before he bought the property"? Mr. DeFiglia said "there were 3 men out, and I think I talked to them about an addition". (The Bldg. Com. advised Mr. DeFiglia that the building was a non-conforming use and any work would have to be done according to code.) Mr. DeFiglia said he thought he could do this himself -- to bring it up to code; he realized that the plumbing was rejected by the Oak Lawn Plumbing Inspector; he said he found a contractor plumber who would do the work reasonable for him - Bob Wells, from Stickney; he would like to have him bring the sanitation of the property up to code. Member Egan asked the cost of the plumbing work. Petitioner said he did not know what it would cost, but Mr. Wells said he would do it for a reasonable cost, about \$500. and would do it according to the code and that he would get the plumbing permit.

Petitioner said that Venturella (Masonry Contractor) is a cousin of his and he would put up construction according to code because he is a relative. Petitioner asked if he could try to build this building up to code. After the plumbing is done he would get a plumbing inspection. Mr. DeFiglia was reminded that there is a "Stop Work" order on the building.

Member Egan said he would prefer to see the building condemned; he asked if condemnation proceedings could be started. Mr. Cody said we have not looked into condemnation proceedings.

It was suggested that petitioner get an architect and have him get in touch with the Bldg. Dept. and get a plan that would meet the codes. A lot size variation would be needed. Petitioner also owns the 30' lot and building west of subject property; he bought the properties separately. It was pointed out that a very desirable property could be accomplished with the 60' residential frontage.

Member Cieplak moved that the variation be denied, the reasons being in the health and the general welfare of the Community. Seconded by Member Neaves.

Chairman Keneipp advised the petitioner he could appeal to this Board again, and that he has the privilege of going to the Board of Trustees - there would be no fee involved in going to the Board of Trustees on this petition.

Member Egan said he was in agreement with Member Cieplak; he thinks the building is in a deplorable condition and that any addition would not enhance this building, and, if he were to improve this property, a new building should be put up.

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

ADJOURNMENT

Member McCarthy moved to adjourn the meeting, seconded by Chairman Keneipp. All voted yes. Meeting adjourned at 9:15 p.m.

/s/ Warren O. Keneipp  
Chairman

/s/ Buena Gerke  
Secretary

Randall

VILLAGE OF OAK LAWN  
Cook County, Illinois  
BOARD OF APPEALS  
Wednesday, Jan. 8, 1970  
REGULAR AGENDA #70-9

8:00 p.m.

Presiding: Warren O. Keneipp, Chairman  
Members: Richard J Bartoszek, Charles G Cieplak, Lawrence Collings, Emmatt Egan,  
Ross Neaves.

Approval of minutes of regular meeting held on December 2, 1970.

OLD BUSINESS

1. GARAGES TO LOT LINES (R-3)  
Will Gierach, atty., for M A Glavor, owner, requesting variation to build the garages on the lot lines of the property, at 9524-28-32 S Mansfield Avenue, so that same amount of parking spaces can be retained.
2. SIGN INTO RIGHT-OF-WAY (C-2)  
E Johnson, of Great Service Station, 9266 S Cicero Avenue, requesting variation to allow existing sign to project beyond the property line.
3. IMPROVEMENT ON EXISTING NON CONFORMING (C-2)  
Mrs. Ruth Coletti requesting variation to allow improvement of existing non-conforming use by adding a dormer for owner's living quarters at 9953 Southwest Hwy.
4. RELEASE OF S. 7' OF 10' EAST/WEST EASEMENT (R-1)  
Richard E Gliwa, requesting release of 7' of 10' easement which is 1/2 of a vacated east-west alley, to allow a detached garage, at 10310 S Knox Avenue.
5. FENCE HEIGHT (R-1)  
John Wagner, Jr., 9740 S Kostner Avenue, requesting 6' high fence between the front and rear of the house, parallel the side lot line.

NEW BUISNESS

6. GARAGE REAR SETBACK (R-1)  
Cronan Treacy, 9524 S West Shore Drive, requesting a garage to within 1' of the rear lot line where the ordinance requires 5'.
7. PARKING (C-2)  
Pat Harvey Fashions Inc., 5351 West 95 Street, requesting variation of parking to allow an addition 25 X 30 at the rear of the building.
8. SIGN AREA (C-2)  
Artisan Sign Co., for Gas City Service Station, 10619 S Cicero Avenue, requesting a variation of approx. 40% over maximum area allowable for a ground sign.
9. ADJOURNMENT

Randall

VILLAGE OF OAK LAWN  
Cook County, Illinois  
BOARD OF APPEALS  
Wednesday, Feb. 4, 1970  
REGULAR AGENDA #70-10  
8:00 p.m.

Presiding: Warren O. Keneipp, Chairman

Members: Charles G. Cieplak, Lawrence Collings, Emmett Egan, Richard C. Haimann,  
Wm J. McCarthy, Ross Neaves

Approval of minutes of regular meeting held on January 7, 1970.

OLD BUSINESS

1. SIGN AREA (C-2) Tabled 11-5-69  
Foster & Kleiser previously requested variation to allow 576 sq.ft. total face for an additional section of sign. (Tabled until Committee comes up with their findings)
2. SIGN AREA (C-2) Tabled 12-3-69  
Ahern Sign Co. previously requested variation to allow a 57" X 39' double face bulletin board which will total approx. 580 sq.ft. for Martin Oil Co. Station at 6030 West 95 Street. (Tabled until Committee comes up with their findings.)

NEW BUSINESS

3. LOT DENSITY (R-3)  
Denis F. O'Malley, contractor, requests a variation to allow construction of an apartment complex containing 78 units on a parcel of land that has a net area, after street dedications, of 68,675 sq.ft. which would allow 69 units under ordinance, at 9300 S Neva Avenue (71.5 West).
4. LOT SIZE (R-1)  
C. Scott, for Mrs. Pearl R. Sandor, requests variation to allow construction of a single family residence on a 30' lot of record at 5640 West 87 Place.
5. ADJOURNMENT

VILLAGE OF OAK LAWN  
Cook County, Illinois  
BOARD OF APPEALS  
Wednesday, Feb. 4, 1970  
REGULAR MINUTES #70-10

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

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

Minutes of the regular meeting held on January 7, 1970, were approved as published on motion by Member Neaves, seconded by Member McCarthy. All voted yes. Carried.

OLD BUSINESS

1. SIGN AREA (C-2) Tabled 11-5-69 (10644 S Cicero Avenue)  
Foster & Kleiser previously requested variation to allow 576 sq.ft. total face for an additional section of sign. Tabled until Committee makes their decisions on the Sign Ordinance amendments.
2. SIGN AREA (C-2) Tabled 12-3-69 (6030 West 95 Street)  
Ahern Sign Co. previously requested variation to allow a 57" X 39' double face bulletin board which will total approx. 580 sq.ft. for Martin Oil Co. Station. Tabled until Committee makes their decisions on the Sign Ordinance amendments.

NEW BUSINESS

3. LOT DENSITY (R-3)  
Denis F. O'Malley, contractor, requested a variation to allow construction of an apartment complex containing 78 units on a parcel of land that has a net area, after street dedications, of 68,675 sq.ft. which would allow 69 units under ordinance, at 9300 S Neva Avenue (71.5 West).

H. E. Miller, architect, presented copies of plot plans and site plans to the Board. Mr. Miller explained that a public hearing for rezoning was held on Nov. 3, 1969, with the Planning & Development Commission; at a subsequent meeting the site plot plan, as submitted here, was presented to the Board of Trustees. They asked for and were granted the looping of the water mains so as to cover the property; they asked for and were granted a 3rd street dedication - 93rd Place. Actual figures and dimensions were shown on the site plan submitted. Originally the gross area of the land was 98,185 sq.ft.; presently the area is down to 68,675 sq.ft. - they have lost about 1/3 of the land. They have dedicated 33' on each side of the property so as to have a full street on each side. Homes are built along the west side of Nordica Avenue which abuts the east line of subject property, so 93 Place dead-ends at that point. There are homes on the south side of 93 Place. The site plan showed three apartment buildings setting on a common terrace; all parking will be below grade; there is more than the required green space, recreation space, etc. It is not all buildings and blacktop.

Mr. Miller does not feel that the variation requested will set a precedent. The recreation area will be a 6' raised platform. They will be able to hold the setbacks. There are no backs to these buildings; each face is a prime face; there is no rear as far as garbage, etc., is concerned. There will be a through street to Harlem Avenue; they have avoided a side street out to residential areas.

The buildings will have elevators; will be 3 stories high above the terrace; the elevator will go to the parking level. There will be less than 75' to any building exit, which is a requirement. Construction will include pre-cast concrete floors.

Mr. O'Malley was present. They are asking for no variations other than density. Mr. Miller said there will be fire hydrants on 2 corners of the property; they anticipate another hydrant - a 3rd one. There will be 50/60' of open area between the buildings; the buildings will be completely fire proof and there will be a complete tie-in directly to the Fire Dept.; looping the water mains was a wise thing to do in view of fire prevention.

(continued)

BOARD OF APPEALS, REGULAR MINUTES, FEBRUARY 4, 1970

Continued

3. DENSITY (9300 S Neva Ave.) cont'd

Mr. Cody said that the plan meets with everything as far as the Bldg. Dept. goes; the construction will have almost a 4 hour rating.

Mr. Miller said that in giving up 1/3 of the land for proposed dedications it becomes a matter of economics to put up 78 units instead of 69; loan banks will be looking at the financial picture. If 93rd Place were not required to be dedicated they would have had 78 units of apartments without a problem; 93rd Place will never go through to the east of the property because homes are built on the west side of Nordica Avenue and those lots abut the east property line of subject property. And 93rd Street is not fully improved and there is a fence down the middle of the street. With this development the existing fence will be removed and the street will go thru.

Member Cieplak moved to grant the petitioners request to construct three 26 unit apartment buildings and that the final drawings be presented to the Bldg. Dept. for final approval and if there is any discrepancy between the petitioners and the Bldg. Dept. that this item be presented back to this Board, and that no other variations be granted; thru the dedication of three separate streets the petitioner has lost the use of 28,285 sq.ft. and appears to be trying to comply with the Village in all other ways. Seconded by Member Neaves. All voted yes. Motion carried.

In a discussion following the decision it was brought out that the one-bedroom apartments will have 720 sq.ft. of floor area (650 sq.ft. minimum is required by ordinance), two-bedroom apartments will have 884 sq.ft. of floor area (800 sq.ft. is required minimum). Mr. O'Malley, the petitioner has built in the Village before. Mr. Miller, the architect, has designed many buildings in Oak Lawn, including the Stonegate Apts, under construction at 96th & Mayfield, in which there are 82 apartments, underground parking for about 50 cars, inside swimming pool, a common terrace between two portions of the building; they will develop a Putting Green and Shuffleboard, and the building will not look like an institution.

4. LOT SIZE (R-1)

Mr. C. Scott, for Mrs. Pearl R. Sandor, requested variation to allow construction of a single family residence on a 30' lot of record at 5640 West 87 Place.

Mr. Scott said his mother is the owner of the property; she had bought a 4-room home on the 30' lot and was going to remodel the building. He found the building in bad shape but was going to remodel it for her, but the building was so deteriorated and kids around there tore the place to pieces; he finally agreed to allow the building to be burned down. They have tried to buy the lot to the west and the owner owns that lot by inheritance - it is an estate situation; she has been paying the taxes, etc. Petitioner had a lawyer draw up the papers and the circumstances got out of control in the sense of timing. Mr. Scott had given her a deposit and then she moved to Florida and they lost contact. He got in touch with her again two weeks ago but she does not want to sell the lot now. It seems the estate has not been resolved.

At the same time, to the east of this lot is a Public Service Utility Station; there is about 15' of vacant from the mutual lot line to the installation; Public Service has about 90' frontage. When they called the property department they stated they do not want to sell the Public Service property.

Mr. Scott said that subject 30' lot has sewer and water on it and there was a house on it, but under the circumstances they are stuck. He presented pictures of the site. For two years he has attempted to purchase the lot to the west. It is his belief that the biggest hang-up is a sister who does not want to sell the lot. The woman he contacted wanted to sell the lot then said no. The house would be for Mrs. Sandor, Mr. Scott's mother, who is living in a trailer and living costs in a trailer are high. Originally there was a 4 room house on the lot but it could not be fixed up as they had expected.

It was suggested that Mr. Cody contact the Utility Co. to see if they would sell part of their footage, explaining to them the frontage requirement. And he should write the owner of the lot to the west to see if a purchase can be affected.

(continued)

BOARD OF APPEALS, REGULAR MEETING, FEBRUARY 4, 1970  
Continued

4. LOT SIZE (5640 West 87 Place) Cont'd

Member Cieplak moved to table the item for 30 days, to March 4, 1970, to give Mr. Cody a chance to write a letter to the lady. Seconded by Member Egan. All voted yes. Motion carried.

(Mr. Cody got the name and address of the owner of the lot to the west from Mr. Scott.)

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

Ralph B. Kocian, 10341 S Kenneth Avenue, requested variation to allow a fence past the building line on a corner lot.

Mr. Kocian presented drawings of the plot plan; the lot is north of a Green Strip (104th Street); the fence would be 42" high across the rear of the lot so as to match a neighbor's fence; the fence along the south side lot line, at the rear of the house, would be 6' total height (5' interwoven boards with 1' of open design at the top).

Mr. Kocian said the property to the south is owned by a church; they have a green strip about 25' wide, then there is no street; the church parking lot is south of the green strip. Mr. Kocian said the church has no intention of extending their parking lot.

Petitioner said he understands the easement agreement. He is looking for privacy in his rear yard. There is a neighbor about 1/2 block away who has a 6' fence on the corner lot. There is a 16' easement parallel the south side lot line of subject property; and a 5' easement parallel the rear lot line.

Member Egan moved to grant the variation because when he looked at the site it looked familiar, the Board has had numerous requests that were similar. Seconded by Member McCarthy. All voted yes. Motion carried.

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Mr. Lawrence Collings, as a new Member of the Board of Appeals, was bid welcome by the Members.

The secretary distributed the new list of Board Members.

6. ADJOURNMENT

Member McCarthy moved, seconded by Member Haimann, to adjourn the meeting. All voted yes. Meeting declared adjourned at 9:00 p.m.

/s/ Warren O. Keneipp  
Chairman

/s/ Buena Gerke  
Secretary

*Randall*

VILLAGE OF OAK LAWN  
Cook County, Illinois  
BOARD OF APPEALS  
Wednesday, Mar. 4, 1970  
REGULAR AGENDA #70-11  
8:00 p.m.

Presiding: Warren O. Keneipp, Chairman

Members: Charles G. Cieplak, Lawrence Collings, Emmett Egan, Richard C. Haimann,  
Wm J. McCarthy, Ross Neaves

Approval of minutes of regular meeting held on February 4, 1970.

OLD BUSINESS

1. SIGN AREA (C-2) Tabled from 11-5-69 - (10644 S Cicero Avenue)  
Foster & Kleiser previously requested variation to allow 576 sq.ft. total face for an additional section of sign (Tabled until Committee comes up with their findings)
2. SIGN AREA (C-2) Tabled from 12-3-69  
Ahern Sign Co. previously requested variation to allow a 57" X 39' double face bulletin board which will total approx. 580 sq.ft. for Martin Oil Co. Station at 6030 West 95 Street. (Tabled until Committee comes up with their findings.)
3. LOT SIZE (R-1) Tabled 2-4-70  
C. Scott, for Mrs. Pearl R. Sandor, requested variation to allow construction of a single family residence on a 30' lot of record at 5640 West 87 Place.

NEW BUSINESS

4. FRONT SETBACK FOR VESTIBULE (R-3)  
E. J. McNamara, contractor, requests variation to allow a 7'8" long vestibule to project 4' into the front setback, at 10724 S Kilpatrick Avenue.
5. RELEASE FROM PUBLIC WALK INSTALLATION (R-1)  
David T. Baker, contractor, requests relief from installing sidewalk as part of the requirement of the building permit, at 9937 S Elm Circle, because there are no other sidewalks in this subdivision.
6. GARAGE (R-3)  
Otto Scheiner requests variation of setbacks and land coverage for a garage at 4409 West 95 Street. Requesting garage within 3' of east lot line and 5' of the alley line.
7. FRONT SETBACK FOR VESTIBULE (R-3)  
Eckco Construction Co. requests variation to allow a 16' long vestibule to project 4'6" into the front setback at 10732 S Kilpatrick Avenue.
8. CORNER SIDE SETBACK (R-1)  
Cachey Homes, Inc, requests side yard variation of 4' of the 15' requirement on the side street setback at 9340 S Moody Avenue.
9. FENCE, CORNER LOT (R-1)  
Wm Strelow, 9245 S Major Avenue, requests a 5' high chain link fence on the corner side lot line from the front of the house to the rear of the house adjoining existing fence.
10. LOT COVERAGE FOR NEW HOME (R-1)  
Mr. & Mrs. Edwin Jorgensen request variation to allow 200 sq.ft. over the 40% allowable coverage on a corner lot at 9639 S Kenneth Avenue.
11. ADJOURNMENT

*R. Munch*

VILLAGE OF OAK LAWN  
Cook County, Illinois  
BOARD OF APPEALS  
Wednesday, Mar. 4, 1970  
REGULAR MINUTES #70-11

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

Roll call: Present: Chairman Keneipp, Members Cieplak Collings, Haimann, Neaves.  
Chief Bldg. Insp. J.P. Cody  
Absent: Members Egan and McCarthy

The minutes of the regular meeting held on February 4, 1970, were accepted as published on motion by Member Neaves, seconded by Member Collings. All voted yes. Motion carried.

OLD BUSINESS

1. SIGN AREA (C-3) Tabled from 11-5-69  
Foster & Kleiser previously requested variation to allow 576 sq.ft. total face for an additional section of sign at 10644 S Cicero Avenue. (see decision on next item)
2. SIGN AREA (C-2) Tabled from 12-3-69  
Ahern Sign Co. previously requested variation to allow a 57" X 39' double face bulletin board which will total approx. 580 sq.ft. for Martin Oil Co. Station at 6030 West 95 Street.

Mr. Cody, Chief Bldg. Insp., reported that meetings are being held, between the Committee and the industry. At present the Village does not want to open up our streets to billboards.

Member Cieplak moved to hold the above two petitions until the passage of the new ordinance or such time as the petitioners present themselves at this Board. Seconded by Member Neaves. All voted yes. Motion carried.

3. LOT SIZE (R-1) Tabled 2-4-70  
C. Scott, for Mrs. Pearl R. Sandor, requested variation to allow construction of a single family residence on a 30' lot of record at 5640 West 87 Place.

Mr. Cody reported that he has written to the owner of the 30' lot to the west, who is in Florida, and has had no response to date. Commonwealth Edison Co., who own property on the east, are willing to deal with the petitioner on the 15' which is available. We do not want to encourage a 30' lot on the west; we would like the Board to consider a 24' wide house, leaving 5' from the Com.Ed.Co. station; this would leave 13' to the west. If the 30' to the west comes in, in the future, the petitioner agree to part with 7' on the west, thus making a 37' frontage so as to avoid a 30' lot later. The question was posed by Com.Ed.Co.: If within 10 or 15 years the Com.Ed. station is no longer required, would they be able to get two 37' lots out of the vacated land at that time? Now, it is down to dollars and cents between Com. Ed. Co. and the petitioner. This is a possible solution.

Member Cieplak moved to table this item for further consideration, until the petitioner comes to an agreement with Com. Ed. Co. or the owner of the lot to the west. Seconded by Member Haimann. All voted yes. Motion carried.

NEW BUSINESS

4. FRONT SETBACK FOR VESTIBULE (R-3)  
E. J. McNamara, contractor, requested variation to allow a 7'8" long vestibule to project 4' into the front setback, at 10724 S Kilpatrick Avenue.

Mr. McNamara was present. He said this is the same type of building as built at 10409 S Keating Avenue. Member Neaves moved to Grant the variation. Seconded by Member Haimann. All voted yes. Motion carried.

5. RELEASE FROM PUBLIC WALK INSTALLATION (R-1)

David T. Baker, contractor, requested relief from installing sidewalk as part of the requirement of the building permit, at 9937 S Elm Circle Drive, because there are no other sidewalks in this subdivision.

Mr. Baker stated that the entire subdivision, from 99th Street to 103 Street, from Cicero Avenue to 52nd Avenue, was put in without sidewalks. Mr. Cody said the Bldg. Dept. felt that this petitioner should not be penalized by having to put in the only walk in the subdivision; this house was built to replace one that was demolished by fire. The present owner has occupied the new house since May, 1968.

Chairman Keneipp recalled that this (Smith and Hill) subdivision was accepted by the Village without a provision for sidewalks; the reason it was accepted without storm sewer, walks and curbs, was that the Government agency involved insisted on it. The Village made the exception and went with the whole subdivision.

Mr. Cody got the file copy of the Occupancy Certificate, for subject house, from the Bldg. Dept. records; the Certificate showed that the final inspection noted the public walk requirement, and the Certificate was issued to the homeowner. The homeowner has not questioned the public walk. Mr. Baker said he did not charge the home buyer for a sidewalk; he would not know where to put a walk at that location. Mr. Cody said he doubted sincerely that a grade could be set for this walk - the entire subdivision would have to be considered.

Member Collings moved to grant the variation. Seconded by Member Neaves.

Member Cieplak questioned whether or not we might be setting a precedent by releasing the requirement here. Mr. Cody said the Bldg. Dept. feels "no, because it is in a completely built up subdivision and a burned down house was rebuilt."

On Member Collings motion, seconded by Member Neaves, all voted yes. Motion carried.

6. GARAGE(R-3)

Otto Scheiner requested variation of setbacks and land coverage for a garage at 4409 West 95 Street. Request was for the garage within 3' of east lot line and 5' of the alley line.

Mr. Scheiner presented sketches of the plot plan. The problem is that the parking for a building to the east is edging onto the property and he does not want to argue with them since he is going to move into the building himself; he would like to put tools and garden equipment into the garage also; he would put the overhead doors on the rear of the garage so as to enter from the alley; he would be taking lawn equipment out the front of the garage so a 6' door would do there.

Mr. Cody said he taped the distance from the building to the proposed depth of the garage; with 4' setback from the alley a 20' deep garage could be put up and that would accommodate a car length more likely than the proposed depth; a land coverage variation is also necessary. Present building has 4524 sq.ft. area, lot has 12,100 sq.ft. area; 40% coverage in R-3 is 4840 sq.ft. allowable; garage will be 24 X 20'6" or 492 sq.ft.

Member Cieplak moved to grant a variation for 176 sq.ft. of building as far as land coverage is concerned and a variation to go 1'6" into the rear setback; also a variation of 2' into the side setback allowing 3' side setback from the east side lot line, and that the service door to the front of the garage will be less than adequate to provide for an automobile to be driven through. Seconded by Member Neaves. All voted yes. Motion carried.

7. FRONT SETBACK FOR VESTIBULE (R-3)

Eckco Constr. Co., vestibule into front setback at 10732 S Kilpatrick Ave. Petitioner not present. Item held until the end of the meeting.

8. CORNER SIDE SETBACK (R-1)

Cachey Homes, Inc. requested side yard variation of 4' of the 15' requirement on the side street setback at 9340 S Moody Avenue.

Mr. T. J. Cachey requested a variation to allow 11' side setback on the side street yard; the lot is 60 X 134'8"; there is an apartment building across the street; the street is under construction; he has a customer that wants a particular house plan on this particular lot; the house is 44' wide, there will be an attached garage. The home will be in the \$40,000 bracket and will enhance the area.

Member Cieplak moved to grant the variation but that no other variation be allowed. Seconded by Member Neaves. All voted yes. Motion carried.

BOARD OF APPEALS, REGULAR MINUTES, MARCH 4, 1970

Continued

9. FENCE, CORNER LOT (R-1)

Wm Strelow, 9245 S Major Avenue, requested a 5' high chain link fence on the corner side lot line from the front of the house to the rear of the house where it will adjoin an existing fence.

Mr. Strelow presented plot plans which indicated the fence placement; he said he wants the fence for security and protection; he has nine grandchildren; there is about 900 sq.ft. of his lot open to the public; he could maintain the area better; there is a lot of litter to contend with. Ordinance requires a 15' side yard, or 15' setback for a fence along the side street lot line.

Member Collings moved to grant the variation with the stipulation that the fence does not go beyond the front of the house. Seconded by Member Cieplak. All voted yes. Motion carried.

10. LOT COVERAGE FOR A NEW HOME (R-1)

Mr. & Mrs. Edwin Jorgensen requested variation to allow 200 sq.ft. over the 40% allowable coverage on a corner lot at 9639 S Kenneth Avenue.

A floor plan of the house and the plot survey were reviewed by the Board Members. The 200 sq.ft. difference is a patio which will be enclosed, becoming a part of the house instead of being left open. The new house will be approx. \$50/55,000.

Member Collings moved to grant the variation but that no other variation be allowed; seconded by Member Neaves. All voted yes. Motion carried.

11. LAND COVERAGE FOR AN ADDITION (R-1) Not in time for agenda.

H. E. Miller, architect, requested a variation of lot coverage to allow an addition 35' X 15' and an enclosed swimming pool 24 X 44, to be added to a single family residence at 9809 S Tripp Avenue.

Mr. Miller presented the floor plan of the existing house and the addition, and the plot plan showing the placement of the house, the addition and contemplated pool on the lot. The homeowner wants his mother to move in with him and this is why the additional bedroom and bath. The existing building has 2624.3 sq.ft. area; the addition will have 481.2 sq.ft. area; the pool 1074.6 sq.ft. area; the lot has 7296.8 sq.ft. The total lot coverage would be 57.4% and 35% is allowable under ordinance. (The present land coverage is 36%.) The addition would include a bedroom, dressing room and bath, and a new side entrance. Homeowner presently has an above ground pool which he finds something of a nuisance. Mr. Miller presented a statement, signed by the neighbors on each side of subject home, which stated they have seen the plans and do not object to the addition. Mr. Miller explained that the roof lines will be tied in so that it will not look like an addition, and the brick will match the existing.

Member Cieplak moved to recommend to the Board of Trustees that since letters of approval from the neighbors to the north and to the south are received and there is vacant property at the rear, and the addition will be in a professional manner, that the variation be granted. Seconded by Member Haimann. All voted yes. Motion carried.

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

Louis A. Witry, attorney, requested variation to allow two 45' frontage out of three 30' lots; there is a house on lot 8 and the north 1/2 of lot 9 (the north 45') at 9618 S Moody Avenue.

Mr. Witry said he would build a 26' wide house, 42'8" long; there is no land available to the south. The house on the north 45' will be 4'11" from the south property line. A spot-in survey showed the subject lots and existing house.

Member Collings moved to grant the variation with the driveway to be on the north side of the house and that no other variations be granted. Seconded by Member Cieplak. All voted yes. Motion carried.

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

John J. Simpson, attorney, requested a parking variation to allow 2 less parking stalls than would be required under ordinance, at 5567 West 95 Street.

Mr. Simpson, attorney for the trustees, Trust #1797, dated 1869, with First Nat'l Bank of Evergreen Park. A plot plan was shown on the plans presented.

(continued)

BOARD OF APPEALS, REGULAR MINUTES, MARCH 4, 1970

Continued

13. PARKING VARIATION (C-2) continued  
re: 5567 West 95 Street, (J.J.Simpson)

Mr. Cody said he talked to the architect; net floor area will be 3971 sq.ft.; parking would be at the south of the building, or east of Central Avenue.

Mr. Simpson said the building would front on 95th Street. The lot is 81' X 108' (8748 sq.ft.) The building would be 80 X 31 approx. (2480 sq.ft.) Mr. Simpson said there would be a maximum of 5 offices contemplated in the building. They plan on 2 lawyers, 1 orthodontist, and a real estate office. They plan on one secretary to serve the 2 lawyers and the real estate office; and one nurse for the orthodontist.

The plan presented indicated two rows of 9 cars each parking across the rear of the lot. In 81' width, 8 cars would be maximum; this reduces the parking to 16 cars maximum instead of 18 cars. With 16 parking stalls, there would be a shortage of 4 stalls, or 20% short of requirement.

Member Cieplak moved to deny the variation due to the fact that we are looking for a variation of 20% and that very conceivably 50% of the parking stalls, as set up on the plan that we have, could be occupied by the tenants of the building. Seconded by Member Haimann. All voted yes. Motion carried.

Petitioner advised of his privilege to appeal to the Board of Trustees if he so chooses, by writing 2 copies of a letter to the Village Manager by March 9th, requesting to be on the agenda for the Board of Trustees meeting on March 19, 1970.

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

Father Quinn, St. Louis DeMontfort Church, requested variation to allow a garage 35 X 24, or 840 sq.ft., for an attached garage on the new rectory to be constructed at 8808 South Ridgeland Avenue.

Father Quinn was present; he said the garage would be used for 3 cars used by himself, his assistant, and the housekeeper. The garage would be 20' off the north property line (88th Street projected). The Church has 5 acres of land; the rectory with attached garage will be on the south east corner of the plot. The Board Members reviewed the plot plan.

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

#7. FRONT SETBACK FOR VESTIBULE (R-3)

Eckco Construction Co. requested variation to allow a 16' long vestibule to project 4'6" into the front setback at 10732 S Kilpatrick Avenue.

Petitioner not present. Member Cieplak moved to table until the meeting on April 1, 1970; seconded by Member Haimann. All voted yes. Motion carried.

15. ADJOURNMENT

Motion by Member Collings, seconded by Member Neaves, to adjourn the meeting. All voted yes. Meeting declared adjourned at 9:50 p.m.

/s/ Warren O. Keneipp  
Chairman

/s/ Buena Gerke  
Secretary

*Randall*

VILLAGE OF OAK LAWN  
Cook County, Illinois  
BOARD OF APPEALS  
Wednesday, Apr. 1, 1970  
REGULAR AGENDA #70-12  
8:00 p.m.

Presiding: Warren O. Keneipp, Chairman

Members: Charles G. Cieplak, Lawrence Collings, Emmett Egan, Richard C. Haimann,  
Wm J. McCarthy, Ross Neaves

Approval of minutes of regular meeting held on March 4, 1970.

OLD BUSINESS

1. SIGN AREA (C-2) Tabled from 11-5-69  
Foster & Kleiser, re 10644 S Cicero Avenue. Tabled until Committee comes up with their findings.
2. SIGN AREA (C-2) Tabled from 12-3-69  
Ahern Sign Co., re 6030 West 95 Street. Tabled until Committee comes up with their findings.
3. LOT SIZE (R-1) Tabled 2-4-70  
C. Scott, for Mrs. Pearl R. Sandor, requested variation to allow construction of a single family residence; 5640 West 87 Place.
4. FRONT SETBACK FOR VESTIBULE (R-3) Tabled 3-4-70  
Eckco Construction Co. requested variation to allow a 16' long vestibule to project 4'6" into the front setback at 10732 S Kilpatrick Ave

NEW BUSINESS

5. HEIGHT & DENSITY (R-3)  
Radloff & DeHaan, cont./owner, request variation of density to allow more than the 28 units allowable, and a variation to exceed the allowable 40' height, at 9937 S Cicero Avenue.
6. SIDE STREET SETBACK (R-1)  
T. J. Cachey, contr./owner, requests variation of side yard to allow 5'9" side street setback at 10401 S Kilpatrick Ave.
7. SIDE STREET SETBACK (R-1)  
T. J. Cachey, contr./owner, requests variation of side yard to allow 11'10" side street setback, at 9840 South 54 Avenue
9. FENCE, BETWEEN HOMES (R-1)  
Thomas Buffo, 9328 S Moody Avenue, request 6' high redwood fence, 29'6" in length, on the south side property line between homes.
10. LOT SIZE (R-1)  
A. J. Presiitero, contr./owner, requests two 42.3' frontages for two building sites out of 84.6' frontage, at 6043 and 6045 West 99 Street.
11. REBUILD SINGLE FAMILY RESIDENCE (R-1)  
Mrs. Jean Stanovich, 9008 S Central Avenue, requests approval to tear down a home and rebuild.
12. AREA & SIDE SETBACK, DETACHED GARAGE (R-1)  
Arthur Husch, 8730 S Moody Avenue, requests variation to allow 2' side setback for a detached garage; also variation of garage area to allow 24 X 26 garage.

*Randall*

VILLAGE OF OAK LAWN  
Cook County, Illinois  
BOARD OF APPEALS  
Wednesday, Apr. 1, 1970  
REGULAR MINUTES #70-12

Meeting called to order at 8:12 p.m.

ROLL CALL: Presiding, Warren O. Keneipp, Chairman  
Present: Members Cieplak, Collings, Egan, Neaves  
Chief Bldg. Insp. John P. Cody  
Absent: Members Haimann & McCarthy

Member Neaves moved to approve the minutes of the regular meeting held on March 4, 1970, as published. Seconded by Member Collings. All voted yes. Motion Carried.

OLD BUSINESS

1. & 2. SIGN AREA

J. P. Cody reported that the Committee is further along than last month and we should have an ordinance from them by the next meeting. Both of these petitions will not be included in the way the new ordinance is written. The new ordinance will go to 300 sq.ft. and 600' between signs. The ordinance is drafted and now must be approved.

3. LOT SIZE (R-1) Tabled from 2-4-70

C. Scott, for Mrs. Pearl R. Sandor; 5640 West 87 Place. Mr. Cody reported that this item is presently in the real estate department of Com.Ed.Co.; it must go through the routing there of about 15 desks before it is resolved; it is believed it will be decided to sell some of their footage to subject petitioner.

4. FRONT SETBACK FOR VESTIBULE (R-3) Tabled 3-4-70

Eckco Construction Co. requested variation to allow a 16' long vestibule to project 4'6" into the front setback at 10732 S Kilpatrick Avenue.

Mr. Geo. Eck said he would like to build this apartment building the same as adjacent apartments are being built; there will be the same area as other apartment buildings; the vestibule gives better esthetic value to the building than the box type of vestibule.

Member Egan moved to grant the variation mainly because we have given the same variation in this area; seconded by Member Cieplak. All voted yes. Motion carried.

NEW BUSINESS

#13. FRONT SETBACK FOR VESTIBULE (R-3) Not in time for agenda.

Eckco Construction Co. requested variation of front setback for a vestibule 16' X 4'6" into the front setback at 10740 S Kilpatrick Avenue.

Member Egan moved to grant the variation to allow the 16' vestibule 4'6" into the front setback. Seconded by Member Cieplak. All voted yes. Motion carried.

#5. HEIGHT AND DENSITY (R-3)

Radloff & DeHaan, contr/owner, requested variation of density to allow more than the 28 units allowable and a variation to exceed the allowable 40' height, at 9937 S Cicero Avenue.

Mr. Radloff and Mr. DeHaan were present. The lot is 219 X 125.91. Mr. DeHaan said the problem is that they paid a lot of money for the property; they talked to mortgage people and for the amount of money invested they must realize the rent from four additional units; they designed the building to squeeze it up in height on a lesser area; there will be room for 41 cars parking (16 cars underground); they are requesting 32 units and the way the building is designed, the total height of the building would be 41' or 1' over maximum height by ordinance. Radloff and DeHaan are contractor-builders of the property; they were aware of the ordinances when they bought the land.

Member Egan: The ordinance reads that a building should not exceed three stories nor 40' in height.

Mr. DeHaan said the one argument is economics; and to have more green area around the building. The building would entrance on the side, not off Cicero Avenue.

Member Cieplak moved to deny petitioners request to exceed 40' in height and to allow higher density than the ordinance permits because it would set quite a precedent in the Village. Seconded by Member Egan. All voted yes. Motion carried.

(continued)

BOARD OF APPEALS, REGULAR MINUTES, APRIL 1, 1970

Continued

5. HEIGHT & DENSITY (R-3) - Radloff & DeHaan - cont'd

Petitioners advised of the privilege of appealing to the Board of Trustees should they so choose, by writing 2 copies of a letter to the Village Manager by April 7, requesting to be on the agenda for the Board of Trustees meeting on April 14, 1970.

6. SIDE STREET SETBACK (R-1)

T. J. Cachey, contr/owner, requested variation of side yard to allow 5'9" side street setback at 10401 S Kilpatrick Avenue.

Donald Daley represented the petitioner; he said the requested variation is for a single family residence; the 5' setback would run for 20' in length only. They have a prospective customer who saw the model house and decided this is what he wants. The widest part of the plan is 36'; there is no attached garage; the lot is 50' wide.

Member Cieplak reported that the home across the street is not occupied but it conforms to the 15' setback; the building on the lot abutting the rear of subject property appears to conform. The buildings on 104th Street appear to conform all the way to Kostner Avenue.

Mr. Cody said there is no reason to expect that the street (104th Street) will not be paved; it should be developed in the next two years.

Member Collings moved to deny the variation because it would not conform with the rest of the houses on the street. Seconded by Member Neaves. All voted yes. Motion carried.

7. SIDE STREET SETBACK (R-1)

T. J. Cachey, contr./owner, requested variation of side yard to allow 11'10" side street setback, at 9840 South 54 Avenue.

Donald Daley represented the petitioner. This neighborhood is older and most of the corner houses are built closer than the 15' requirement; the house to the east (on the north east corner) extends to 7' from the sidewalk. Petitioner is asking 3'2" variation - other setbacks will be maintained.

Member Cieplak moved to grant the request to allow 3'2" into the side setback on 99th Street and that no other variations will be allowed. Seconded by Member Egan. All voted yes. Motion carried.

8. FENCE, BETWEEN HOMES (R-1)

Thomas Buffo, 9328 S Moody Avenue, requested 6' high redwood fence between houses; petitioner not present - item held until the end of the meeting.

9. LOT SIZE (R-1)

A. J. Presbitero, contr/owner, requested two 42.3' frontages for two building sites out of 84.6' frontage at 6043 and 6045 West 99 Street.

Board Members reviewed the survey which Mr. Presbitero presented. There appears to be 5' side setback for the house existing west of subject property. A shed on subject property will be demolished. Mr. Cody presented a proposed placement for the contemplated two houses on the 84.6' frontage which is composed of two 25' lots and a 34.51' lot. He explained that we would like to have them maintain the 5' inside setback, build a 24' wide building, and allow 13'6" setback off the side street lot line on the corner lot.

Member Egan moved to recommend to the Board of Trustees that the variation be granted, and to recommend that on the corner lot the inside yard setback of 5' be maintained, the corner house be limited to 24' in width, by 45'3" deep, that no other variations be granted on these lots and the frame shed must be demolished. In this Board's opinion these buildings would be an improvement in this area. Seconded by Member Cieplak. All voted yes. Motion carried.

Petitioner advised of 2 copies of letter to the Village Manager by 4-7-70, requesting to be on the agenda for the Board of Trustees meeting on April 14, 1970.

10. REBUILD SINGLE FAMILY RESIDENCE (R-1)

Mrs. Jean Stanovich, 9008 S Central Avenue, requested approval to tear down a home and rebuild.

Thomas Stanovich, petitioner's son, said there is 75' frontage; there are two residences on the property, and our ordinance says one residence per lot. Petitioner wants to remove the front structure, leaving the rear structure, and rebuild on the front of the property.

Mr. Cody reported that one house the petitioner lives in, the other is used for income; this situation existed prior to the annexation to Oak Lawn; the building at the rear had an inspection on Aug. 22, 1967, at which time the owner was advised of various items that would have to be corrected to bring the building up to minimum standards, and the owner has done this.

Mr. Stanovich said there are circumstances. The father passed away recently, the mother and a school age son live there; the house is run down and the people who have estimated the repairs of the building were of the opinion that the building is not up to repairing. A new structure would be an improvement and less problem and burden on the mother. The structure on the back of the property is a very vital income to the mother. The financing of the new building would be through two older sons.

Mr. Cody explained that if this Board looked upon this favorably it could be tied in legally that if and when the property changes hands the second structure would be demolished; the income from the rear cottage is to go to the mother and any changes whatever would require that the rear house be demolished.

This was an annexed area; petitioner is looking to build a home up to code; there is no contemplation of a basement apartment. Petitioner did contact a builder but wants to shop a little and get construction under way this summer. Member Cieplak asked if by virtue of motion this Board could determine the type of building to be put on this property. Mr. Keneipp was of the opinion that there could be many similar situations like this in the annexed areas.

Member Cieplak moved that we grant the request to demolish the front residence and garage, and that the new building be no wider than 24' and that the south foundation be 5' from the south lot line and that no other structures be permitted on this property until such time as the rear residence is removed when there is a transfer of ownership of any kind, and that no other variations be granted. The main reason for the variation is that the loss of income from the rear cottage would create a hardship on Mrs. Stanovich. Seconded by Member Collings.

Member Egan voted no: 1) because he believes it is not within the authority of this Board, 2) it will set quite a precedent, 3) as to economics - he does not believe that the regulations of any State or Town are set up for economics.

On the motion: All other members voted yes. Motion carried.

11. AREA & SIDE SETBACK, DETACHED GARAGE (R-1)

Arthur Husch, 8730 S Moody Avenue, requested variation to allow 2' side setback for a detached garage; also variation of garage area to allow 24 X 26 garage.

C. M. Anderson, Jr., represented the petitioner. He said it would be difficult maneuvering to get the second car into the second stall; they plan an 18' door so a better swing can be made to get into the garage; there are 3 cars, bicycles, lawn equipment, and no basement in the house. Mr. Anderson also said there are several garages, one next door and others close by in the neighborhood, which were built prior to the annexation to Oak Lawn, which are more than 576 sq.ft. area.

It was suggested that the storage area 6' wide have a 4" raised platform floor so as to avoid more than a two car garage and thereby provide a 24 X 24 garage. Mr. Anderson was of the opinion that a curb would be a stumbling block and a hazard causing a lawnmower to possibly slip or start accidentally while being lifted. A 22 X 26 garage was suggested. Mr. Anderson said the driveway is 12' wide; the garage would be 20' from the rear of the house.

Member Egan moved to grant the 24 X 26 garage primarily because there are larger garages in the area at this time and due to the large family and number of cars this would be the exception and not the rule, and to allow the 2' side setback. Seconded by Member Neaves. The motion includes the stipulation that this structure will not be put to commercial use. Chairman Keneipp voted no. All other members voted yes on the motion and stipulation. Motion carried.

BOARD OF APPEALS, REGULAR MINUTES, APRIL 1, 1970  
Continued

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

John S. Wiersema, 5320 West 97 Street, requested variation to allow a garage to be placed 6" from the alley lot line.

Mr. Wiersema said the alley is not used, it runs north-south on the east side of the garage; he has tried 3 times to have the alley vacated but without success. He needs a place for garden tools; he has one car. The survey of the property showed an alley on the east side of the property and there is a diagonal alley at the rear of the lot. An existing garage will be removed; there will be about 30' from the rear of the garage to the diagonal alley at the rear of the lot. He will avoid covering the rear door of the house.

Member Egan moved to grant the variation due to the shape of the lot and since petitioner has made every attempt to vacate the alley and the alley can not be vacated this will solve part of the problem. Seconded by Member Cieplak. All voted yes. Motion carried.

13. SIDE STREET SETBACK (R-3) Not in time for agenda.

Walter Klein requested variation to allow 15' off 110 Street lot line instead of required 20' at 11001-15 S Keating Avenue.

Mr. Klein said his mortgage commitments were pulled back; a variation on subject location was granted on March 5, 1969, and the valid period of 6 months has expired. H.E. Miller, architect, has drawn a new plan; it will be the same number of units and the same size building, but there will be 20/2's instead of 20/3's; he can get the financing that is needed. It will be the same number of parking stalls, etc.

Member Egan moved the variation be granted with any stipulations that were made on the previous decision (on March 5, 1969) and that the new building meet with the approval of the Bldg. Dept. - that it concur with the findings of March 5, 1969. Seconded by Member Cieplak. All voted yes. Motion carried.

#8. FENCE, BETWEEN HOMES (R-1)

Thomas Buffo, 9328 S Moody Avenue, requested 6' high redwood fence, 29'6" in length, on the south side property line between homes.

Petitioner not present. Member Egan moved to table to the meeting on May 6, 1970, since the petitioner is not present. Seconded by Member Cieplak. All voted yes. Motion carried.

A general discussion among the Board Members culminated in the decision to open the subsequent meetings of the Board of Appeals at 7:30 p.m. - starting on May 6, 1970.

14. ADJOURNMENT

Member Egan moved to adjourn the meeting; seconded by Member Neaves. All voted yes. Meeting declared adjourned at 9:48 p.m.

/s/ Warren O. Keneipp  
Chairman

/s/ Buena Gerke  
Secretary

Randall

VILLAGE OF OAK LAWN  
Cook County, Illinois  
BOARD OF APPEALS  
Wednesday, May 6, 1970  
REGULAR AGENDA #71-1

7:30 p.m.

Presiding: Warren O. Keneipp, Chairman  
Members: Charles G. Cieplak, Lawrence Collings, Emmett Egan, Richard C. Haimann,  
Wm J. McCarthy, Ross Neaves

Approval of minutes of regular meeting held on April 1, 1970.

OLD BUSINESS

1. SIGN AREA (C-2) Tabled from 11-5-69  
Foster & Kleiser, re 10644 S Cicero Avenue. Tabled until Committee comes up with their findings.
2. SIGN AREA (C-2) Tabled from 12-3-69  
Ahern Sign Co., re 6030 West 95 Street. Tabled until Committee comes up with their findings.
3. LOT SIZE (R-1) Tabled 2-4-70  
C. Scott, for Mrs. Pearl R. Sandor, requested variation to allow residence at 5640 West 87 Place.
4. FENCE BETWEEN HOMES (R-1)  
Thomas Buffo, 9328 S Moody Avenue, previously requested 6' high redwood fence, 29'6" in length, on the south side property line between homes.

NEW BUSINESS

5. VESTIBULES 4' INTO FRONT SETBACK (R-3)  
Arthur Zoberman, owner, requests variation to allow alteration of an existing apartment building by adding 4' deep vestibules on the two entrances to the building at 10737 S Keating Avenue.
6. LOT COVERAGE AND REAR SETBACK (R-1)  
Eugene Wozniak, 5124 West 90 Street, requests land coverage of approx. 45% and rear setback of 1'6" to allow an addition to the building. (Lot is 100' deep.)
7. APPEALING PREVIOUS DECISION (R-1)  
Michael Flatley, owner/contractor, appealing previous Board decision on 10313 S Lamon; requesting 26'8" wide building instead of 26' wide, to allow 18" cantilever on north side of the building, on a 40' lot.
8. SIDE SETBACK (R-1)  
James DiNaso, owner/contractor, requests side setback variation to allow 4'6" instead of 5' on the east side of construction at 4240 West 103 Street.
9. FENCE TO FRONT PROPERTY LINE (R-1)  
Gordon McConnell, 5743 West 90 Place, requests 5' high chain link fence from the building line to the front property line on the east side of the home, and across front property line to west property line.
10. FENCE BETWEEN HOMES (R-1)  
Edward R. Lowell, 9001 S Mobile Avenue, requests a 6' high fence (wooden) between houses. (This is a corner lot.)
11. LOT SIZE (R-1)  
Peter J. Connolly requests variation of lot size (frontage) to allow two 45' frontage from 90' frontage (three 30' lots of record). At 10411-15 S Lamon Ave.
12. CORNER SIDE SETBACK (R-1)  
Southmoor Constr. Co. requests variation of corner side setback to allow 10' instead of required 15' at 10345 S Kilpatrick Avenue.
13. FENCE, CORNER LOT (R-1)  
Robert Hughes, 5900 West 97 Street, requests variation to extend fence past building line to one foot from sidewalk, on east side of house.
14. GARAGE SIZE AND DOOR HEIGHT (R-1)  
Z. Pluskota, 9904 S Kilbourn Avenue, requests a garage 26 X 34 with 10' overhead door.

BOARD OF APPEALS, REGULAR AGENDA, MAY 6, 1970  
continued

15. SIDE SETBACK & PARKING (O)  
Raymond Carl, owner, requests variation at 4510 West 103 Street to allow the building 1' from the lot line instead of 5'; and parking for 32 cars instead of 47.
16. RESIDENTIAL FRONTAGE (R-1)  
Eckco Constr. Co. requests two 40' wide building sites from 80' frontage at 10309-13 South Kilpatrick Avenue. (There is one 30' lot and 50' involved).
17. ADJOURNMENT

Randall

VILLAGE OF OAK LAWN  
Cook County, Illinois  
BOARD OF APPEALS  
Wednesday, May 6, 1970  
REGULAR MINUTES #71-1

Meeting called to order at 7:45 p.m.

Roll call: Present: Chairman Keneipp, Members Cieplak, Collings, Egan, Haimann, Neaves.  
Chief Bldg. Insp. J.P.Cody  
Absent: Member McCarthy (ill)

Minutes of the regular meeting held on April 1, 1970, were approved as published, on motion by Member Cieplak, seconded by Member Haimann. All voted yes. Motion carried.

OLD BUSINESS

1. SIGN AREA (C-2) Tabled from 11-5-69  
Foster & Kleiser, re. 10644 S Cicero Avenue. Tabled until Committee comes up with their findings.

The new ordinance is being prepared. Petitioner wishes to stay on the agenda until after the ordinance is adopted, per report by Mr. Cody.

2. SIGN AREA (C-2) Tabled from 12-3-69  
Ahern Sign Co., re. 6030 West 95 Street. Tabled until Committee comes up with their findings.

The new ordinance is being prepared. Governed by Mr. Cody's report, Member Egan moved to remove this item from the agenda because no variation will be needed for subject petition. Seconded by Member Collings. All voted yes. Motion carried.

3. LOT SIZE (R-1) Tabled 2-4-70  
C. Scott, for Mrs. Pearl R. Sandor, re. 5640 West 87 Place. Petitioner not present. Item held until the end of the agenda.

4. FENCE BETWEEN HOMES (R-1)  
Thomas Buffo, 9328 S Moody Avenue, previously requested 6' high redwood fence, 29'6" in length, on the south side property line between homes.

Mrs. Buffow was present. A spot-in survey was viewed by the Board Members. This home is "L" shaped at the rear. Petitioner has a pool in the rear yard which requires a 6' high fence. The house next is about 9' from the mutual lot line; there has been no problem with the neighbors.

Member Egan moved to grant the variation providing a letter from the neighbor indicates they have no objection to the 6' fence. Seconded by Member Haimann. All voted yes. Motion carried.

NEW BUSINESS

5. VESTIBULES 4' INTO FRONT SETBACK (R-3)  
Arthur Zoberman, owner, requested variation to allow alteration of an existing building by adding 4' deep vestibules on the two entrances to the building at 10737 S Keating Avenue.

Mr. Zoberman explained that he wants only to construct a shingled roof which will run 18' high, supported by ornamental iron columns, on the two entrances, to dress up the appearance of the building. Sketches were presented for viewing.

Member Collings moved to grant the variation to allow the canopies 4' into the front setback. Seconded by Member Neaves. All voted yes. Motion carried.

6. LOT COVERAGE AND REAR SETBACK (R-1)  
E. Wozniak, 5124 West 90 Street. Petition withdrawn.

BOARD OF APPEALS, REGULAR MINUTES, MAY 6, 1970  
Continued

7. APPEALING PREVIOUS DECISION (R-1)

Michael Flatley, owner/contractor, appealing previous Board decision on 10313 S Lamon; requesting 26'8" wide building instead of 26' wide, to allow 18" cantilever on north side of the building, on a 40' lot.

Chairman Keneipp read aloud the previous decision on subject property. Mr. Flatley said he had bought the lot recently from Dr. Cavanaugh, the previous owner. Mr. Cody stated that if the lots on the north, facing 103 Street, are built with residential, then probably the alley can be vacated. Lot coverage would be no problem; the problem would be the side yard setback. A 22 X 22 garage could be built on this property. The east-west portion of a "T" alley is on the north side of the property. If the alley could be vacated this would give Mr. Flatley an additional 10' frontage, meaning he would then have 50' frontage.

A general discussion led to the unanimous agreement to table this item until the meeting on June 3, 1970.

8. SIDE SETBACK (R-1)

James DiNaso, owner/contractor, requested side setback variation to allow 4'6" instead of 5' on the east side of construction at 4240 West 103 Street.

Mr. DiNaso, was present; this is a case of human error; the contractor put in the foundation at what he thought was the proper setback; contractor was accustomed to a 10% setback no matter what size lot; the foundation is 4'6" from the side lot line; the lot is 45' wide. Mr. DiNaso said there is about 11' or 12' side yard on the opposite side of the house.

Member Neaves moved to grant the variation to allow 4'6" side setback. Seconded by Member Haimann. All voted yes. Motion carried.

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

Gordon McConnell, 5743 West 90 Place, requested 5' high chain link fence from the building line to the front property line on the east side of the home, and across front property line to west property line.

Mr. McConnell said the fence will be 48" high, not 5' high; the house is on the back of the lot; there is no rear yard; house is 1' from rear lot line; the fence will be 3' from the front lot line and will line up with the fence on the property next; this is not a corner lot.

Member Egan moved to grant the variation as this type of variation has been granted in the past. Seconded by Member Collings. All members voted yes. Motion carried.

10. FENCE BETWEEN HOMES (R-1)

Edward R. Lowell, 9001 S Mobile Avenue, requested a 6' high fence (wooden) between houses. (This is a corner lot.)

Mrs. Lowell explained, they have a 65 pound German Shepard, and her sons would be playing at the side of the house and that is where the dog would be and probably would go over the fence; the lot is 86' wide; eventually there will be a swimming pool in the back yard. The neighbor on the east's garage is on the west side of their lot and west of the house. The neighbor likes to do a lot of yard work and the dog could be bothersome.

Member Cieplak moved to grant the variation subject to a letter from adjoining neighbor saying they do not object to the fence 6' high. Seconded by Member Neaves. All Members voted yes. Motion carried.

11. LOT SIZE (R-1)

Peter J. Connolly requests variation of lot size (frontage) to allow two 45' frontage from 90' frontage (three 30' lots of record). At 10411-15 S Lamon Avenue.

Mr. Connolly said he owns lots 7 and 8 (60'); lot 6 is a 30' lot that will be landlocked; the owner of the 60' next to the 30' lot plans to build on the 60'.

(continued)

BOARD OF APPEALS, REGULAR MINUTES, MAY 6, 1970

Continued

11. LOT SIZE (R-1) P.J.Connolly (Cont'd)

Mr. Connolly owns 60' and can get the 30' subject to the variation to build two homes on the 90' frontage; he tried to buy the 60' aforementioned but the owner would not sell.

Member Haimann moved to grant the variation to allow two 45' frontage and that no other variation be granted on subject lots. Seconded by Member Collings. All Members voted yes. Motion carried.

12. CORNER SIDE SETBACK (R-1)

Southmoor Constr. Co. requested variation of corner side setback to allow 10' instead of required 15' at 10345 S Kilpatrick Avenue.

Walter J. Sweeney represented the petitioner. This is a corner lot. He requested the variation of side street setback so as to conform with the existing homes along 104th Street Greenstrip. Mr. Cody said this is the seventh variation along this Greenstrip.

Member Cieplak moved to grant the variation to allow Southmoor Construction Co. to build a building 5' into the side setback. Seconded by Member Egan. All Members voted yes. Motion carried.

13. FENCE, CORNER LOT (R-1)

Robert Hughes, 5900 West 97 Street, requested variation to extend fence past the building line to one foot from sidewalk, on east side of house.

Mr. Hughes said the shape or landscape (irregular grade) of the lot - the lot slopes down about 5' on the northeast corner of the property; the lot is 69'6" X 110'; the house next door is about 23' from the mutual lot line; Mr. Hughes is going to put in a pool; there is no other place in the yard that the pool can be placed.

Member Egan moved to grant the variation to allow the 5' high fence as requested. Seconded by Member Neaves. All voted yes. Motion carried.

14. GARAGE SIZE AND DOOR HEIGHT (R-1)

Z. Pluskota, 9904 S Kilbourn Avenue, requested a garage 26 X 24 with 10' overhead door.

Mr. Pluskota said he bought a motor home, paid \$15,000 for it, he has a frame garage which he would sell (built in 1961); he wants to park the motor home at his home. He presented spot-in survey for viewing. He wants to build a brick garage which will consume 4% more of his land coverage. He is requesting a garage area of 884 sq.ft. He had parked the vehicle at the business site in Alsip, but this is a problem, running back and forth. Mr. Pluskota said he has five buildings in Alsip industrial area.

The Board advised Mr. Pluskota that this request would be setting quite a precedent. Also, that this Board could allow up to 633 sq.ft. area.

Mr. Pluskota said the motor home is 9'10" high, 22' long; the roof of the garage would be a hip roof; he would have an architect draw the plans; it would be a brick garage; the difference seen from the street would be the height which would be 3' higher. Petitioner said he is aware of our garage ordinance. There was a general discussion.

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

Petitioner advised of his privilege of going to the Board of Trustees with his appeal if he so chooses.

15. SIDE SETBACK & PARKING (O)

Raymond Carl, owner, requested variation at 4510 West 103 Street to allow the building 1' from the lot line instead of 5'; and parking for 32 cars instead of 47.

(continued)

BOARD OF APPEALS, REGULAR MINUTES, MAY 6, 1970  
Continued

15. SIDE SETBACK & PARKING (O) Raymond Carl (Cont'd)

Mr. Carl presented plans for viewing; the land was represented to them as 152 X 125; they have been trying to locate a survey of the site; 17' of the lot depth will be dedicated for the widening of 103 Street, leaving a depth of 108'. The Bldg.Dept. recommended that the plans be re-worked by the architect. An insurance agency, not insurance adjusting, will want one floor of the building; petitioner will occupy two floors with a renting agency-Management office; the building will be three stories high, and will have two tenants. There will be no doctors nor dentists in the building because they would require more parking and more space.

Mr. Cody said that at this site the Sidwell maps show a 60' right-of-way; therefore, 17' will be dedicated for the future widening of 103 Street; this 17' would equal 2600 sq.ft. of "O" zoning parking, computed by 200 would equal 13 stalls he would be giving up, or, giving up about 6 & 1/2 stalls. This is a metes and bounds parcel of land (not lots of record). Parking for 32 cars is available, or 15 stalls less than required.

Member Egan moved to recommend to the Board of Trustees that this variation be granted due to the fact that Mr. Carl has gone along with the Village in giving up 17' for the widening of 103 Street and this will probably set a pattern for the rest of 103 Street. Seconded by Member Cieplak. Member Collings voted no; all other Members voted yes. Motion carried.

Petitioner advised of 2 copies of letter to Village Manager by May 12, 1970, to request being on the agenda for the Board of Trustees meeting on May 19, 1970.

16. RESIDENTIAL FRONTAGE (R-1)

Eckco Construction Co. requested two 40' wide building sites from 80' frontage at 10309-13 South Kilpatrick Avenue. (There is one 30' lot and 50' involved.)

Mr. Geo. Eck said he has a 50' buildable site (lot 11 and S. 10' of vacated east-west alley); a residence was built to the south and he acquired a 30' lot north of that. The 30' is between Eck's 50' and a 60' residential site. Mr. Eck said the history of this started years ago; they were trying to accomplish a special assessment on Kilpatrick Avenue; they bought this lot and the lot to the south. The lot to the south is adjacent to other land which is a larger buildable site (60'). It is just this site that is involved. There is a house to the south of this parcel, also a garage has been built. Mr. Eck said he would like two 40' frontages out of the 80' frontage. In this general area Mr. Eck owns 30' lots and has gone to extremes to buy additional land. There is no other land available here. He said there will be a 11' side driveway and 5' setback on the opposite side of the building; the building will be 24'8" wide, giving 16' total side setbacks on the 40' sites.

Mr. Cody said there is a serious grade problem here - a retaining wall will have to be put in because the property next is very low.

Member Collings moved to recommend that the Board of Trustees grant the variation, for the simple reason that we would wind up with a land-locked 30' lot otherwise, with the stipulation that no other variations be granted, and that a retaining wall be built on the south. Seconded by Member Cieplak. All voted yes. Motion carried.

Petitioner advised of 2 copies of a letter to the Village Manager by 5-12-70, to request being on the agenda for the Board of Trustees meeting on May 19, 1970.

17. FENCE HEIGHT BETWEEN HOUSES (R-1) Not in time for agenda.

Emil Borcich, 4336 West Adeline Drive, requested a 10' high wooden screen, about 12' long, parallel sidelot line, between houses, because of an air conditioner condenser.

Mr. Borcich explained that the neighbor put in an air conditioning unit, over 20,000 BTU, a Coldspot, and petitioner's front door is opposite the condenser. The masonry of the house wall was removed and the condenser was set into concrete in the side wall. The heat from the condenser blows into the living room and a bedroom.

(continued)

BOARD OF APPEALS, REGULAR MINUTES, MAY 6, 1970

Continued

17. FENCE HEIGHT BETWEEN HOUSES (R-1) E. Borcich (Cont'd)

Their retarded child goes into convulsions from the heat from the unit next door. Mr. Borcich's TV also was effected by the heat from the condenser. Petitioner has talked to the neighbor but he refuses to do anything about the exhaust or the noise. There are no windows on the side of the neighbor's house where the proposed wooden screen would be. Mr. Borcich said they can not hold a conversation in the living room when the unit is on. There was a discussion of possible alternatives.

Member Egan moved to table to the meeting on June 3, 1970, with the stipulation that the Bldg. Dept. try to correct or work something out; seconded by Member Haimann. All voted yes. Motion carried.

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

John F. Allen, 9601 S Kilbourn Avenue, requested variation to allow a fence approx. 5' from the side street lot line, at the rear of the house.

Mr. Allen presented plot plans showing where he proposes the fence which would be 6' high chain link, with slats, at the rear of the house. This is a corner lot.

Member Egan moved to grant the variation to allow a 6' high fence 5' from the side street lot line. Seconded by Member Haimann. All voted yes. Motion carried.

19. SIDE SETBACK FOR GARAGE (R-1) Not in time for agenda

Damien P. Witkus Sr., 10708 S Komensky Avenue, requested variation of side setback to allow a brick garage 24 X 24, 5' from the south side lot line; this will leave 6' between the garage and the residence; the lot is 70' wide at the front; lot is a trapezium.

Mr. Witkus presented plot plans. He said the house on the next lot is about 30' from the side lot line. Total side setbacks should be 20% of lot frontage or, in this case, 14' total both sides. There is 7' setback on the north of subject home.

Member Cieplak moved to grant the variation allowing 5' side setback for the garage; seconded by Member Egan. All voted yes. Motion carried.

#3. LOT SIZE (R-1) Tabled 2-4-70

C. Scott, for Mrs. Pearl R. Sandor, requested variation to allow residence at 5640 West 87 Place. Petitioner not present. Motion by Member Cieplak to table to the meeting June 3, 1970. Seconded by Member Collings. All voted yes. Motion carried.

20. ADJOURNMENT

Motion by Member Collings to adjourn, seconded by Member Egan. All voted yes. Meeting declared adjourned at 9:45 p.m.

/s/ Warren O. Keneipp  
Chairman

/s/ Buena Gerke  
Secretary

Randall

VILLAGE OF OAK LAWN  
Cook County, Illinois  
BOARD OF APPEALS  
Wednesday, June 3, 1970  
REGULAR AGENDA #71-2  
7:30 p.m.

Presiding: Warren O. Keneipp, Chairman

Members: Charles G. Cieplak, Emmett Egan, Lawrence Collings, Richard C Haimann,  
Ross Neaves, Wm J McCarthy

Approval of minutes of regular meeting held on May 6, 1970.

OLD BUSINESS

1. SIGN AREA (C-2) Tabled from 11-5-69  
Foster & Kleiser, re. 10644 S Cicero Avenue. Tabled until Ordinance is adopted.
2. LOT SIZE (R-1) Tabled 2-4-70  
C. Scott, for Mrs. Pearl R. Sandor, re. 5640 West 87 Place.
3. APPEALING PREVIOUS DECISION (R-1)  
Michael Flatley, owner/contractor, previously appealed a previous Board decision on 10313 S Lamont Avenue; requesting 26'8" wide building instead of 26' wide, to allow 18" cantilever on north side of the building, on a 40' lot.
4. FENCE HEIGHT BETWEEN HOUSES (R-1)  
Emil Borcich, 4336 West Adeline Drive, previously requested a 10' high wooden screen, about 12' long, parallel side lot line, between houses, because of an air conditioner condenser.

NEW BUSINESS

5. FENCE, CORNER LOT (R-1)  
Robt F Olsen, 6237 West 91 Street, requests a fence to the corner side lot line, at the rear of the house.
6. FRONT & SIDE SETBACK FOR ATT.GAR. (R-1)  
John J Dudek, 4154 West 107 Street, requests a variation of front setback for an attached garage; also side setback variation.
7. EXTENSION OF FENCE VARIATION (R-1)  
Carl P. Stahl, 9755 South 52 Avenue, requesting extension of variation to allow 3'6" high cyclone fence across the front lot line per variation granted on June 4, 1969.
8. FENCE TO FRONT PROPERTY LINE (R-1)  
Mrs. G. Karmie, 5322 West 91 Street, requests a fence to the front property line, parallel both side lot lines.
9. FENCE, CORNER LOT (R-1)  
Wm Howatt, 10301 S Keeler Avenue, requests a fence to the side street lot line at the rear of the house. Fence to be 5' high, cedar.

BOARD OF APPEALS, REGULAR AGENDA, JUNE 3, 1970

Continued

10. MASONRY FENCE, FRONT OF HOUSE (R-1)  
Earl F. Eggert, 10504 S Kolin Avenue, requests variation of ordinance to build a masonry fence in front of the house.
11. PARKING VARIATION (C-1)  
Joseph E. Gradowski, 5261 West 95 Street, requests a variation to allow an addition 37' deep and 25' wide at the rear of the existing store.
12. REAR EASEMENT (R-1)  
Anthony A. Tadin, 9636 S Kilpatrick Avenue, requests release of 5' of 8' rear easement to allow a garage into the easement.
13. REAR SETBACK FOR DETACHED GARAGE (R-2)  
Oakdale Const. Co. requests 3' setback off the alley lot line instead of 5' required, at 4818 West 97 Street, for a detached garage.
14. RESIDENTIAL FRONTAGE (R-1)  
Eckco Construction Co. requests variation to allow a single family residence on a 40' frontage, at 10321 S Knox Avenue
15. GARAGE HEIGHT (R-1)  
J. P. McCastland, 5502 Edison Avenue, requests variation to allow 15' high detached garage.
16. REHEARING ON 5710 West 87 Place  
Carmen DeFiglia, re 5710 West 87 Place, item on Board of Appeals Jan. 7, 1970.
17. ADJOURNMENT

Randall

VILLAGE OF OAK LAWN  
Cook County, Illinois  
BOARD OF APPEALS  
Wednesday, June 3, 1970  
REGULAR MEETING #71-2

Due to lack of quorum, the regular meeting will be held on Wednesday, June 10, 1970, at 7:30 p.m.

ADDENDA TO AGENDA  
Wed. June 10, 1970  
REGULAR MEETING #71-2  
7:30 p.m.

17. GARAGE SIDE SETBACK (R-3)  
E & J Construction Co. requests 2'6" into the 3' required side yard for a 2-car brick garage at 10409-11 S Keating Avenue.
18. RESIDENCE SIDE SETBACK (R-1)  
Hartz Construction Co. requests variation of side setback to allow 4' instead of 5' required, at 10314 S Knox Avenue.
19. PARKING (C-2)  
Shedin & Robinson request variation of parking at 9735 Southwest Highway, to allow substitution of car stalls for multiple use (daytime store hours versus evening hours for the Lounge).
20. LAND COVERAGE (M-1)  
American Machining Co. 4601 W Southwest Highway, request variation of land coverage to allow 1,320 sq.ft. of building over the allowable.
21. RESIDENTIAL FRONTAGE (R-1)  
Denis F. O'Malley, requests variation to allow a 45' combination of lots of record for a buildable site, instead of 50'; and a variation to allow 4' side yard for existing home site; at 9118 South 54 Avenue.
22. LAND COVERAGE AND REAR SETBACK (R-1)  
E. Wozniak, 5124 West 90 Street, requests variation of lot density to allow approx. 45% land coverage; variation of rear setback to allow 1'6" for an addition.
23. ADJOURNMENT

Randall

VILLAGE OF OAK LAWN  
Cook County, Illinois  
BOARD OF APPEALS  
Wednesday, June 10, 1970  
REGULAR MINUTES #71-2

Meeting called to order at 7:30 p.m.

ROLL CALL: Present: Chairman Keneipp, Members Egan, Collings, Haimann, Neaves.  
Bldg. Insp. D.Pryce. Member Cieplak arrived at 7:57  
Absent: Member McCarthy (ill)

Minutes of the regular meeting held May 6, 1970, were approved as published, on motion by Member Egan, seconded by Member Haimann. All voted yes. Motion carried.

OLD BUSINESS

1. SIGN AREA (C-2) Tabled 11-5-69  
Foster & Kleiser, re. 10644 S Cicero Avenue. Ron Michaels represented the petitioner. He said that the company wished to withdraw the petition in view of the new ordinance.

Member Egan moved to withdraw the item from the agenda, seconded by Member Haimann. All voted yes. Motion carried.

2. LOT SIZE (R-1) Tabled 2-4-70  
C. Scott, for Mrs. Pearl R. Sandor, re. 5640 West 87 Place. Petitioner not present. Waiting for developments from Com. Ed. Co. real estate dept.

Member Egan moved to table the item until the next regular meeting on July 1, 1970. Seconded by Member Neaves. All voted yes. Motion carried.

3. APPEALING PREVIOUS DECISION (R-1) Tabled 5-6-70  
Michael Flatley, owner/contractor, previously appealed a previous Board decision on 10313 S Lamon Avenue; requesting 26'8" wide building instead of 26' wide, to allow 18" cantilever on north side of the building, on a 40' lot.

Petitioner not present. Member Haimann moved to table to the next regular meeting (7-1-70); seconded by Member Egan. All voted yes. Motion carried.

4. FENCE HEIGHT BETWEEN HOUSES (R-1) Tabled 5-6-70  
Emil Borcich said that nothing new had developed; a building inspector was to the site. The building inspector reported that due to the cool weather to date no noise or heat factor could be determined; however, it is quite evident a problem will be present when warm weather will bring a need for the air conditioner to be turned on. It was suggested that a two-sided open vestibule, with a roof, be constructed at the stoop.

Petitioner said he thought that he should be assured of some sort of quiet; the vestibule would not deflect the noise and heat from the bedroom. Petitioner wants to put up something for his own protection; the noise effects the handicapped son in his bedroom; the condenser is 23,000 BTU going at the front door and bedroom; the noise and heat could be deflected but the neighbor refuses to do anything.

Petitioner was advised that this Board has no jurisdiction in a matter such as this, as far as ordinances in the Village are concerned; it might be best that the petitioner go through legal channels; the only suggestion would be to go to the Police Dept. and sign a complaint.

Member Collings moved to deny the 10' high fence 12' long, and suggested that the petitioner go before the Board of Trustees. Seconded by Member Neaves.  
The vote: Haimann and Egan, no; Collings, Neaves and Keneipp, yes. Motion carried.

Petitioner advised of 2 copies of letter to Village Manager by June 16, 1970, to request being on the agenda for the Board of Trustees meeting on June 23, 1970.

NEW BUSINESS

5. FENCE, CORNER LOT (R-1)

Robert F. Olsen, 6237 West 91 Street, requested a fence to the corner side lot line, at the rear of the house.

Mr. Olsen explained that he wants to put the fence from the rear of the house to the rear lot line along the corner side lot line.

Member Egan moved to grant the variation since it is similar to others that were granted. Seconded by Member Collings. All voted yes. Motion carried.

6. FRONT & SIDE SETBACK FOR ATTACHED GARAGE (R-1)

John J. Dudek, 4154 West 107 Street, requested a variation of front setback for an attached garage.

Mr. & Mrs. Dudek presented plot plans which were viewed by the Board Members. They requested a one-car garage; the house is 30' from the front lot line, 17' from the west side lot line and this would allow a 12 X 25 garage with a 5' side setback. The house to the west is 5' from the mutual lot line. Subject lot is 98' deep and 65'6" wide. The corner side setback of the house is 24'6" off the Kedvale Avenue side.

Petitioners changed their request to a side yard variation only. A front setback variation is not needed. They would like a 3' side setback instead of the 5' required so as to be able to open the car doors within the garage.

Member Egan moved to grant the side yard variation to allow 3' instead to 5' providing a letter of approval from the neighbor on the west is submitted to the Building Department. Seconded by Member Neaves. All voted yes. Motion carried.

7. EXTENSION OF FENCE VARIATION (R-1)

Carl P. Stahl, 9755 South 52 Avenue, requested extension of variation to allow 3'6" high cyclone fence across the front lot line per variation granted on June 4, 1969.

Carl Stahl, Jr. represented the petitioner; he presented a copy of the decision of the Board of Appeals dated June 4, 1969, which Chairman Keneipp read aloud. Mr. Stahl said they tried to avoid having to build the fence but the situation has become worse instead of better. The fence is needed to protect the landscaping. There is a lot of traffic across the corner of the lot. The six month limitation on the previous decision expired.

Member Cieplak moved to grant a variation to allow the 3'6" high cyclone fence across the front lot line. Seconded by Member Neaves. Member Egan and Member Haimann voted no. Members Collings, Cieplak, Keneipp and Neaves voted yes. Motion carried.

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

Mrs. G. Karmie, 5322 West 91 Street, requested a fence to the front property line, parallel both side lot lines.

Mrs. Karmie said that the neighbor is using part of the property and children are using it as a park. There was a general discussion of fences located in the area. Mrs. Karmie said bushes would block visibility of the driver coming out to the sidewalk. Mrs. Karmie said she recently had a fence put in which runs from the front of the house to the rear of the lot and it is 4" or 5" from the lot line; the neighbor keeps moving in bricks along the fence and the property line. It was her opinion that a 2' high fence would be exercise for the boys to jump over it; they also ride bicycles across the front yard.

Member Egan was of the opinion that this would be a police department problem if the neighbor is dumping on the property. Mrs. Karmie asked if she could put in bushes 10' high. Member Cieplak was of the opinion that this fence would set a precedent in this block.

Member Cieplak moved that the variation to extend the fence out past the front building line be denied. Seconded by Member Egan. All voted yes. Motion carried.

Petitioner advised of her privilege to go to the Board of Trustees if she so chooses by writing 2 copies of a letter to the Village Manager by June 16, to request being on the agenda for the Board of Trustees meeting on June 23, 1970.

9. FENCE, CORNER LOT (R-1)

Wm Howatt, 10301 S Keeler Avenue, requested a fence to the side street lot line at the rear of the house. Fence to be 5' high, cedar.

Mr. Howatt presented spot-in surveys for viewing. The fence would be at the rear of the house.

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

10. MASONRY FENCE, FRONT OF HOUSE(R-1)

Earl F. Eggert, 10504 S Kolin Avenue, requested variation of ordinance to build a masonry fence in front of the house.

Mr & Mrs Eggert presented sketches and a photo for viewing. They want the fence 3' or 4' from the sidewalk. This house is set back 51' from the front lot line. The lot is 90 X 143.78. There was a general discussion.

Member Neaves moved to deny the request. Seconded by Member Collings. Further discussion brought out that although this is a very presentable fence it would break up the whole neighborhood; 3' height to the front lot line was suggested. It was thought that this fence would set a precedent in the block. Member Neaves withdrew his motion; Collings withdrew his second to the motion.

Member Egan moved to table the request for 30 days, to July 1, 1970, so the Board Members can look at this site. Seconded by Member Collings. All voted yes. Motion carried.

11. PARKING VARIATION (C-1)

Joseph E. Gradowski, 5261 West 95 Street, requested a variation to allow an addition 37' deep, 25' wide, at the rear of the existing building.

Mr. Gradowski presented drawings for viewing. The store to the west was built to the alley; the building on the southwest corner of Cook Avenue and 95 Street is to the alley line. The addition would be for work and storage area; part of Wolf's Bakery store is being used for storage. Petitioner said he walks to work; usually there is one car parked at the rear of the building. Municipal parking is available at three sites nearby. Other business in the block have received consideration of the use of the Municipal parking lots.

Member Egan moved that the variation be granted. Seconded by Member Ceiplak. All voted yes. Motion carried.

12. REAR EASEMENT (R-1)

Anthony A. Tadin, 9636 S Kilpatrick Avenue, requested release of 5' of 8' rear easement to allow a garage into the easement.

Paul Anzine of Oakdale Construction Co. represented the petitioner. Mr. Anzine said the request had been changed to 3' of the 8' easement instead of 5' into the easement. Mr. Anzine presented a copy of the contract to confirm the change of request; he also presented plot plans for viewing. The garage will be 18'2" from the rear of the house. Letters of release granting 3' of the easement were received from Ill. Bell Tel. Co., Northern Ill. Gas Co., and Com. Ed. Co. and are a part of the file. The Oak Lawn Eng'g Dept. reported that they will release 3' of the easement.

Member Collings moved to recommend that the Board of Trustees grant the variation providing the Village Eng'g Dept. releases the requested 3'. Seconded by Member Neaves. All voted yes. Motion carried.

Petitioner advised of 2 copies of letter to the Village Manager by 6-16-70 requesting to be on the agenda for the Board of Trustees meeting on 6-23-70.

13. REAR SETBACK FOR DETACHED GARAGE (R-2)

Oakdale Construction Co. requested 3' setback off the alley lot line instead of 5' required, at 4818 West 97 Street, for a detached garage.

Mr. Anzine presented plot plans for viewing; the garage would be 3' from the alley and 3' from the east lot line and 9'6" from the rear of the house. There will be a 16' door on the alley side of the garage and a 9' door on the front; there is a side drive, but the alley will have to be used for the 2nd car. Sketches of the plot plan were presented for viewing.

Member Egan moved to grant the variation. Seconded by Member Collings. All voted yes. Motion carried.

BOARD OF APPEALS, REGULAR MINUTES, JUNE 10, 1970

Continued

14. RESIDENTIAL FRONTAGE (R-1)

Eckco Construction Co. requested variation to allow a single family residence on a 40' frontage, at 10321 S Knox Avenue.

George Eck stated that there is a 60' lot to the south and he has tried for six years to buy the land to the south of the 40' lot and has tried to trade 70' for the 60' property but without any success. The owner plans to build on the 60' lot to the south. Mr. Eck presented a sketch of the lots involved on the petition form.

Member Egan moved to recommend to the Board of Trustees that they grant the variation primarily due to the particular problems involved with the property and that no other variations be granted. Seconded by Member Cieplak. All voted yes. Motion carried.

15. GARAGE HEIGHT (R-1)

J. P. McCastland, 5502 Edison Avenue, requested variation to allow 15' high detached garage.

Mr. McCastland had no plans nor sketches; he said his house is about 35' high; the house behind his is over 40' high; the neighbor to the left is over 35' high. Mr. McCastland said his home is an older home constructed on cedar posts; the estimated cost given him for installation of a basement was \$8,100; he would be storing miscellaneous in the garage; he does not have enough ground to put in a larger garage area; with the lay of the land, looking east from the alley, the height would not be noticeable. Member Egan read aloud a statement of approval of the 15' height, signed by the homeowners of 5500 W Edison, 5504 W Edison, and 9629 East Shore Drive. The statement is part of the file.

The garage would have a gable roof with the peak 15' high; the door would be 8' high; there would be a loft for storage above the garage. This would be the only high garage in the area but the houses around the area are higher, older homes. From Edison Avenue or East Shore Drive it would not be noticeable.

The height variation permissible to the Board of Appeals is 20%; the maximum height under the board of appeals jurisdiction would be 14'5" allowable.

Member Collings moved to grant the variation to allow 14'5" height for the garage. Seconded by Member Neaves. All voted yes. Motion carried.

16. REHEARING ON 5710 West 87 Place

Carmen DeFiglia, re 5710 West 87 Place, item on Board of Appeals Jan. 7, 1970 agenda. Petitioner not present. Member Egan moved to table to the meeting on 7-1-70; seconded by Member Collings. The vote: Cieplak, no; Haimann, no. Egan, Collings, Neaves, Keneipp all voted yes. Motion carried.

17. GARAGE, SIDE SETBACK (R-3)

E & J Construction Co. requested 2'6" into the 3' required side yard for a two-car brick garage at 10409-11 S Keating Avenue.

Mr. McNamara, owner, explained that a six-flat is involved; they are required 1 & 1/4 cars parking for each apartment; there are 6 stalls across the rear of the building, two are not used; they want to build a garage in front of the easement and over to one side to keep the required parking area they have now. The garage would be face brick 20 X 22; on the side of the garage there will be shrubs; there would be no part of the garage over the lot line, the eaves will not overhang. There will be parking on both sides of the garage because there are apartment buildings on both sides.

(There was a five minute recess.)

The spot-in surveys for 10401, 10409 and 10413 Keating were procured from the Bldg. Dept. files. There are apartment buildings on each of the sites; the shrubs and the garage would break up any possible raceway through the parking lots. The distance from the building to the rear lot line is 50'.

Member Cieplak moved to grant the variation to allow the garage to go 2'6" into the required 3' side yard setback and that no other variations be granted on this piece of property. Seconded by Member Haimann. All voted yes. Motion carried.

18. RESIDENCE SIDE SETBACK.

Hartz Construction Co. requested variation of side setback to allow 4' instead of 5' required, at 10314 S Knox Avenue.

(continued)

BOARD OF APPEALS, REGULAR MINUTES, JUNE 10, 1970

Continued

18. RESIDENCE SIDE SETBACK (R-1) (continued)

Mr. Hartz said the lot is 40' wide, the house is 26' wide, there would be only 9' for a driveway and this does not allow for car doors opening. The secretary got the building file from the Bldg. Dept. A variation had previously been granted for the undersized lot. Mr. Hartz said the foundation is in; the foundation for the building at 10310 Knox has been moved over to allow more space between the houses.

Member Cieplak moved to grant the variation and that no other variations be granted on this site. Seconded by Member Collings. All voted yes. Motion carried.

19. PARKING (C-2)

Shedin & Robinson requested variation of parking at 9735 Southwest Highway to allow substitution of car stalls for multiple use (daytime store hours versus evening hours for the Lounge).

Mr. Schedin stated there is no parking there presently; the rear of the property is full of debris; 2,750 sq.ft. at the rear of the three small buildings would allow 8 cars parking; the Lounge would need 5 spaces. Mr. Shedin presented a letter from the owner, Mr. H. Silver, which stated that the leasee has his permission to park in front, back or on the side of the property at 9739 Southwest Highway. Mr. Schedin presented plot plan sketches for viewing. He needs a variation for parking because the area is short of general parking. There is some parking in the alley now. Petitioner was advised that the parking would have to be blacktopped, drained, striped and lighted and would be under the supervision or jurisdiction of the Eng'g Dept.

Mr. Schedin said one of the stores closes at 4:30 p.m.; one at 5 p.m. and the hardware store at 9739 closes at 6 p.m. The Lounge will have no more than 15 stools which would required 5 parking spaces.

Mr. Cody's report indicated there is parking for 7 cars at the rear of the property and 10 cars to the west of the property. The parking is shared by 2 other stores but they use it at different hours of the day.

There was a general discussion. Petitioner needs 5 parking spaces. The parking for 10 cars is at the side of the Hardware Store. Petitioner, who is a leasee, had planned putting stone in the area behind the three small stores. It would be the responsibility of the owner to provide proper hard surfaced parking.

Member Egan moved that the variation be granted and the required parking area(5 spaces) under ordinance be blacktopped, drained, striped for 5 stalls. Seconded by Member Neaves. All voted yes except Member Collings who voted no. Motion carried.

20. LAND COVERAGE (M-1)

American Machining Co., 4601 Southwest Highway, requested variation of land coverage to allow 1,320 sq.ft. of building over the allowable.

Mr. J. Thelander, architect, represented the petitioner. He said the company employs 60-65 people and one parking space is required for each 3 employees; in the east lot there is room for 53 cars; the area is approx. 110 X 100, and plus 75 X 60. There is an old concrete block building on the west end of the property which would interfere with construction of the addition so it will come down. The addition will be a warehouse type building and will not entail any additional employees.

Petitioner was advised that the parking area are required to be paved, drained, and lighted, in accordance with the Village specifications.

Member Cieplak reported that there is parking in front of the building now, on Southwest Highway, and car doors are opened into traffic on Southwest Highway necessitating sudden application of car brakes - he has had that experience. There is no public walk.

(continued)

BOARD OF APPEALS, REGULAR MINUTES, JUNE 10, 1970

Continued

20. LAND COVERAGE (M-1) (continued)

Member Cieplak moved to grant the variation to allow the lack of 1,320 sq.ft. of parking area but that the old concrete block building be torn down and the parking area be paved, drained and lighted; that no parking be allowed in front of the building and that public walk be put in at this time, and that no other variations be granted. Seconded by Member Neaves.

Mr. Thelander asked if buildings on the other side of the street have sidewalks. The answer was, not at present but as things develop they will go in.

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

21. RESIDENTIAL FRONTAGE (R-1)

Denis F. O'Malley requested variation to allow a 45' combination of lots of record for a buildable site, instead of 50'; and a variation to allow 4' side yard for existing home site; at 9118 South 54 Avenue.

Mr. O'Malley said a survey has been made of the property involved but he has not received it yet; there are four 25' lots of record. There is 51' from the north lot line to the south side of the house so he is attempting a 4' side setback which would allow 45' of property south of the house. The house is a frame building approx. 50 years old. There is no other property between these buildings.

Member Egan moved that the variations requested by the petitioner be granted but that no other variations be granted. Seconded by Member Haimann. All voted yes. Motion carried.

22. LAND COVERAGE AND REAR SETBACK (R-1)

E. Wozniak, 5124 West 90 Street, requested variation of lot density to allow approx. 45% land coverage; variation of rear setback to allow 1'6" for an addition.

Mr. Wozniak presented letters from the Oak Lawn Eng'g Dept.; Com.Ed.Co., Illinois Bell Tel. Co. and Northern Ill. Gas Co. granting release of 3' of the 8' rear easement. The lot is 56'4 1/2" X 100'6" with an 8' easement at the rear of the lot. He would add 26 X 20 including one bath and 1 bedroom and a family room.

Member Cieplak moved that the variation to allow 45% land coverage instead of 35% be granted and the variation to allow Mr. Wozniak to go to 5' from the rear lot line and that no other variations be granted on the parcel. Seconded by Member Neaves. All voted yes. Motion carried.

Petitioner advised of 2 copies of a letter to the Village Manager by June 16, 1970, to request being on the agenda for the Board of Trustees meeting on June 23, 1970.

16. REHEARING ON 5710 West 87 Place

Carmen DeFiglia, re 5710 West 87 Place; Mr. DeFiglia was apologetic about being late. He was advised that his petition was tabled to the meeting on July 1, 1970.

23. ADJOURNMENT

Member Collings moved to adjourn the meeting, seconded by Member Neaves. All voted yes. Meeting declared adjourned at 10:35 p.m.

/s/ Warren O. Keneipp  
Chairman

/s/ Buena Gerke  
Secretary

Randall

VILLAGE OF OAK LAWN  
Cook County, Illinois  
BOARD OF APPEALS  
Wednesday, July 1, 1970  
REGULAR AGENDA #71-3  
7:30 p.m.

Presiding: Warren O. Keneipp, Chairman

Members: Charles G. Cieplak, Emmett Egan, Lawrence Collings, Richard C. Haimann,  
Ross Neaves, Wm J. McCarthy

Approval of minutes of regular meeting held on June 10, 1970.

OLD BUSINESS

1. LOT SIZE (R-1) Tabled 2-4-70  
C. Scott, for Mrs. Pearl R. Sandor, re. 5640 West 87 Place.
2. APPEALING PREVIOUS DECISION (R-1) Tabled 5-6-70  
Michael Flatley, owner/contractor, previously appealed a previous Board decision on 10313 S Lamont Avenue; requesting 26'8" wide building instead of 26' wide, to allow 18" cantilever on north side of the building, on a 40' lot.
3. MASONRY FENCE, FRONT OF HOUSE (R-1) Tabled 6-10-70  
Earl F. Eggert, 10504 S Kolin Avenue, requests variation of ordinance to build a masonry fence in front of the house.
4. REHEARING ON 5710 West 87 Place Tabled 6-10-70  
Carmen DeFiglia, re 5710 West 87 Place, item on Board of Appeals Jan. 7, 1970.

NEW BUSINESS

5. FENCE, BETWEEN BUILDINGS (R-1)  
Daniel Moravac, 6022 West 91 Street, requests 6' high fence between buildings, for privacy and security for above ground swimming pool.
6. FENCE, CORNER SIDE LOT LINE (R-1)  
Owen Francis, 5140 W Wolfe Drive, requests variation to allow a 5' high wooden fence to the corner side lot line, at the rear of the house on the LeClaire Avenue side.
7. FENCE, BETWEEN HOUSES (R-1)  
Howard R. Sahlin, 4652 West 100 Street, requests variation to allow a 6' high wooden fence between houses; top 1' of fence will be open, lattice work.
8. FENCE, CORNER SIDE SETBACK (R-1)  
John Porcelius, 8703 S Nashville Avenue, requests variation to allow a fence to the side street lot line of a corner lot, at the rear of the house. Fence would be 6' high, wooden.
9. GARAGE SIZE (R-1)  
Oakdale Construction Co. for 9333 S Moody Avenue, requests a 26 X 24 Garage (624 sq.ft) Homeowner needs additional space for storing parts for his electrical profession.
10. ADJOURNMENT

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Randall

VILLAGE OF OAK LAWN  
Cook County, Illinois  
BOARD OF APPEALS  
Wednesday, July 1, 1970  
REGULAR MINUTES #71-3

Meeting called to order at 7:30 p.m.

Roll call: Present: Chairman Keneipp; Members Cieplak, Egan, Collings, Haimann, Neaves.  
Chief Bldg. Insp., J. P. Cody  
Absent: Member McCarthy (ill)

Minutes of the regular meeting held on June 10, 1970, were approved as published on motion by Member Egan, seconded by Member Haimann. All voted yes. Motion carried.

OLD BUSINESS

1. LOT SIZE (R-1) Tabled 2-4-70

C. Scott, for Mrs. Pearl R. Sandor, re. 5640 West 87 Place.

Mr. Cody reported that petitioner is still waiting for a reply from the real estate department of Commonwealth Edison Co.; they have tendered a check to them and have not heard from them yet. (Com.Ed.Co. should have 85' frontage left if they sell 15' to petitioner.)

Member Cieplak moved to table until further developments or an answer from the real estate dept. of Com.Ed.Co. is received. Seconded by Member Egan. All voted yes. Motion carried.

2. APPEALING PREVIOUS DECISION (R-1) Tabled 5-6-70

Michael Flatley, owner/contractor, re. 10313 S Lamon Avenue. Petitioner not present.

Mr. Cody reported that this item is coming up July 6, 1970 at the Planning and Development Commission, not only on the alley vacating but zoning also. If the alley is not vacated, then petitioner will come in for a variation.

Member Egan moved to table to the meeting on Aug. 5, 1970; seconded by Member Haimann. All voted yes. Motion carried.

Petitioner arrived later and was heard after item #13.

3. MASONRY FENCE, FRONT OF HOUSE (R-1) Tabled 6-10-70

Earl F. Eggert, 10504 S Kolin Avenue, previously requested variation of ordinance to build a masonry fence in front of the house.

Mr. & Mrs. Eggert presented signatures of 45 residents, all living on Kolin Avenue within two blocks, indicating they were "for" the fence to the front of subject property; also, a letter from the neighbor immediately north, expressing "no objection to the three foot high face brick masonry fence". Both are part of subject file. The fence will be 3' high and the wrought iron gate and the pillars will be 4' high. Member Egan said he thought the fence will enhance the neighborhood. Member Collings visited the site and commented that the house is different from most houses and it is set further back on the property.

Member Cieplak thought that the Board heard this case out fairly well at the last month's meeting - and moved that the fence be limited to 3' in height and the masonry columns and gate of wrought iron be limited to 4' in height, that the decorative lights will be within reasonable brightness and height, that due to the particular placement of the house on the property it affords very little rear yard and he feels the variation is within reason, plus the fact that a letter from the adjoining neighbor and signatures of other neighbors indicated agreement, that the variation be granted. Seconded by Member Collings. All Members voted yes except Member Haimann who voted no. Motion carried.

4. REHEARING ON 5710 West 87 Place Tabled 6-10-70

Carmen DeFiglia, re 5710 West 87 Place; item on Board of Appeals 1-7-70, originally. Petitioner was not present. Member Egan felt that this item has been held long enough; last month petitioner showed up two hours late, and has shown complete lack of respect for the Members of the Board; and moved to drop the item from the agenda. Seconded by Member Haimann. All voted yes. Motion carried. Mr. Cody confirmed the fact that there is a "Stop Work" order on this building.

NEW BUSINESS

5. FENCE, BETWEEN BUILDINGS (R-1)

Daniel Moravec, 6022 West 91 Street, requested 6' high fence between buildings, for privacy and security for above-ground swimming pool.

Mrs. Moravec explained that the house is across the street from Harnew School; this is a corner lot; there is a swimming pool which is set south of the garage at the rear of the house; this is a 2 years old home; the fence will go around the patio. Mrs. Moravec presented a letter of approval from the neighbor to the west. The pool is an above-ground pool; the fence will be of cedar. The letter of approval is part of subject file.

Member Collings moved to grant the variation for the safety of the kids who are on the playground and for the petitioner's protection. Seconded by Member Neaves. All voted yes. Motion carried.

6. FENCE, CORNER SIDE LOT LINE (R-1)

Owen Francis, 5140 W Wolfe Drive, requested variation to allow a 5' high wooden fence to the corner side lot line, at the rear of the house on the LeClaire Avenue side.

Mr. Francis presented a spot-in survey of his property and indicated thereon the contemplated placement of the proposed fence.

Member Egan moved to grant the variation for the fence at the rear of the house. Seconded by Member Haimann. All voted yes. Motion carried.

7. FENCE, BETWEEN HOUSES (R-1)

Howard R. Sahlín, 4652 West 100 Street, requested variation to allow a 6' high wooden fence between houses; top 1' of fence will be open, lattice work.

Mrs. Sahlín stated that the fence was also to block out a driveway, and for privacy; she presented a drawing of the plot plan including a plot plan of the adjoining property. She explained that a 5' high fence with 1' of lattice work at the top, totalling 5' high, would not give privacy. There is a patio on the east or rear of the house. She has talked with the neighbor and he indicated no objection; the fence is to be hooked up to the neighbor's garage and he is in agreement to this.

Member Cieplak moved to grant the variation contingent on a letter of agreement from the neighbor. Seconded by Member Neaves. All voted yes. Motion carried.

8. FENCE, CORNER SIDE SETBACK (R-1)

John Porcelius, 8703 S Nashville Avenue, requested variation to allow a fence to the side street lot line of a corner lot, at the rear of the house. Fence would be 6' high, wooden.

Mr. and Mrs. Porcelius presented a copy of the spot-in survey for viewing; the 6' fence would have 1' of open lattice work at the top. Stevens Food Store is to the east (rear) of this property. There is 36' from the front of the house to the front lot line. The fence would run parallel the north side lot line, to the front of the house.

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

9. GARAGE SIZE (R-1)

Oakdale Construction Co., for 9333 S Moody Avenue, requested a 26 X 24 garage (624 sqft) Homeowner needs additional space for storing parts for his electrical profession; also a small truck and an automobile.

Mr. Anzine presented drawings of the rear section of the lot showing the contemplated placement in relation to the house and lot lines. Mr. Anzine explained that the homeowner is a "trouble shooter" for Standard Oil Co.; he has a small service truck - panel truck - he has some of the material on it. He gets called out on emergencies.

It was suggested that a portion of the floor be raised 4" so as to avoid an over-sized garage - this would enable us to adhere to the ordinance. A contract has been signed and the 4" raised portion would be at the expense of the contractor. As the result of a general discussion, it was decided that if the application is presented with the storage area indicated and the door is to the one side, no variation will be needed.

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BOARD OF APPEALS, REGULAR MINUTES, JULY 1, 1970

Continued

9. GARAGE SIZE - 9333 S Moody Avenue (continued)

Due to the redesigning of the garage and the storage area, Member Cieplak moved that the item be dropped from the agenda. Seconded by Member Egan. All voted yes. Motion carried.

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

J. J. O'Grady, 10049 S Kolin Avenue, requested variation of side street setback to allow a detached garage 4' from the corner side street lot line; also variation of rear setback to allow 6" to the rear lot line instead of 5' required.

Mr. O'Grady presented sketches of his plot plan for viewing. The lot is 88.55' X 122.46'; Mr. O'Grady said the previous attached garage had been altered into a bedroom. There is a swimming pool and a high fence to the corner of the lot across the alley. Mr. Cody reported that there are other garages to the west which are close to the side street lot lines.

Member Cieplak moved to grant the request to allow him to come to 4' from the side street lot line on 101 Street and to the lot line at the alley. Seconded by Member Egan. All voted yes. Motion carried.

11. FENCE, TO FRONT LOT LINE (R-1) Not in time for agenda.

R. W. Hutton, 9438 South 55 Court, requested a fence to the front lot line.

Mr. Hutton stated he had no plans or sketches of his property; he purchased the property recently; the property is north of the Thompson Funeral Home parking lot; the alley (east-west) has been vacated and the south half can be enclosed for parking for the Funeral Home. Mr. Hutton said he wants to be consistent with the neighbor on the north. He also stated that Thompson does not plan putting up a fence at present but plans a fence of brick, similar to that of Oak Lawn Savings & Loan. Petitioner wants the fence at the front of his property; his house is 30/40 years old and is at the back of the lot; there is 8' of rear yard and the front would be left as a playground. There is a fence to the front lot line across the street. Mr. Hutton would like to use "antique" brick which he has; he wants the fence 5' high across the front, maximum, with masonry posts with lattice work between them. He wants posts 5' high with decorative lanterns on the top; this would be done in conjunction with what Thompson is going to do.

Member Cieplak moved to grant the variation to allow a fence to be constructed against the front of the property, within 1' of the front lot line, in masonry pillars not to exceed 5' and a lattice work type fence between the pillars, subject to approval by the Building Department and that we further allow decorative lanterns atop the pillars within reasonable height and brightness. Seconded by Member Collings. All voted yes. Motion carried.

12. FENCE, TO FRONT LOT LINE, CORNER LOT (R-1) Not in time for agenda.

John McLain, 9937 South Merton Avenue, requested a fence entirely around the lot, at the lot lines on a corner lot.

Mrs. McLain stated that there are 4 children in the family; there are a lot of speeders on 100th Street, coming off of Southwest Highway; the fence would be 4' high; she would like the benefit of the whole yard; there are no sidewalks in the area. Mrs. McLain said she would like her husband to make the decision on the Board's suggestion for the fence placement.

Member Egan moved to table to the meeting on Aug. 5, 1970; seconded by Member Haimann. All voted yes. Motion carried.

Mr. & Mrs. McLain returned to the meeting later and were heard at the end of the meeting.

13. FENCE TO FRONT LOT LINE (R-1) Not in time for agenda

Mrs. A. T. Cadman, 9840 S Merton Avenue, requested a variation to allow a fence parallel the north side lot line, from the front of the house to the front lot line.

Mrs. Cadman said the fence would be 4' high, cyclone; she presented the spot-in survey of the property on her north to assist her in indicating where the fence

(continued)

BOARD OF APPEALS, REGULAR MINUTES, JULY 1, 1970

Continued

13. FENCE, 9840 S Merton Avenue, (continued)

would be in relation to the property lines; there is a fence to the building line presently; there is an alley south of subject property. Mrs. Cadman said she does not want the fence across the 90' frontage of her property, just on the side lot lines to the front of the lot. This is an alley "corner lot" not a street corner. The alley is south of Mrs. Cadman's property and there is another house south of the alley. There is a fence along the alley.

Member Egan, because it will not break up the neighborhood in any way, moved that the variation be granted based primarily on the fact that the petitioner will get a letter from the neighbor on the north showing they have no objection to the fence coming to the front lot line. Seconded by Member Haimann. All voted yes. Motion carried.

#2. APPEALING PREVIOUS DECISION (R-1)

Mr. Flatley, owner/contractor previously appealed a previous Board decision on 10313 S Lamson Avenue; requesting 26'8" wide building instead of 26' wide.

Mr. Flatley came in for a variation without waiting for the Planning & Development Commission to vacate the alley at their next meeting on July 6, 1970. Mr. Cody reviewed to the Board the activity in this case to date. One of the owners of property abutting the alley refuses to go along with the alley vacating.

The Board recalled that its previous decision was to grant a variation for a 40' lot with the stipulation that no other variations be granted. Mr. Flatley is not the original owner of the lot. There was a general discussion.

Member Egan moved to recommend to the Board of Trustees to grant the additional variation primarily on the fact that this builder was not aware of the restriction on the lot, although he should have been, and the alley can not be vacated. Seconded by Member Collings. The vote: Egan & Collings, yes; Cieplak, Neaves, Haimann, Keneipp voted no. Motion did not carry.

Petitioner advised of his privilege to go to the Board of Trustees if he so chooses, by writing 2 copies of a letter to the Village Manager by July 8, to request being on the agenda for the Board of Trustees meeting on July 14, 1970.

#12. FENCE, TO FRONT LOT LINE, CORNER LOT (R-1) Not in time for agenda.

John McLain, 9937 S Merton Avenue, requested a fence entirely around the lot, at the lot lines, on a corner lot.

Mr. McLain appeared before the Board. He asked why the fence could not be put to the front lot line. He was advised that the ordinance prohibited it. There was a general discussion. Petitioner agreed to put the fence from the front building line to the side street lot line and parallel the side street lot line to the rear lot line. This would require a variation of side setback on the corner lot.

Member Egan moved to grant a variation for the side yard setback to allow the fence to go from the front building line to the rear lot line parallel the side street lot line. Seconded by Member Haimann. All voted yes. Motion carried.

14. ADJOURNMENT

Member Collings moved to adjourn the meeting, seconded by Member Egan. All voted yes. Meeting declared adjourned at 9:30 p.m.

/s/ Warren O. Keneipp  
Chairman

/s/ Buena Gerke  
Secretary

*Randall*

VILLAGE OF OAK LAWN  
Cook County, Illinois  
BOARD OF APPEALS  
Wednesday, Aug. 5, 1970  
REGULAR AGENDA #70-4  
7:30 p.m.

Presiding: Warren O. Keneipp, Chairman

Members: Charles G. Cieplak, Emmett Egan, Lawrence Collings, Richard C. Haimann,  
Ross Neaves

Approval of minutes of regular meeting held on July 1, 1970.

OLD BUSINESS

1. LOT SIZE (R-1) Tabled 2-4-70  
C. Scott, for Mrs. Pearl R. Sandor, re. 5640 West 87 Place.

NEW BUSINESS

2. PARKING (R-3)  
Sirles & Son Realty Co. Inc., requests parking variation to allow 1 for 1 parking instead of required 2 for 1, for a real estate office on the 1st floor and six 18 X 25 offices on the 2nd floor (pending variation of zoning).
3. FENCE, CORNER LOT (R-1)  
Wayne Drenthe, 9200 South 49 Avenue, requests variation to allow a 4' high cedar fence past the side building line from rear of house to rear lot line.
4. FENCE HEIGHT (R-1)  
L. C. Czarnecki, 10405 S Kenton Avenue, requests a 6' high fence between homes, on the south side of the home, from the front building line to the rear of the home.
5. SIGN HEIGHT (C-1)  
I N R Beatty Lumber Co., 5167 West 95 Street, requests variation of height for a ground sign to be erected east of the office, on the vacant lot. Requesting 30' height instead of maximum 25' height allowable.
6. FENCE, CORNER LOT (R-1)  
George Billows, 5137 West 100 Street, requests variation to allow a fence to extend along the west side lot line (52nd Avenue) from the garage to the rear lot line; fence is 6' high.
7. GARAGE FRONT SETBACK (R-1)  
Robt. Verran requests a variation at 5500 W Alexander Place, to allow a detached garage 20' from the 55th Avenue lot line, instead of 25' specified by the subdivision.
8. FENCE TO FRONT LOT LINE (R-1)  
Emma F. Callaghan, 10429 S Mayfield Avenue, requests variation to allow a fence in front of the house in addition to the rest of the property.
9. FENCE ENCLOSING POOL LADDER (R-1)  
Bruce Marsh, 4109 W Grant, requests variation to allow a fence enclosing ladder entrance to above-ground pool with 2' fence attached to sun deck around the pool.
10. GARAGE SIDE SETBACK (R-1)  
L. R. Smith, 9718 South 51 Avenue, requests a garage 2' from the south side lot line instead of 3' required by ordinance.

BOARD OF APPEALS, REGULAR AGENDA, AUG. 5, 1970

Continued

11. ADDITION, SIDE SETBACK (R-1)  
Donald Matejka, 5472 Edison Avenue, requests side setback variation to allow an addition to the breezeway between the house the the garage to be 4' from the side lot line.
12. FENCE ENCLOSING POOL LADDER (R-1)  
Vincent Sommer, 10341 S Keeler Avenue, requests variation to allow a fence enclosure for the removable ladder of a 4' deep above-ground pool on a corner lot.
13. EASEMENT RELEASE AND LAND COVERAGE (R-1)  
Felix Cachey, 10311 S Kenneth Avenue, requests release of the 8' rear easement of a lot 115.84' deep to allow a detached garage 20 X 23; also variation of land coverage to allow 278 sq.ft. over the 35% allowable coverage.
14. RELEASE OF 5' OF 10' EASEMENT (R-1)  
Robt Kamper, 4632 West 100 Place, requests release of 5' of 10' wide rear easement for a detached garage.
15. GARAGE SIDE SETBACK (R-1)  
Oakdale Construction Co., for 5099 W Wick Drive, requests variation of side setback to allow 1' off the north lot line.
16. FENCE, CORNER LOT (R-1)  
James A. Palaggi, 9340 S Moody Avenue, requests variation to allow a 4' high brick fence parallel the side street lot line, from the rear of the house to the 10' easement parallel the rear lot line.
17. GARAGE SIZE (ATTACHED)(R-1)  
Geo. Wondriska, 9747 S Mansfield Avenue, requests an attached 30 X 30 brick garage.
18. FENCE, CORNER LOT (R-1)  
F. A. Domina, 11044 S Tripp Avenue, requests variation to allow a 4' high wood fence to the corner side street lot line at the rear of the house.
19. ADJOURNMENT

Randall

VILLAGE OF OAK LAWN  
Cook County, Illinois  
BOARD OF APPEALS  
Wednesday, Aug. 5, 1970  
REGULAR MINUTES #70-4

Meeting called to order at 7:30 p.m.

ROLL CALL: Present: Chairman Keneipp, Members Cieplak, Egan, Haimann.  
Chief Bldg. Insp. J. P. Cody  
Absent: Members Collings and Neaves.

Chairman Keneipp asked that a moment of silence be observed for Member McCarthy who died since the last meeting.

The minutes of the regular meeting held on July 1, 1970, were approved with the following addition requested by Member Cieplak: Item #2, page 4, 3rd paragraph, add: Mr. Flately stated, prior to the motion and vote, that he would put up a smaller, cheap house if he did not get the variation. on motion by Member Egan, seconded by Member Haimann; all voted yes. Motion carried.

OLD BUSINESS

1. LOT SIZE (R-1) Tabled 2-4-70  
C. Scott, for Mrs. Pearl R. Sandro, re 5640 West 87 Place.  
Motion by Member Egan, seconded by Member Cieplak to take the item off the agenda until further developments. All voted yes. Motion carried.

NEW BUSINESS

2. PARKING (R-3)  
Sirles & Son Realty Co. Inc., requested parking variation to allow 1 for 1 parking instead of required 2 for 1, for a real estate office on the 1st floor and six 18 X 25 offices on the 2nd floor (pending variation of zoning).

Petitioner not present. Mr. Cody reported that this item had been brought before the Planning and Development Commission for rezoning and was tabled until the petitioner comes forward with sketches of his proposal. Member Cieplak moved to table until further developments in the P & D Com. Seconded by Member Egan. All voted yes. Motion carried.

3. FENCE, CORNER LOT (R-1)  
Wayne Drenthe, 9200 South 49 Avenue, requested variation to allow a 4' high cedar fence past the side building line from the rear of the house to the rear lot line.

Mr. Drenthe explained that the fence will enclose the rear yard of a corner lot with a 4' high fence.

Member Egan moved that the variation be granted. Seconded by Member Haimann. All voted yes. Motion carried.

4. FENCE HEIGHT (R-1)  
L. C. Czarnecki, 10405 S Kenton Avenue, requested a 6' high fence between homes, on the south side of the home, from the front building line to the rear of the home.

The spot-in survey from the house files was supplied by the secretary. Mr. Czarnecki explained that the reason for the fence is because he has a dog and he does not want the dog to jump the fence; the dog is a Doberman Pincher. Petitioner's wife is suffering from a nervous condition; the home next was robbed recently; he wants to protect anyone coming near the fence from the dog. The fence is up presently. The neighbor on the north has objected to the 6' high fence. It is a cyclone fence. A fence company on 95th Street erected the fence and the erector said the 6' fence would be acceptable (Bldg. Dept. to contact the fence company regarding this irregularity).

Member Egan moved that the item be tabled until the next meeting on 9-2-70 since the fence is up, and if the neighbor does not appear at the next meeting we will take it to indicate no objection. Seconded by Member Cieplak. All voted yes. Motion carried.

5. SIGN HEIGHT (C-1)  
I N R Beatty Lumber Co., 5167 West 95 Street, requested variation of height for a ground sign to be erected east of the office, on the vacant lot. Requesting 30' height instead of maximum 25' height allowable.

(continued)

5. SIGN HEIGHT (5167 W 95 St) Cont'd

Mr. Leyerle represented the petitioner; Mr. Lissak, of Arrow Sign Co., was also present. Mr. Leyerle said the frontage is 52'8". They are asking for a height variation only, because the sign could not project into right-of-way and the buildings on either side of the vacant lot where the sign will be would obstruct visibility of the sign; their office not being on a thoroughfare they need identification; a roof sign is not desired in this case. The parapet of the building is 13'8" high. Any height over 28'8" would have to be approved by the Board of Trustees. There was a general discussion of height and visibility.

Member Cieplak moved to grant a sign height for 28'8". Seconded by Member Haimann. All voted yes. Motion carried.

6. FENCE, CORNER LOT (R-1)

George Billows, 5137 West 100 Street, requested variation to allow a fence to extend along the west side lot line (52nd Avenue) from the garage to the rear lot line; fence is 6' high.

Mr. Billows said that he wants to put in a swimming pool. Mr. Cody reported that the fence is up and is into the right-of-way (52nd Avenue) by about 10'. Mr. Billows said he has two fruit trees that will have to be cut down and a fireplace will have to be removed. He was not aware that he put the fence in the right-of-way; he will abide by the decision of the Board. It was explained to Mr. Billows that no Board has the authority to approve any fence into any right-of-way. Mr. Billows presented letters from two neighbors, 5133 West 100 Street, and 10009 South 52 Avenue, which expressed no objection to the fence.

Member Egan moved to deny, based on the fact that the fence is into the right-of-way and that the fence be moved to the west property line. Seconded by Member Haimann. Members Egan, Haimann and Keneipp voted yes. Member Cieplak voted no. Motion did not carry.

Member Cieplak moved to "table until Mr. Cody has a chance to go out and measure this with Mr. Billows and then" - a discussion interrupted. Member Cieplak withdrew his motion.

Member Egan moved that we deny the request made by the petitioner for the encroachment of the 10' into the right-of-way and that we do allow him to come to the side street lot line with this fence. Seconded by Member Haimann. All voted yes. Motion carried.

7. GARAGE FRONT SETBACK (R-1)

Robt Verran requested a variation at 5500 W Alexander Place, to allow a detached garage 20' from the 55th Avenue lot line, instead of 25' specified by the subdivision.

Mr. Cody reported that the ordinance is superseded by the provisions of the subdivision noted in the minutes of a Planning & Development Commission meeting, specifically: "a 20' setback on Alexander Place, and a 15' setback for houses on 55th Avenue and 55th Court, and a 25' setback for any garages that are built on 55th Avenue and 55th Court --" It was questioned whether this Board has the right to give a variation in a case like this. Petitioner presented plot plans for viewing. This is a new home; petitioner has not moved in; the lot is 75.38' deep, 80' wide. The house file survey was compared with the plot plan presented by the petitioner; there was a difference in the figures on the size of the lot.

Member Cieplak moved to table pending the outcome of the Planning & Development Commission matter on this site; seconded by Member Egan. Member Cieplak added: due to the differences in the lot size and the stipulation as shown on the copy of the P & D C. minutes of March, 1967. Member Egan agreed to the addition to the motion made by Member Cieplak. All voted yes. Motion carried.

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

Emma F. Callaghan, 10429 S Mayfield Avenue, requested variation to allow a fence in front of the house in addition to the rear of the property.

Mr. Cody reported that this area is in the Planned R2/R3 area, is an older existing home, other fences have been brought to the front property line in the neighborhood; property in this area will be up-dated and a developer may pick it up and the fences would come out. Emma Callaghan plans a 42" cyclone fence; she has various fruit trees in the yard and is having trouble with children and adults breaking the branches, also coming and looking into the bedroom windows; there is 100' frontage by 134' deep. she said she has no intention of selling at present although offers for the property have been attractive enough.

Member Egan moved that the variation be granted and the fence be 42" high chain link. Seconded by Member Cieplak. All voted yes. Motion carried.

9. FENCE ENCLOSING POOL LADDER (R-1)

Bruce Marsh, 4109 W Grant, requested variation to allow a fence enclosing ladder entrance to above-ground pool with 2' fence attached to the sun deck around the pool.

Mr. Marsh had no sketches to present for viewing. Mr. Cody explained the situation in view of the present pool ordinance. The Bldg. Dept. had this petitioner construct this type of fence enclosure of the pool ladder to see how this arrangement would work out. This pool has a fence around the pool deck. There are a number of this type of pool in the Village and we have wanted to see how this would work out in view of the ordinance since fencing the entire yard can run into quite a sum of money. The ordinance does not specify that this type of fence is acceptable.

Mr. Marsh said he has two little girls, and children play in the yard; if he had a 3 1/2' high fence around the yard he would want this fenced ladder arrangement in addition now that he has installed it and has seen how it works out. The fence is 4' high. With this fence around the ladder of the pool, and a self-latching gate, there is no problem, but if a self-latching gate is put on a fence which would enclose the yard, then if small children would go out of the yard they would not be able to get back in.

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

10. GARAGE SIDE SETBACK (R-1)

L. R. Smith, 9718 South 51 Avenue, requested a garage 2' from the south side lot line instead of 3' required by ordinance.

Mrs. Smith was present. She presented a letter from the neighbor at 9726 S 51 Avenue, indicating no objection to the 2' setback. Letter is part of subject file. Mrs. Smith said the garage would be on the southwest corner of the lot; the lot is 25' wide; the adjoining home will be about 35' from where the garage will be. There will be no excessive lot coverage.

Member Haimann moved to grant the variation and that no other variations be granted on this property, because of the size of the lot. Seconded by Member Egan. All voted yes. Motion carried.

11. ADDITION, SIDE SETBACK (R-1)

Donald Matejka, 5472 Edison Avenue, requested side setback variation to allow an addition to the breezeway between the house and the garage to be 4' from the side lot line.

Petitioner presented plot plans for viewing. The house on the east is 12' from the mutual lot line and the driveway to the subject garage is from the alley.

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

12. FENCE ENCLOSING POOL LADDER (R-1)

Vincent Sommer, 10341 S Keeler Avenue, requested variation to allow a fence enclosure for a removable ladder to a 4' deep above-ground pool on a corner lot.

Mr. Sommer said his fence is not up; the fence would not be a ladder type, it would be verticle boards with the self-latching gate. Mr. Cody said he would be happy to take Mr. Sommer over to the home on Grant Avenue, which has this type of fence arrangement, so he could see it. Petitioner stated that a cover is presently on the pool, religiously, when not in use.

Member Cieplak moved to grant the variation and that the fence conform to the Bldg. Dept. approval. Seconded by Member Egan. All voted yes. Motion carried.

13. Felix Cachey, 10311 S Kenneth Avenue, requested release of the 8' rear easement on a lot 115.84' deep to allow a detached garage 20 X 23; also variation of land coverage to allow 278 sq.ft. over the 35% allowable coverage.

Mr. Cachey said he has secured releases from the utilities companies and Oak Lawn Eng'g Dept. for the 8' rear easement. The secretary presented scale drawings of the plot plan; petitioner presented a spot-in survey for viewing.

Member Cieplak moved that the variation regarding land coverage be granted and to recommend to the Board of Trustees that the 8' easement be released subject to presentation of the letters from the Engineering Dept. and the public utilities companies. Seconded by Member Egan. All voted yes. Motion carried.

14. RELEASE OF 5' OF 10' EASEMENT (R-1)

Robt. Kamper, 4632 West 100 Place, requested release of 5' of 10' wide rear easement for a detached garage.

Mrs. Kamper presented letters from the utilities companies granting release of 5' of the easement. Plot plans were presented for viewing. From the house to the garage there would be about 12' without using part of the easement.

Member Cieplak moved to recommend to the Board of Trustees that the variation be granted subject to the letter from the Engineering Dept. that they have no objection to the release of the 5' of easement. Seconded by Member Egan. All voted yes. Motion carried.

Petitioner advised of 2 copies of letter to the Village Manager by August 11, 1970, requesting to be on the agenda for the Board of Trustees meeting on Aug. 18, 1970.

15. GARAGE SIDE SETBACK (R-1)

Oakdale Construction Co., for 5099 W Wick Drive, requested variation of side setback to allow 1' off the north lot line for a garage.

Mr. Anzine presented drawings of the plot plan. The survey from the house file was dated 1956; the lot is only 17'3" wide at the rear - it is a pie-shaped lot; the house is set 8' from the side street lot line (on a corner lot); the garage also will be 8' from the side street lot line; one corner of the garage will be 1' from the northerly, mutual property line. The problem of painting the garage was discussed. The builder will be installing French doors on either side of the garage in case the neighbor ever puts a fence up. Member Cieplak stated that in view of the shape of the lot he could not see what else could be done with the garage. Mr. Anzine explained that some of a patio will have to be cut out.

Member Egan moved to grant the variation to allow the garage 1' off the north side lot line and that no other variations be granted. Seconded by Member Haimann. All voted yes. Motion carried.

16. FENCE, CORNER LOT (R-1)

James A. Palaggi, 9340 S Moody Avenue, requested variation to allow a 4' high brick fence parallel the side street lot line, from the rear of the house to the 10' easement parallel the rear lot line.

Mr. Palaggi said the brick fence would run from the rear of the house to 8' from the rear lot line; the easement is 8' wide and the fence will not go into the easement.

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

17. GARAGE SIZE (ATTACHED) (R-1)

Geo. Wondriska, 9747 S Mansfield Avenue, requested an attached 30 X 30 brick garage.

Mr. Wondriska presented a drawing of the contemplated addition. The attached garage would be 900 sq.ft. area. Mr. Wondriska said the needs storage room because there is not a basement in the house. The possibility of re-planning the addition for a storage area and lesser garage area was discussed.

This item tabled in view of possible re-planning.

18. FENCE, CORNER LOT (R-1)

F. A. Domina, 11044 S Tripp Avenue, requested variation to allow a 4' high wood fence to the corner side street lot line at the rear of the house.

Mr. McDonald represented the petitioner. The south side of the rear yard faces 111 Street; the fence would enclose the rear yard of the corner lot. A sketch was reviewed by the Board Members. The house is 7' off the side street lot line.

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

19. SIDE STREET SETBACK AND FRONT SETBACK (R-3) Not in time for agenda

Cachey Homes, Inc. requested variation at 10701-03 S Keating Avenue, to allow the front vestibule to project 5' into the front setback; also variation of side setback - off 107 Street - to allow a 13' side yard because 7' will be dedicated for the street.

(continued)

19. (10701-03 S Keating Avenue) Cont'd

Mr. T. J. Cachey stated that he was not aware that the right-of-way was not sufficient and that he would have to dedicate 7' of the property. He presented a layout for subject building and two other apartment buildings which will go in south of this one. He planned 30' between each of the three buildings. He does not intend to sell the properties but has had the land divided into 3 parcels. (10701-03 Keating Avenue, 10707-09 Keating, and 10715-17 Keating). There would be two 103' frontage and on the corner the frontage would be 100'. He does not want to change things to any detriment to traffic, etc.

The Board suggested that the subject building be moved south 2'; this would allow a 15' side street setback, and then take 2' off the distance between the buildings. He has 45 parking stalls for 36 apartments total.

Member Egan moved to grant the 5' encroachment into the front setback for the vestibules and also allow the side street setback of 15'. Seconded by Member Haimann. All voted yes. Motion carried.

20. FRONT SETBACK FOR VESTIBULE (R-3) Not in time for agenda

Cachey Homes, Inc., requested variation at 10707-09 S Keating Avenue, to allow the front vestibule to project 5' into the front setback. A layout for the property was viewed by the Board.

Member Egan moved to grant the variation to allow the vestibule 5' into the front setback. Seconded by Member Cieplak. All voted yes. Motion carried.

21. FRONT SETBACK FOR VESTIBULE (R-3) Not in time for agenda

Cachey Homes, Inc., requested variation at 10715-17 S Keating Avenue, to allow the front vestibule to project 5' into the front setback.

A layout for the property was viewed by the Board. Member Egan moved to grant the variation to allow the vestibule 5' into the front setback. Seconded by Member Cieplak. All voted yes. Motion carried.

22. BARRIER/FENCE FOR ABOVE GROUND POOL (R-1) Not in time for agenda

Eugene S. Pesek, 4508 West 100 Street, requested variation of the pool ordinance to allow existing shrubs as a barrier/fence.

Mr. Pesek presented 8 X 10 photos of the shrubs which are about 7' high, and the wire fence, both of which run parallel the side lot line, and photos of the rear yard.

Mr. Cody suggested that this item be tabled until further word from the Bldg. Dept. as to whether this is acceptable or not. Mr. Cody said he would go out and look at the site and make an administrative decision on this item and the Board of Appeals fee could apply to the fence permit.

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

Joseph Leinart, 9401 South 55 Court, requested a fence from the rear of the house to the rear lot line on a corner lot.

Mr. Leinart's daughter represented the petitioner. She said there would be 20' of fencing from the rear of the house to the rear lot line. A sketch was presented for viewing. The fence will be 42" high cyclone.

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

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

Robert Eul, 9258 S Massasoit Avenue, requested a fence to the corner side street lot line, from the rear of the house to the rear lot line.

Mr. Eul said he wants to put in an above-ground swimming pool with a deck on it, and the lot sides on Southwest Highway. His request is for a 7' high fence. There was a general discussion. Actually, the lot sides onto 93rd Street.

Member Egan moved to grant the variation to allow a 6' high fence to the side street lot line at the rear of the house. Seconded by Member Cieplak. All voted yes. Motion carried.

BOARD OF APPEALS, REGULAR MINUTES, AUGUST 5, 1970  
Continued

25. FRONT SETBACK FOR ADDITION (R-1) Not in time for agenda.

James R. Kross, 4016 West 100 Street, requested front setback variation to allow an addition to the front of the building which would be 3'2" into the 30' setback.

Mr. Kross presented drawings of the proposed addition which were reviewed by the Board. Mr. Kross did not have a layout of the property and building. The front of the house is presently 30' from the front lot line. Petitioner wishes to come out with a two-story addition, beyond the 30' setback.

Mr. Cody stated that the 30' setback is maintained in the block; some of the homes are back more than 30'. Mr. Kross said the existing rooms on the 1st floor are small rooms and there is no basement in the house. There would be an open porch on the 1st floor and the second floor would be cantilevered. There was discussion of possible alternatives. Mr. Cody stated a house 3 doors away has a porch that comes out about the same distance - there are several vestibules that come out past the building line, but there is not habitable construction beyond the building line.

Member Cieplak moved to table to the meeting on Sept. 2, 1970, so members can look at the area. Seconded by Member Egan. All voted yes. Motion carried.

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Member Egan moved that the Board of Trustees present a plaque to Mrs. Wm J McCarthy in recognition of services rendered by her late husband, Wm J. McCarthy. Seconded by Member Cieplak. All voted yes. Motion carried.

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26. ADJOURNMENT

Member Cieplak moved to adjourn the meeting. Seconded by Member Egan. Meeting declared adjourned at 9:55 p.m.

/s/ Warren O. Keneipp  
Chairman

/s/ Buena Gerke  
Secretary

Randall

VILLAGE OF OAK LAWN  
Cook County, Illinois  
BOARD OF APPEALS  
Wednesday, Sept 2, 1970  
REGULAR AGENDA #70-5  
7:30 p.m.

Presiding: Warren O. Keneipp, Chairman

Members: Charles G. Cieplak, Emmett Egan, Lawrence Collings, Richard C. Haimann,  
Ross Neaves

Approval of minutes of regular meeting held on July 1, 1970.

OLD BUSINESS

1. PARKING (R-3) Tabled 8-5-70  
Sirles & Son Realty Co. Inc., requested parking variation to allow 1 for 1 parking instead of required 2 for 1, for a real estate office on the 1st floor and six 18 X 25 offices on the 2nd floor (pending variation of zoning).
2. FENCE HEIGHT (R-1) Tabled 8-5-70  
L. C. Czarnecki, 10405 S Kenton Avenue, requested a 6' high fence between homes, on the south side of the home, from the front building line to the rear of the house.
3. GARAGE FRONT SETBACK (R-1) Tabled 8-5-70  
Robt Verran requested a variation at 5500 W Alexander Place, to allow a detached garage 20' from the 55th Avenue lot line, instead of 25' specified by the subdivision.
4. BARRIER/FENCE FOR ABOVE GROUND POOL (R-1) Tabled 8-5-70  
Eugene S. Pesek, 4508 West 100 Street, requested variation of the pool ordinance to allow existing shrubs as a barrier/fence.
5. FRONT SETBACK FOR ADDITION (R-1) Tabled 8-5-70  
James R. Kross, 4016 West 100 Street, requested front setback variation to allow an addition to the front of the building which would be 3'2" into the 30' setback.

NEW BUSINESS

6. RELEASE OF 5' OF 8' EASEMENT (R-1)  
Charles A. Shanklin, 10520 S Kenneth Avenue, requests release of 5' of 8' rear easement for a retaining wall, and eventually a built-in pool.
7. SAME FRONT FOR 3 APT. BLDGS. (R-3)  
T. J. Cachey Builders, Inc., requests the same front elevation and brick on all three apartment buildings at 10701-03, 10707-09, and 10715-17 S Keating Avenue.
8. LAND COVERAGE, FOR AN ADDITION (R-1)  
John L. Maloney, 4344 W Adeline Drive, requests variation to allow 1.2% over the allowable 40% land coverage to permit an addition to the house, on a corner lot.
9. FENCE, SIDE STREET LOT LINE (R-1)  
F. Stanford, 5252 West 89 Street, requests variation to allow a 6' high fence which is erected to the 52nd Avenue lot line, from the middle of the house to the rear of the house.
10. FENCE FOR SWIMMING POOL (R-1)  
W. R. Cyplik, Jr., 10433 S Knox Avenue, request variation of pool ordinance which requires a fence around pool (pool has 2' fence around deck).
11. FENCE FOR SWIMMING POOL (R-1)  
Eryk Piper, 4628 W 106 Place, requests variation of pool ordinance to allow pool deck fence and ladder as adequate.
12. FENCE, SIDE STREET SETBACK (R-1)  
Edward R. Sroka, 9933 S Kilbourn Avenue, requests fence from rear of house to rear lot line for enclosing a future built-in swimming pool.
13. ADJOURNMENT

Randall

VILLAGE OF OAK LAWN  
Cook County, Illinois  
BOARD OF APPEALS  
Wednesday, Sept 2, 1970  
REGULAR MINUTES #70-5

Meeting called to order at 7:30 p.m.

Roll Call: Present: Chairman Keneipp, Members Cieplak, Egan, Collings, Neaves.  
Chief Bldg. Insp. J.P.Cody  
Absent: Member Haimann.

Minutes of the regular meeting held August 5, 1970, should be corrected as follows:  
Page 4, Item 16, 2nd paragraph: subject easement should be 10'. Member Cieplak moved to approve the minutes of August 5, 1970 as corrected; seconded by Member Neaves. All voted yes except Member Collings who abstained his vote due to having been absent at that meeting. Motion carried.

OLD BUSINESS

1. PARKING (R-3) Tabled 8-5-70

Sirles & Son Realty Co. Inc., previously requested parking variation at 4235 West 95 Street. Petitioner not present.

Member Egan moved, seconded by Member Collings, to table until after the Planning & Development Commission has made their decision on the zoning variation requested by this petitioner. All voted yes. Motion carried.

2. FENCE HEIGHT (R-1) Tabled 8-5-70

L. C. Czarnecki, 10405 S Kenton Avenue, requested a 6' high fence between homes, on the north (not south) side of the home, from the front building line to the rear of the house.

Mr. Czarnecki said he did not talk to the neighbor in regard to a letter of approval. The minutes of the previous meeting were read aloud by the Chairman. Mr. Czarnecki said that a friend talked on the phone to the neighbor and the neighbor told him he "did not care if the fence was up or not". The fence is up on the north side of the house.

Member Cieplak moved that Mr. Cody call the neighbor to the north and ask if the neighbor has any objections, and if he would send a letter to that effect, then we can act on this petition without petitioner being present, and if we do not get a letter then notify the petitioner to be at the next meeting. An agenda should be sent to the neighbor on the north (agenda of meeting to be held 10-7-70). Seconded by Member Egan. All voted yes. Motion carried.

3. GARAGE FRONT SETBACK (R-1) Tabled 8-5-70

Robt. Verran requested a variation at 5500 W Alexander Place, to allow a detached garage 20' from the 55th Avenue lot line instead of 25' specified by the subdivision.

Mr. Cody reported that this setback question was heard at the Planning and Development Commission meeting on August 24, 1970, and the subdivision was corrected to a setback of 20'.

Member Egan moved to remove this item from the agenda due to the action of the P & D Com.. Seconded by Member Cieplak. All voted yes. Motion carried.

4. BARRIER/FENCE FOR ABOVE-GROUND POOL (P-1) Tabled 8-5-70

Eugene S. Pesek, 4508 West 100 Street, requested variation of the pool ordinance, to allow existing shrubs as a barrier/fence.

Petitioner not present. Mr. Cody reported that the shrubs were acceptable in this instance. Member Cieplak reported that the shrubs are very heavy.

Member Egan moved to remove this item from the agenda due to the favorable administrative decision. Seconded by Member Collings. All voted yes. Motion carried.

BOARD OF APPEALS, REGULAR MINUTES, SEPTEMBER 2, 1970

Continued

5. FRONT SETBACK FOR ADDITION (R-1) Tabled 8-5-70  
James R. Kross, 4016 West 100 Street, requested front setback variation to allow an addition to the front of the building which would be 3'2" into the 30' setback.

The Board reviewed plot plan drawings submitted by Mr. Kross. Mr. Cody reported that he went over these items with the petitioner and to put the addition on the rear of the house would be impossible; he needs bedrooms upstairs. A petition to build with a front setback of 26'10" was signed by 17 neighbors indicating they have no objections to the front setback variation. Petition is part of subject file. Mr. Cody said this is one of the older subdivisions and in the near future there may be many similar additions in the block.

Member Collings moved to grant the variation because it would not be breaking up the block in any way and there are others in the block having porches which extend out, and several of the neighbors have indicated no objections with their signatures on file. Seconded by Member Cieplak. All Members voted yes except Member Egan who voted no. Motion carried.

NEW BUSINESS

6. RELEASE OF 5' OF 8' EASEMENT (R-1)  
Charles A. Shanklin, 10520 S Kenneth Avenue, requested release of 5' of 8' rear easement for a retaining wall, and eventually a built-in pool.

Mrs. Shanklin said she had contacted the utilities companies and presented letters from Ill. Bell Tel.Co. and Com.Ed.Co., and a letter of consent is forthcoming from the Village Engineering Dept. A letter of release is needed from Northern Ill. Gas Co. Mrs. Shanklin said the wall will be 2'6" to 3' high with eventually a fence on top. A swimming pool requires a 6' fence. There was discussion and the petitioner was advised that the wall and fence can not be over 6' total height and the height would be measured from outside not inside the yard due to the grade at this site.

Member Cieplak moved to recommend that the Board of Trustees grant the variation subject to letters from the Engineering Dept. and Nor.Ill.Gas Co., stating they have no objection to the release of 5' of the easement. Seconded by Member Egan. All voted yes. Motion carried.

Petitioner advised of 2 copies of letter to the Village Manager by Sept. 8, 1970, requesting to be on the agenda for the Board of Trustees meeting on Sept. 15, 1970.

7. SAME FRONT FOR 3 APT. BLDGS (R-3)  
T. J. Cachey Builders, Inc., requested the same front elevation and brick on all three apartment buildings at 10701-03, 10707-09 and 10715-17 S Keating Avenue.

Mr. T. J. Cachey stated that these buildings are not constructed. He presented photos of buildings that were built with the same fronts and the same elevations in the past; also apartment bldgs side by side with different colors of brick. He explained that there will be 32' between the building to the south and petitioner's first building, 28' to the next building and 26'8" to the 3rd bldg.; has green area on both sides; there will be a driveway on two of the lots. Mr. Cachey explained the colors and materials he plans to use on the subject buildings. It is his personal opinion that the block would look better with the same fronts, for continuity. The figures involved on these sites will approach \$600,000. He thinks the ordinance is good for residential but would prefer the continuity for the 3 apartment buildings. The construction details were questioned by the Board. In view of the fact that other complexes have been approved in P & D Com., and prior to the ordinance complexes of apartments were built with the same elevations and materials, Mr. Cachey felt that in a development of larger buildings the continuity lends itself to a more stable appearance.

Member Collings moved to grant the variation because it has been granted before in Oak Lawn and we are not setting any precedent here. Seconded by Member Cieplak, who added: and for the esthetic value of this particular complex. Member Collings agreed to the addition to the motion. All voted yes. Motion carried.

8. LAND COVERAGE, FOR AN ADDITION (R-1)

John L. Maloney, 4344 W Adeline Drive, requested variation to allow 1.2% over the allowable 40% land coverage to permit an addition to the house, on a corner lot.

Mr. Maloney presented a drawing of his plot plan which is part of subject file. His mother-in-law who is an invalid will live with the family. A breezeway 15 X 29 will come out; the addition will be on one level and there will be no stairs; the addition will have 928 sq.ft. and will have the same setback as the house.

Member Neaves moved to grant the request. Seconded by Member Egan. All voted yes. Motion carried.

9. FENCE, SIDE STREET LOT LINE (R-1)

F. Stanford, 5252 West 89 Street, requested variation to allow a 6' high fence which is erected to the 52nd Avenue lot line, from the middle of the house to the rear of the house.

Mr. Stanford & Mrs. Stanford were present. Mr. Stanford said the fence is to enclose the yard which has a swimming pool in it; the fence is erected without a permit. The ordinance requires a 15' setback from the lot line; the 6' height is o.k. There are bushes also facing the street. There is a fence to the north of this; there is a guy wire in the back; there is only the one place to put the pool.

Member Egan moved to grant the variation for the fence placement. Seconded by Member Cieplak. All voted yes. Motion carried.

10. FENCE FOR SWIMMING POOL (R-1)

W. R. Cyplik, Jr., 10433 S Knox Avenue, requested variation of pool ordinance which requires a fence around pool (pool has 2' fence around deck).

Mr. Cyplik presented photos of the pool which were viewed by the Board Members. A fence to be put around the ladder would have to be 4' from the ladder. The ladder on this pool locks in the "up" position. A self-latching gate would be required on the fence. This petitioner has a fence on 2 sides of the property. Mr. Cyplik's request is that the 2' pool deck fence will suffice.

Member Cieplak moved to grant the variation to allow the self-latching ladder. Seconded by Chairman Keneipp.

There was general discussion of the ordinance and it was brought out that while 2 sides of subject yard are fenced, there are bushes along the 3rd side of the rear yard; one side of the yard is open. Mr. Cody said that we have an unwritten rule that as long as the ladder is fenced and has a self-latching gate it would suffice instead of fencing the entire rear yard.

Member Cieplak withdrew his previous motion and moved to table for further study after the new pool ordinance is written. Seconded by Member Neaves. Cieplak, Neaves and Keneipp voted yes. Collings and Egan voted no. Motion did not carry.

Member Egan moved to deny the requested variation. Seconded by Member Collings. Member Cieplak voted no. All other members voted yes. Motion carried.

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

11. FENCE FOR SWIMMING POOL (R-1)

Eryk Piper, 4628 West 106 Place, requested variation of pool ordinance to allow pool deck fence and ladder as adequate.

Mr. Piper presented photos of this pool which has a fence around the deck; there is a fence on 2 sides of the rear yard; this ladder folds up and acts as a gate. There is no fence around the ladder area. This would require a fence 4' from the ladder with a self-latching gate. Fence minimum height is 3'6".

Member Collings moved to deny the petitioner's request. Seconded by Member Egan. Member Cieplak voted no. All other members voted yes. Motion carried.

Petitioner advised of his privilege to go to the Board of Trustees to appeal the decision of this Board, if he so chooses, by writing 2 copies of a letter to the Village Manager requesting to be on the agenda for the Bd. of Tr. meeting.

12. FENCE, SIDE STREET SETBACK (R-1)

Edward R. Sroka, 9933 S Kilbourn Avenue, requested fence from rear of house to rear lot line for enclosing a future built-in swimming pool.

Mr. Sroka said the fence would be at the rear of the house, on a corner lot, along the side street lot line. He presented a letter from the neighbors to the east (abutting rear lot line) which indicated their approval of the fence to the side street property line. Mr. Sroka presented a drawing of the rear yard and proposed placement of the fence. The future built-in swimming pool requires a 6' high fence around the rear yard.

Member Egan moved to grant the variation. Seconded by Member Neaves. All voted yes. Motion carried.

Meeting adjourned for 5 minutes recess at 9:50. Reconvened at 9:55 p.m.

13. RELEASE OF 5' OF 10' REAR EASEMENT (R-1). Not in time for agenda.

Jos. Mack, 6401 West 88 Street, requested release of 5' of 10' rear easement to allow a detached garage to be constructed.

The front setback of the house is 30'; the house is 59' long; lot is 125' deep. There would be 8' between the house and the garage because of the 10' easement. Letters releasing 5' of the easement by Com.Ed.Co. and Ill.Bell Tel.Co. have been received and are part of subject file. Letters of release are needed from Northern Ill. Gas Co. and Oak Lawn Engineering Dept. Mr. Mack said he will convert the attached garage to a family recreation room.

Member Egan moved to recommend that the Board of Trustees grant the variation pending easement releases from the Gas Co. and Engineering Dept. and that the present overhead doors on the attached garage will be removed. Seconded by Member Cieplak. All voted yes. Motion carried.

Petitioner advised of 2 copies of letter to Village Manager by Sept. 8, 1970, requesting to be on the agenda for the Board of Trustees meeting on Sept. 15, 1970.

14. SIGN INTO STATE RIGHT-OF-WAY (G-2) Not in time for agenda.

Federal Sign & Signal Corp., for Better Built Bldrs., 11001 S Cicero Avenue, requested variation to allow a sign to overhang on State right-of-way (Cicero Ave.).

Mr. E. Wyatt, of Federal Sign & Signal Corp., stated he has been asked to request the variation as stated above. Mr. Wyatt said the customer feels strongly about having the sign out into the right-of-way; that with signs erected to the south and to the north of the property, this sign would have to extend over and beyond his property line to be seen; if the sign is placed within the property lines it would be at a disadvantage. Mr. Petrie and Mr. G.T. Marsh of the State Highway Dept. said they would issue a revocable permit, allowing 6" over the property line.

Mr. Wyatt said the owner feels that the Village could allow this sign.

Mr. Wyatt was advised that the Village of Oak Lawn can not take the jurisdiction of the right-of-way from the State Highway Department. Mr. Cody reported that we can not get an awning permit from the State Highway Dept.

Member Cieplak moved to deny the request to go into the right-of-way because we do not have the jurisdiction over State right-of-way. Seconded by Member Neaves. All voted yes. Motion carried.

Petitioner advised of his privilege to go to the Board of Trustees to appeal this decision, if he so chooses, by writing 2 copies of a letter to the Village Manager requesting to be on the agenda for the Board of Trustees meeting.

15. SIDE STREET SETBACK FOR GARAGE (R-1) Not in time for agenda.

Chas Dennis requested variation at 10400 S Kolin Avenue, to allow a detached garage 3' from the side street (Greenstrip) lot line. Lot is 50' wide.

Mrs. Dennis said that the garages on the remaining 3 corners are set 5' from the side street line and abutting the rear of the lot the garage there is set 3' from the side street line. (The setbacks of the existing garages were confirmed thru the Bldg. Dept. records.)

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

BOARD OF APPEALS, REGULAR MINUTES, SEPTEMBER 2, 1970

Continued

16. SIDE STREET SETBACK FOR ADDN. (R-1) Not in time for agenda  
Geo. Wondriska, 9747 S Mansfield Avenue, requested variation to allow 11'9" side street setback instead of required 15' for an addition.

Mr. Cody reported that this lot has had a variation to allow a fence to the corner lot line; there will be no other problems involved with the addition; the addition will be set diagonally to the lot lines, as the house is; not parallel to the lot lines. A plot plan was reviewed by the Board.

Member Egan moved to grant the variation. Seconded by Member Collings. All voted yes. Motion carried.

17. FRONT SETBACK FOR ATTACNED GARAGE (R-1) Not in time for agenda.  
John J. Dudek, 4154 West 107 Street, requested variation of front setback for an attached garage; to allow 4'8" into front setback.

Mr. & Mrs. Dudek were present. The garage would face 107 Street. The houses in the block are 33' from the front lot lines. The lots are 98' deep. Mr. Dudek said they want a 12 X 23'8" garage; the garage must clear a bathroom window at the side of the house, and a condensor for an air-conditioner. The garage would include storage area. Bldg. Inspector, D. Pryce, inspected the site and found that all the houses in this block are 33' from the front lot line, not 30'.

Member Cieplak moved to table to the meeting on October 7, 1970, so Members can look at the site because there are some differences in the reported setback figures. Seconded by Member Collings. All voted yes. Motion carried.

18. SIDE STREET SETBACK (R-3) Not in time for agenda  
Eckco Construction Co. requested variation at 10738-40 S Kilpatrick Avenue, to allow 15' side street setback instead of 20' required.

Mr. Cody said that a lot of 60' or better requires 20' side setback, in the past 15' has been allowed through variations granted.

Mr. George Eck presented the first floor plans of the buildings; he stated that the building has been designed with a court between two buildings, within the building lines, and in this court the laundry facilities are located - on the ground floor. He has taken two 3 story 12 flats and put a court between them. This will allow a larger laundry room and he has learned by experience that this works out more satisfactorily. The land coverage will be below required minimum density. A High School is across the street to the east. There will be more than enough off-street parking. The laundry rooms in other 12 unit buildings are 20 X 18; the laundry room serving the two subject buildings will be 30' long. The frontage will be 210'.

Member Egan moved to grant the variation since this will not break up the neighborhood and that the building conform to Bldg. Dept. approval, and that no other variations be granted. Seconded by Member Collings. Member Keneipp voted no. All other members voted yes. Motion carried.

- - - - -  
There was a general discussion about items added to the agenda after it has been published. It was suggested that the items be left to the discretion of the Bldg. Dept. as to nature of each and number of items, the nature and composition of the area involved.  
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A commendatory letter to the Members of the Board of Appeals was read with appreciation. The letter in part: -- "The way the board conducted themselves and handled the people with concern and respect was very rewarding." --  
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19. ADJOURNMENT  
Member Egan moved to adjourn, seconded by Member Cieplak. All voted yes. Meeting declared adjourned at 9:45 p.m..

/s/ Warren O. Keneipp  
Chairman

/s/ Buena Gerke  
Secretary

*Handwritten: Randall*

VILLAGE OF OAK LAWN  
Cook County, Illinois  
BOARD OF APPEALS  
Wednesday, Oct. 7, 1970  
REGULAR AGENDA #70-6

7:30 p.m.

Presiding: Warren O. Keneipp, Chairman

Members: Richard J. Bartoszek, Charles G. Cieplak, Lawrence Collings, Emmett Egan,  
Richard C. Haimann, Ross Neaves.

Approval of minutes of regular meeting held on September 2, 1970.

OLD BUSINESS

1. FENCE HEIGHT (R-1) Tabled 8-5-70  
L. C. Czarnecki, 10405 S Kenton Avenue, requested a 6' high fence between homes, on the north side of the home, from the front building line to the rear of the house.
2. FRONT SETBACK FOR ATTACHED GARAGE (R-1)  
John J. Dudek, 4154 West 107 Street, requested variation of front setback for an attached garage; to allow 4'8" into front setback.

NEW BUSINESS

3. FENCE, CORNER LOT (R-1)  
Charles W. Boskus, 9300 South 53 Court, request variation to allow a 42" high fence from the rear of the house to the rear property line, parallel the side street lot line of a corner lot.
4. LAND COVERAGE, FOR SWIMMING POOL (R-1)  
C. Kruder, 10921 S Knox Avenue, requests variation of land coverage to allow 344 sq.ft. over the 35% allowable, so as to add an enclosed swimming pool at the rear of the house.
5. FENCE, CORNER LOT (R-1)  
Charles Roepke, 5041 W Oak Center Drive, requests fence variation to allow the fence from the rear of the house to the front of the garage, on a corner lot; Fence to be 42" high.
6. FENCE PAST FRONT BUILDING LINE (R-1)  
E. M. Blanton, 6328 West 99 Street, requests fence extend past front building line to property and enclose entire front yard.
7. PARKING VARIATION (C-2)  
Oak Lawn Tr. & Sav. Bank, 4900 West 95 Street, request variation of parking, 14.3% or 8,000 sq.ft., due to spreading out of present facilities in present building.
8. FENCE, FRONT LOT LINE (R-1)  
W. H. Denton, 9827 S Marion Avenue, requests a 4' high chain link fence across the front property line and parallel the south side lot line which is on a T alley.
9. SIDE STREET SETBACK (R-1)  
T. Hafner requests side street setback of 10'9" instead of 15' for a new home at 10437 S LaPorte Avenue (northeast corner).
10. FENCE HEIGHT (R-1)  
Department of Public Works, Oak Lawn, requests variation to allow a 7' high fence at 6118 West 99 Street, Sewer Division lift station #5.
11. FENCE HEIGHT (R-1)  
Department of Public Works, Oak Lawn, requests variation to allow a 7' high fence at northwest corner of 55th Avenue & Franklin Avenue (storage yard).
12. ADJOURNMENT

*Randall*

VILLAGE OF OAK LAWN  
Cook County, Illinois  
BOARD OF APPEALS  
Wednesday, Oct. 7, 1970  
REGULAR MINUTES #70-6

Meeting called to order at 7:35 p.m.

ROLL CALL: Present: Members Bartoszek, Cieplak, Collings, Egan, Haimann, Neaves.  
Chief Bldg. Insp. J.P. Cody  
Absent: Chairman Keneipp

Member Cieplak acted as Chairman pro tem in the absence of Chairman Keneipp.

Chairman Cieplak welcomed as a new member of the Board of Appeals, Richard C. Bartoszek.

Member Egan moved, seconded by Member Haimann, to approve the minutes of the regular meeting held on September 2, 1970, as published. All voted yes. Motion carried.

OLD BUSINESS

1. FENCE HEIGHT (R-1)

L. C. Czarnecki, 10405 S Kenton Avenue, previously requested a 6' high fence between homes, on the north side of the home, from the front building line to the rear of the house.

Dr. Czarnecki was present. The secretary reported that a copy of the agenda for this meeting was mailed to the neighbor on the north. Mr. Cody reported that the neighbor was also reminded of the meeting by a phone call.

Attorney Daniel Glecier, representing the neighbors, Mr. & Mrs Donald Azem, 10401 S Kenton Avenue, who were present, said that basically the fence was erected 6 or 7 months ago, and he has gone over this fence situation at length. The house at 10401 Kenton Avenue is within 12' of the fence; their entry to their family room and kitchen is in conjunction. The fence has slats woven into it. At 10405 Kenton Avenue, egress is through the garage door; it is a pen area; it is used as a dog run; it creates a problem for his clients. The clients do not object to the fence; they object to the area being used as a dog run and to the noise the dog creates.

Mr. Glecier was advised that Dr. Czarnecki could, if he so desired, put a fence 5' high in this area. Mr. Glecier said his clients have been apprised of this fact, and he would have some concern that the dog would run at large if the fence was 5' high. The reason Mr. Glecier and his clients are present is to advise the Board and the Doctor that they have no objection to the fence being 6' high but they do object to the noise and the smell. Dr. Czarnecki said the dog is not barking unless harassed, and that the odor problem has been taken care of; the neighbors provoke the dog by poking sticks through the fence, also the uttering of profanities; and that there is no other part of the yard that the dog could be kept in.

Chairman Cieplak asked if Dr. Czarnecki could set something up at the rear of the lot because from the rear of the house to the easement there is about 25' of rear yard, and the rear yard abutting is also about the same depth so there would be a total of about 50' or 55' instead of 12' between houses; that perhaps Dr. Czarnecki could train the dog to take care of his normal functions in another area instead of 12' from the neighbor on the north.

Mr. Glecier said that Mr. Azem is going to bed at a time when the most people are going to work and the dog is let out at 7 a.m. Also they would rather work out a mutual agreement instead of ending up in a court procedure. Mrs Azem said her son leaves for school at 8 a.m.

Member Egan moved to grant the variation for the 6' high fence with the foregoing stipulation between the petitioner and counsel for the neighbors. Seconded by Member Haimann. Member Collings abstained voting (he arrived late). All other Members voted yes. Motion carried.

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

John J. Dudek, 4154 West 107 Street, requested variation of front setback for an attached garage; to allow 4'8" into front setback. (Tabled 9-2-70)

Mr & Mrs Dudek reaffirmed their request for the garage attached to the west side of their home, with 4'8" beyond the building line. All of the homes in this block are set back 33' from the front lot line. The home involved has a bathroom window at the side of the house and it would be covered by the garage if the garage were moved back. There was discussion of alternate possibilities of putting the garage in another area of the property. The requested positioning would put the garage 1'8" beyond the present front porch. Mrs. Dudek said the bathroom was recently remodeled, re-tiled, etc. and they do not want to cover the window and put a fan in the bathroom; it is not a glass block window. There are 3 houses in this block, facing 107 Street which is an arterial street of 80', and the setback could be reduced sometime in the future by street widening. Mrs. Dudek said they have a contract and are waiting for the Board decision.

Member Egan moved to deny the variation. Seconded by Member Collings. Member Cieplak added that if Mr. Cody could meet with them and work out something for the rear of the garage - to see if the bathroom window could be saved. Member Egan said he was not in complete agreement. Petitioners expressed their attitude as negative to the suggestion. Member Cieplak withdrew his suggestion.

All voted yes on Member Egan's motion to deny the variation. Motion carried.

Petitioners advised of their privilege to take their appeal to the Board of Trustees, if they so choose, by writing 2 copies of a letter to the Village Manager by Oct. 14, 1970, to request being on the agenda for the Board of Trustees meeting on October 20, 1970.

NEW BUSINESS

3. FENCE, CORNER LOT (R-1)

Charles W. Boskus, 9300 South 53 Court, requested variation to allow a 42" high fence from the rear of the house to the rear property line, parallel the side street lot line of a corner lot.

Mr. Boskus said he wants the fence for protection from vandalism and trespassing. He has an air-conditioner condenser at the side of the house and kids put sticks into it, and have ruined it twice; he has put in 2 new motors. Trucks traveling on 93 Street drop rocks, etc.; these rocks get into the lawn and damage the lawnmower. Kids have knocked shrubbery down. Mr. Boskus plans a 42" high open cyclone fence; he has no intention of putting the fence along the 53rd Court property line (front); he might put a fence at the building line, to the side lot line.

Member Collings moved to grant the variation asked for because we have granted this type of variation several times before. Seconded by Member Neaves. All voted yes. Motion carried.

4. LAND COVERAGE, FOR SWIMMING POOL (R-1)

C. Kruder, 10921 S Knox Avenue, requested variation of land coverage to allow 344 sq.ft. over the 35% allowable, so as to add an enclosed swimming pool at the rear of the house.

Mr. Kruder, and Mr. Alex Oko, contractor, were present. They explained that if they cut the pool down in size the pool would not be a desirable area. The lot is 60 X 124 or 7440 sq.ft. area. Plans were distributed to the Members for their consideration. No other variations would be wanted.

Member Egan moved to grant the variation because it will enhance the property. Seconded by Member Haimann. All voted yes. Motion carried.

5. FENCE, CORNER LOT (R-1)

Charles Roepke, 5041 W Oak Center Drive, requested fence variation to allow the fence from the rear of the house to the front of the garage, on a corner lot; fence to be 42" high.

Mr. Roepke presented a copy of his plot plan and indicated the contemplated placement of the fence.

Member Egan moved to grant the variation. Seconded by Member Bartoszek. All voted yes. Motion carried.

BOARD OF APPEALS, REGULAR MINUTES, OCTOBER 7, 1970

Continued

6. FENCE PAST FRONT BUILDING LINE (R-1)

E. M. Blanton, 6328 West 99 Street, requested fence extend past front building line to property line and enclose entire front yard.

Mrs. Blanton presented a spot-in survey of the property; the house is at the rear of the lot. She has four children and they play in the yard. Members of the Board who looked at the site reported that traffic on 99th Street is heavy, coming from factories there. There is about 66' from the front lot line to the front of the house; there are other fences in the block that are presently out to the front lot lines.

Member Neaves moved to grant the request to allow a 4' high fence across the front property line as a safety factor due to the children playing in the yard and the truck traffic on 99th Street. Seconded by Member Haimann. All voted yes. Motion carried.

7. PARKING VARIATION (C-2)

Oak Lawn Tr. & Sav. Bank, 4900 West 95 Street, requested variation of parking, 14.3% or 8,000 sq.ft., due to spreading out of present facilities in present building.

Mr. L. M. Corradino represented the petitioner. He explained that due to remodeling of present facilities by opening to the public certain area of the basement level, the total area of usable space would place the 4-for-1 parking requirements some 8,000 sq.ft. short (or some 20 spaces). As the existing facilities are only being expanded and nothing being added to the area of the building, present parking facilities are deemed adequate. The basement area which is not used presently will be given over to a lunchroom, moving both men's and women's washrooms downstairs, and moving the Credit Dept. and Installment Loan Dept. downstairs. They are not adding to their facilities, just spreading them out. Mr. Corradino said they do not contemplate additional personnel at this time. He estimated that they have parking stalls for about 60 cars presently, and they have an arrangement with the Telephone Co. next east, so that employees park there on Friday nights and Saturdays.

Member Egan moved that the variation be granted. Seconded by Member Haimann. All voted yes. Motion carried.

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

W. H. Denton, 9827 S Marion Avenue, requested a 4' high chain link fence across the front property line and parallel the south side lot line which is on a "T" alley.

Mr. Denton said he wants to prevent trespassing and harassment; he has had to call the Police four times; about 2/3 of the fence is up. Kids come through the driveway and across the front yard; kids love to throw eggs, etc. A drawing of the plot plan showed the proposed fence. Neighbors have fences to the front lot line. There is an old fence on the property now which would be replaced with a chain link and would be a big improvement for the neighborhood.

Member Egan moved to grant the variation. Seconded by Member Bartoszek. Member Haimann added that 5 or 6 fences in the neighborhood are to the front lot lines. All voted yes on Member Egan's motion. Motion carried.

9. SIDE STREET SETBACK (R-1)

T. Hafner requested side street setback of 10'9" instead of 15' for a new home at 10437 S LaPorte Avenue (northeast corner).

Mrs. Hafner was present. The lot is 61'9" wide. A house 46' wide is planned with a 5' setback on the north; this would leave only 10'9" on the corner side. There is an existing old garage on the property presently and they need this to keep the Van in since the Van contains tools and equipment that are extremely expensive and the equipment can not be insured. Mr. Hafner is a carpenter. Mrs. Hafner said they also have two cars.

The plans presented showed 2 garages. Two garages on a residential piece of property are against the ordinances of the Village. Petitioner was advised that this concrete block existing shed with an overhead door would have to be removed. For this building to be used as a tool shed the overhead door would have to be removed. It was reported that this shed presently is an eyesore. Mrs. Hafner said the shed would be improved. Also on the plan presented was shown a fence to the side street  
(continued)

BOARD OF APPEALS, REGULAR MINUTES, OCTOBER 7, 1970  
Continued

9. SIDE STREET SETBACK (R-1) continued - 10437 S LaPorte Ave.  
lot line - this would require a variation because of this being a corner lot.

Member Egan moved that we grant a variation to allow 11'6" side street setback instead of the 15' required, and this will require a building 9" narrower; also, the garage existing on the premises must have the motor entrance door removed and that the building not be used for a future garage; and to grant a variation to allow a fence from the rear of the house to the accessory building and then back to the lot line and that no other variation be granted on this property. Member Egan emphasized that the Bldg. Dept. would see that the garage door is removed. Seconded by Member Collings. All voted yes. Motion carried.

10. & 11. Held to end of agenda.

12. GARAGE HEIGHT (R-1) Not on agenda

Tom Pacourek, 9607 S Merrimac Avenue, requested variation to allow a detached garage slab at installed height; also variation of door height to allow a 9' high door. New garage will replace one damaged during the 1967 tornado; previous garage was 16' high and 9' door is needed for a truck.

Mr. Pacourek said that his truck also was damaged by the 1967 tornado and that he had to get the truck on the street first, and is only now getting around to the garage which was damaged then. The new garage will be 14'4" to the peak.

Member Neaves moved to grant the variations due to the fact that the tornado, in 1967, had destroyed the original garage. Seconded by Member Haimann. All voted yes. Motion carried.

13. FRONT AND SIDE STREET YARDS (R-3) Not in time for agenda

Walter Kuzmak Real Estate, Trustee, requested variation of side and front yard setbacks for a building on the northeast corner of 98th Street and Cicero Avenue. (9741 South Cicero Avenue).

This item was before this Board on 11-5-69 and 12-3-69 and was represented then by Mr. M. Kalinak. Member Cieplak read aloud the minutes of the previous hearings. Mr. Petratis, architect, said when they got into the market then money was "tight". They plan basically the same building but this will be 1 story and 1 unit less than previously submitted. The building will be the same over-all size as the previous plan. The entrances are the same as previously submitted. They have come down 6'6" in over-all height. They have eliminated under-building parking; there will be no basement; each apartment will have its own utility/laundry room. These apartments could become condominium.

Petitioner previously requested a variation of 4'4" into the Cicero Avenue (front) setback, a variation of 8" into the north side setback, and a variation to allow 17'8" setback off of 98th Street (south) lot line. (See minutes of Dec. 3, 1969)

Member Egan moved to adhere to the motion made back in December 3, 1969, and grant the variations. Seconded by Member Haimann. All voted yes. Motion carried.

- ✓ 10. FENCE HEIGHT (R-1)

Department of Public Works, Oak Lawn, requested variation to allow 7' high fence at 6118 West 99 Street, Sewer Divison lift station #5.

A drawing of the plot plan showing the placement of the fence was reviewed by the Members. Mr. Cody explained that there had been an abundance of vandalism in and around the lift station (formerly Manor Heights Sanitary Dist. main pumping station). Three strands of barbed wire will be at an angle inside at the top of the fence. The premises are unmanned and there is a considerable amount of valuable equipment in the building.

Member Collings moved to grant the variation. Seconded by Member Neaves. All voted yes. Motion carried.

ALSO  
SEE #11  
ON NEXT  
PAGE.

BOARD OF APPEALS, REGULAR MINUTES, OCTOBER 7, 1970

Continued

✓ 11. FENCE HEIGHT (R-1)

Department of Public Works, Oak Lawn, requested variation to allow a 7' high fence at the northwest corner of 55th Avenue and Franklin Avenue (Storage yard).

A drawing of the plot plan showing the fence placement was reviewed by the Members. Mr. Cody reported that this storage yard, south of the railroad tracks, holds a lot of equipment and there has been a considerable amount of vandalism. There has also been fly-dumping by unauthorized persons. The proposed fence has been discussed with the neighbors and there has been no objections voiced. Three strands of barbed wire will be set at an angle inside at the top of the fence.

Member Collings moved to grant the variation. Seconded by Member Neaves. All voted yes. Motion carried.

14. ADJOURNMENT

Member Egan moved, seconded by Member Haimann, to adjourn the meeting. All voted yes. Meeting declared adjourned at 9:20 p.m.

/s/ Charles G. Cieplak  
Chairman Pro Tem.

/s/ Buena Gerke  
Secretary

Randall

VILLAGE OF OAK LAWN  
Cook County, Illinois  
BOARD OF APPEALS  
Wednesday, Nov. 4, 1970  
REGULAR AGENDA #70-7

7:30 p.m.

Presiding: Warren O. Keneipp, Chairman

Members: Richard J. Bartoszek, Charles G. Cieplak, Lawrence Collings, Emmett Egan  
Ross Neaves.

Approval of minutes of regular meeting held on October 7, 1970.

NEW BUSINESS

1. PARKING VARIATION (C-1)  
Terry Builders, Inc., for Marvin Wolfe, requesting variation of parking requirements to allow a Hearing Aid business at 4923 West 95 Street.
2. RELEASE OF 3' OF 8' REAR EASEMENT (R-1)  
Mrs. D. F. Hirst, 10321 S Cook Avenue, requesting release of 3' of 8' rear easement in order to erect a garage.
3. VESTIBULE INTO FRONT SETBACK (R-3)  
T. J. Cachey Bldrs, Inc., requesting apartment vestibule to extend 5' into 20' front setback, at 10928-32 S Kilpatrick Avenue.
4. VESTIBULE INTO FRONT SETBACK & SIDE STREET SETBACK (R-3)  
T. J. Cachey Bldrs, Inc., requesting apartment vestibule to extend 5' into 20' front setback, and 15' side street setback off 110 Street lot line, at 10936-40 Kilpatrick.
5. SIDE SETBACK FOR ATTACHED GARAGE (R-1)  
Michael DeVito, 9821 S Cook Avenue, requesting 3' side setback for attached garage.
6. PARKING VARIATION (C-2)  
Oak Lawn Gun & Sports, Inc., 9618 Southwest Highway, requesting parking variation to allow 2nd floor expansion of the Sports Store.
7. SETBACK VARIATIONS (R-1)  
Bryan P. Reynolds, requesting variation to allow a 52' wide building at 10428 S Kilpatrick Avenue.
8. RELEASE OF 3' OF 8' REAR EASEMENT, AND FENCE HEIGHT VARIATION (R-1)  
Thos. Marzullo, requesting release of east 3' of the 8' rear easement at 9600 S Tripp Avenue; also, requesting variation to allow a 6'6" high masonry fence at the rear of the house, to 1' from the rear lot line.
9. ADJOURNMENT

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VILLAGE OF OAK LAWN  
Cook County, Illinois  
BOARD OF APPEALS  
Wednesday, Nov. 4, 1970  
REGULAR MINUTES #70-7

Meeting called to order at 7:30 p.m.

ROLL CALL: Present: Members, R J Bartoszek, C G Cieplak, L Collings, R Neaves  
Chief Bldg. Insp: J P Cody  
Absent: Chairman W O Keneipp, E Egan

At the suggestion of Member Collings, the Board observed a moment of silent prayer in memory of Member Richard C. Haimann who passed away on October 19, 1970.

In the absence of Chairman Keneipp, Charles G. Cieplak acted as Chairman pro tem.

Member Neaves moved to accept the minutes of the meeting held on October 7, 1970, as published; seconded by Member Collings. All voted yes.

NEW BUSINESS

1. PARKING VARIATION (C-1)

Terry Builders, Inc., for Marvin Wolfe, requesting variation of parking requirement to allow a Hearing Aid business at 4923 West 95 Street (2 stores with apartment above)

Mrs. Robertson, of Terry Bldrs, and Mr. Wolfe were present. Mrs. Robertson stated that the lot is 30 X 109, the building planned is 30 X 60 and would contain two 15' wide stores on the 1st floor and a three bedroom, or two bedroom and TV room, apartment above, which would be owner occupied. Mr. Wolfe has been at his present location on 95 Street for 8 years and would like to erect a new building. Mr. Wolfe said that 40% of his business is done by visitation to nursing homes, 20% by mail. Board Members reviewed the plans of the proposed building. Mr. Wolfe said his present store is 17' wide and is three times too much for a Hearing Aid business; usually there is 1 car at the Hearing Aid office at a time, and the owner has one car; customers are spread out over the entire day; volume is about 1/20th what an average store would do in a week.

Parking stalls need to be 10 X 20 plus ingress/egress, and space for 8 cars parking at the rear of the building was questioned. The use of the 2nd store was questioned but Mr. Wolfe did not know presently what type of business would go in there. The type of business that might be attracted to a 15' wide store would probably be a service type of business. Member Cieplak said he is not concerned with the Hearing Aid store or the apartment, providing it is owner occupied, but he is concerned about what would go into the other store. Mr. Cody said the architect did not contact the Bldg. Dept. regarding the plans, as was presumed. There was a general discussion.

Mrs. Robertson called attention to the fact that the business is established in Oak Lawn and that Mr. Wolfe wants to stay in Oak Lawn, and he would like to live in Oak Lawn in the apartment above the stores.

Member Neaves moved to recommend to the Board of Trustees that the variation of approximately 69% of the parking required be granted. Seconded by Member Cieplak. All voted yes. Motion carried.

Petitioner advised of 2 copies of a letter to the Village Manager by November 10, requesting to be on the agenda for the Board of Trustees meeting on Nov. 17, 1970.

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

Mrs. D. F. Hirst, 10321 S Cook Avenue, requesting release of 3' of 8' rear easement in order to erect a garage.

Mrs. Hirst presented letters from our Engineering Dept., Northern Ill. Gas Co., Com. Ed. Co., and Ill. Bell Tel. Co.; each specifying no objection to releasing the 3' of the 8' rear easement. The spot-in survey from the house file was presented for viewing. Mrs. Hirst would like to place the garage in line with the neighbors' garages and obtain additional space for entry.

Member Collings moved to recommend that the Board of Trustees grant release of 3' of the 8' easement. Seconded by Member Bartoszek. All voted yes. Motion carried.

Petitioner advised that she had already requested being on the agenda for the Nov. 10th meeting of the Board of Trustees.

3. VESTIBULE INTO FRONT SETBACK (R-3)

T. J. Cachey Bldrs, Inc., requesting apartment vestibule to extend 5' into 20' front setback, at 10928-32 S Kilpatrick Avenue.

Mr. Cachey said the vestibules would provide a privacy and shelter for the front entry of the building in addition to a safety factor for the tenants. Plans of the contemplated building were reviewed by the Board. The plans showed a 4'8" depth for the vestibule. The building will have 12 units, with vestibules for 6 units at the front and 6 units at the rear. Vestibules will be 4' wide inside and have 8" masonry walls; they will be 8' long or 9'4" long outside measurements. There was a discussion of vestibules generally.

Member Collings moved to grant a variation to allow the vestibule 4'6" into the front setback, and that no other variations be granted. Seconded by Member Neaves. All voted yes. Motion carried.

4. VESTIBULE INTO FRONT SETBACK & SIDE STREET SETBACK (R-3)

T. J. Cachey Bldrs, Inc., requesting apartment vestibule to extend 5' into 20' front setback, and 15' side street setback off 110 Street lot line, at 10936-40 S Kilpatrick Avenue.

Mr. Cachey explained that the nature of the building, for required parking, necessitates a 15' side street setback in lieu of a 20' requirement. Mr. Cody reported that land coverage is far under maximum requirements; and other buildings along 110 Street are set back 15' from the side lot lines.

Member Neaves moved to grant a variation to allow the vestibule 4'6" into the front setback and allow 15' side street setback. Seconded by Member Bartoszek. All voted yes. Motion carried.

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

Michael DeVito, 9821 S Cook Avenue, requesting 3' side setback for attached garage.

Mr. DeVito said he had thought a 3' side setback was allowable; the garage will be masonry; it will be 11' wide. Mr. DeVito said his neighbor would put into writing his approval of the 3' setback; there is a fence on that side. He planned a 41' long garage. Petitioner was advised that 25' would be the maximum allowable length. Mr. DeVito said that an 11 X 25 attached garage would be agreeable to him.

Member Collings moved to grant a variation to allow the 11 X 25 attached garage to be 3' from the side lot line providing a letter of approval from the neighbor is filed with the Building Department. Seconded by Member Cieplak. All voted yes. Motion carried.

6. PARKING VARIATION (C-2)

Oak Lawn Gun & Sports, Inc., 9618 Southwest Highway, requesting parking variation to allow 2nd floor expansion of the Sports Store.

Mr. Eugene Zizas, partner, said they would like to use the 2nd floor area, there are entrances to the outside and they want to rent the upstairs. Mr. Zizas presented a report of actual parking count, taken from Oct. 1 to Oct. 21, of the number of cars parked on their parking lot; at any one time the largest number was found to be 44; report is part of subject file. There are 71 parking spaces on the property.

On the original building plans the second floor had been listed as storage area; now they want to rent it. This added floor area will cause 4 & 1/2% shortage of required parking, or about 12 & 1/2 car spaces. Parking is not a problem here.

There was discussion of the dust problem caused by use of the alley abutting subject property and the complaints received regarding same. Mr. Cody reported that the paving of this alley has been an on-and-off condition since the building was constructed. Mr. Zizas said that, in respect to the grade of the alley, water seeps under the blacktop of the parking area when there has been a heavy rain and he believes paving the alley would solve that problem. Mr. Zizas assured the Board of Appeals that the alley would be paved soon.

Sidewalks along McVicker and Meade Avenues have not been put in to date. A business license for the 2nd floor occupancy is to be withheld until the foregoing requirements are met.

(continued)

BOARD OF APPEALS, REGULAR MINUTES, NOVEMBER 4, 1970

Continued

6. PARKING VARIATION (C-2) cont'd  
(9618 Southwest Highway)

Member Cieplak moved that the parking variation be granted subject to the paving of the alley in accordance with the Village code and installing public walks on Meade and McVicker sides of the property which also are to meet Village code, and that no business permits be granted until said conditions are met. Seconded by Member Neaves. Member Collings suggested that the motion include that no other variations be granted on this property. Members Cieplak and Neaves agreed to the addition to the motion. All voted yes. Motion carried. (Petitioner advised that this variation is for a six month period)

7. SETBACK VARIATIONS (R-1)

Bryan P. Reynolds, requesting variation to allow a 52' wide building at 10428 S Kilpatrick Avenue.

Mrs. Reynolds presented the plans of the proposed house to the Board for review. If 1' is taken off the house on one side it would make one of the bedrooms approx. 8' wide; 1' off the other side and the dining room would be down to about 8' wide. There are empty lots on both sides of subject lot. Lot is 60' wide.

Member Neaves moved to grant the request for 2' variation on each side yard. Seconded by Member Collings. All voted yes. Motion carried.

8. RELEASE OF 3' OF 8' REAR EASEMENT,  
AND FENCE HEIGHT VARIATION (R-1)

Thos. Marzullo, requesting release of east 3' of the 8' rear easement at 9600 S Tripp Avenue; also, variation to allow a 6'6" high masonry fence at the rear of the house, to 1' from the rear lot line.

Mr & Mrs Marzullo presented the plans of the house and a drawing of the plot plan showing placement of the fence. There will be a swimming pool in the rear yard eventually. There is a utility pole at the back of the lot and the fence would just miss it, therefor 1' from the rear lot line; fence will run to the rear of the house. The pool will run north-south on the lot and will be 7' from the rear lot line, with 5' of coping. It was explained that there would be a problem with the masonry fence extending into the easement; a footing under that portion of the fence is forbidden; the masonry fence construction was discussed. The piers of the fence and the lights thereon could extend to 1' or a reasonable height over the top of the fence. One foot of the pool will be in the easement.

Mrs. Marzullo presented letters from the three utility companies and the Village Eng'g Dept; each expressing no objection to release of the 3' of the rear easement. The letters are part of subject file.

Member Cieplak moved to recommend to the Board of Trustees that the masonry fence be allowed to go to 1' from the rear lot line with construction to meet the specifications of the Bldg. Dept. and that the fence be no higher than 6', and the piers and lamps be allowed within reason. Seconded by Member Neaves. All voted yes. Motion carried.

Petitioner advised of 2 copies of letter to Village Manager by November 10, 1970, to request being on the agenda for the Board of Trustees meeting on Nov. 17, 1970.

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A note was received from Mrs. Richard C. Haimann, expressing appreciation to the Board for their expression of sympathy in the loss of her husband.

9. ADJOURNMENT

Member Collings moved to adjourn the meeting, seconded by Member Neaves. All voted yes. Meeting declared adjourned at 9:05 p.m.

/s/ Charles G. Cieplak  
Chairman Pro Tem.

/s/ Buena Gerke  
Secretary

Randall

VILLAGE OF OAK LAWN  
Cook County, Illinois  
BOARD OF APPEALS  
Wednesday, Dec. 2, 1970  
REGULAR AGENDA #70-8

8:00 p.m.

Presiding: Warren O. Keneipp, Chairman

Members: Richard J Bartoszek, Charles G Cieplak, Larence Collings, Emmett Egan,  
Ross Neaves.

Approval of minutes of regular meeting held on November 4, 1970.

NEW BUSINESS

1. PARKING VARIATION (M-1)  
H E Miller, architect, for Leon Gombis, dentist, requesting variation of off-street parking for an addition to the dental building by building into a presently open triangle at the rear of the building.
2. LOT FRONTAGE (R-1)  
W A Laska requesting variation of lot size to allow 47' frontage so as to build a home on a portion of 90' frontage, at 9716 S Marion Avenue. (house is existing).
3. LOT FRONTAGE (R-1)  
W A Laska requesting variation of lot size to allow 43' frontage so as to build a home at 9720 S Marion Avenue.
4. IMPROVEMENT ON EXISTING NON CONFORMING. (C-2)  
Mrs. Ruth Colletti requesting variation to allow improvement of existing non-conforming use by adding a dormer for owner's living quarters at 9953 Southwest Highway.
5. GARAGES TO LOT LINES (R-3)  
M A Glavor, owner, requesting variation to build the garages on the lot lines of the property, at 9524-28-32 S Mansfield Avenue, so that same amount of parking spaces can be retained.
6. FENCE TO FRONT PROPERTY LINE (C-2)  
Worwa's Mobile Park, 6200 West 95 Street, requesting variation of front setback for a 6' high fence, to allow fence to front property line.
7. GARAGE REAR SETBACK (R-1)  
Oakdale Construction Co., for 11000 S Kenneth Avenue, requesting variation to allow detached garage to the lot line instead of 5' from the line, (rear).
8. SIGN INTO RIGHT-OF-WAY (C-2)  
E Johnson, of Great Service Station, 9266 S Cicero Avenue, requesting variation to allow existing sign to project beyond the property line.
9. EXTENSION OF VARIATION GRANTED (R-1)  
Peter Connolly requesting variation to extend lot size variation granted 5-6-70, for a 45' frontage at 10415 S Lamon Avenue.
10. RELEASE OF S. 7' OF 10' EAST-WEST EASEMENT (R-1)  
Richard E Gliwa, requesting release of 7' of 10' easement which is 1/2 of a vacated east-west alley, to allow a detached garage.
11. FENCE HEIGHT (R-1)  
John Wagner, Jr., 9740 S Kostner Avenue, requesting 6' high fence between the front and rear of the house, parallel the side lot line.
12. FENCE TO FRONT LOT LINE (R-1)  
John Hellmuth, 5747 West 89 Place, requesting a 48" high fence parallel the front lot line.
13. PARKING VARIATION (C-2)  
Illinois Bell Telephone Co. requesting variation of parking to allow a 40 X 45 addition which will be used for equipment, and will reduce present parking by 10.
14. ADJOURNMENT

*Randall*

VILLAGE OF OAK LAWN  
Cook County, Illinois  
BOARD OF APPEALS  
Wednesday, Dec. 2, 1970  
REGULAR MINUTES #70-8

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

Roll Call: Present: Members Bartoszek, Cieplak, Collings, Egan, Neaves.  
Bldg.Insp. Dan Pryce.  
Absent; Chairman Keneipp

In the absence of Chairman Keneipp, Mr. Cieplak acted as chairman pro tem.

Minutes of the regular meeting held on November 4, 1970, were approved as published on motion by Member Collings, seconded by Member Neaves. All voted yes, except Member Egan, due to the fact that he had been absent on Nov. 4, 1970. Motion carried.

NEW BUSINESS

1. PARKING VARIATION (M-1)

H E Miller, architect, for Leon Gombis, dentist, requesting variation of off-street parking for an addition to the dental building, by building into a presently open triangle at the rear of the building at 9101 S Cicero Avenue.

Mr. Miller supplied each Board Member with a copy of the plot plan which showed the existing and planned addition to the Oak Lawn Dental Building. The existing building had one prior addition; at that time a variation in parking was granted for its use. The parking area will hold 27 cars. The triangular portion at the rear of the building was planned for landscaping and now additional laboratory space is needed. They are asking for a variation to allow the addition in the triangle shown on the plot plan as the new laboratory; this will not allow any additional office space. This will not allow any additional patients in the building. A variation for parking was granted on Oct. 4, 1967; the plans of the first addition indicated that 475 sq.ft., roughly, were added to the original building. The rear parking area was to be blacktopped. The parking lot is presently in gravel. The first variation was for 700 sq.ft. of required parking. With the proposed addition they will be short approx. 2 more parking spaces. There is a parking lot and it is being used. The triangular space will not take up any parking area because it is not possible to park in this area.

Member Collings moved to grant the variation with the stipulation that the blacktopped, striped and drained parking be put in. There was a general discussion in regard to the blacktopping and the bond for same. Member Collings added to his motion that a bond of substantial size be put up to assure the blacktopping of the parking area. Seconded by Member Neaves. All voted yes, except Member Egan who voted no. Motion carried.

2. LOT FRONTAGE (R-1)

W A Laska requesting variation of lot size to allow 47' frontage so as to allow a home on a portion of 90' frontage, at 9716 S Marion Avenue (house is existing.).

Mr. Laska presented a spot-in survey showing the 90' of property with the house existing on the north portion. He explained that he plans to build a house on the south portion (43'). The figures on the survey indicated that the existing house would have 3' side yard on the south; Mr. Laska plans a side-driveway for the new home; the lot is 121' deep.

Member Egan moved to grant the variation for the 47' wide lot for the existing home. Seconded by Member Neaves. All voted yes. Motion carried.

3. LOT FRONTAGE (R-1)

W A Laska requesting variation of lot size to allow 43' frontage at 9720 S Marion Avenue. (see decision on 9716 S Marion Avenue).

Mr. Laska plans building a home on this south 43' of what is presently 3/30' lots totaling 90' frontage; the house to the north will be 3' from the mutual lot line. The lot is 121' deep. Mr. Laska plans a side driveway.

Member Egan moved to recommend to the Board of Trustees that the variation be granted with the stipulation that the house be 5' from the south lot line and 9' from the north lot line to provide for any contingencies later on for a garage side driveway. Seconded by Member Collings. All voted yes. Motion carried.

Petitioner advised of 2 copies of letter to the Village Manager by Dec. 8, 1970, to request being on the agenda for the Bd.of Tr.meeting on Dec. 15, 1970.

4. IMPROVEMENT ON EXISTING NON-CONFORMING (C-2)

Mrs. Ruth Coletti, re. 9953 Southwest Highway. Petitioner not present. Item held to end of agenda.

5. GARAGES TO LOT LINES (R-3)

M A Glavor, owner, requesting variation to build garages on the lot lines of the property, at 9524-28-32 S Mansfield Avenue, so that same amount of parking spaces can be retained.

Attorney Will Gierach represented the petitioner. He stated he entered this case only recently; he passed to the Board for viewing, one copy of the proposed garages arrangement for the rear of the property. He explained that the subject property is south of McDades store. There are 18 apartments in the building; the proposal is for 15 indoor parking spaces on the rear of the lot. The McDade building is to the lot line on the south of its property. There is an existing building approx. 100' south of subject property which is also built to the lot line; this is like a summer house, on Mr. Glavor's own property. Property to the west is the Oak Lawn Convalescent & Geriatric Home. The objective is to furnish the tenants with indoor parking for the expensive cars they are driving. The garages would increase assessed valuation. He could see no deterioration to abutting property owners or the Village. He assured that the garages will not be used for storage. The only utility is an electric line at the rear of the property.

Member Cieplak referred to the minutes of a previous request, in 1966, for variation for garages at which time they were denied the variation. Beside the continuous roof line of the garages there is the problem of utilities and easements. The minutes of the Planning and Development Commission meeting on Feb. 11, 1966, were read aloud by Mr. Cieplak. This property was rezoned in 1964 from R1 to R-3.

It was suggested that a title search be made, and that utilities easement releases, if there is an easement at the rear of the property, be acquired.

Member Collings moved to table until the next regular meeting on January 6, 1971; seconded by Member Neaves. All voted yes. Motion carried.

6. FENCE TO FRONT PROPERTY LINE (C-2)

Worwa's Mobile Park, 6200 West 95 Street, requesting variation of front setback for a 6' high fence, to allow fence to front property line.

Edwin Wojciak, 4740 West 95 Street, represented the petitioner. He explained that in the widening of 95th Street and the installation of sidewalk the previous fence was disrupted; the old fence was in line with the front of the building to the east. The new fence would be about 1' from the sidewalk. It will be a cyclone fence.

Member Egan moved to grant the variation. Seconded by Member Collings. All voted yes. Motion carried.

7. GARAGE REAR SETBACK (R-1)

Oakdale Construction Co., for 11000 S Kenneth Avenue, requesting variation to allow detached garage to the lot line instead of 5' from the line (rear).

Mr. Anzine, of Oakdale Constr. Co., reported that in this block the alley is not vacated, but the survey shows an easement. This garage will line up with other garages in the block. The garage will be 22 X 22, aluminum sided.

Member Egan moved to grant the variation with the stipulation that the garage does not protrude any further than any other garage on the alley. Seconded by Member Bartoszek. All voted yes. Motion carried.

8. SIGN INTO RIGHT-OF-WAY (C-2)

E. Johnson, of Great Service Station, 9266 S Cicero Avenue, requesting variation to allow existing sign to project beyond the property line.

Mr. Johnson presented photos of subject sign as viewed down the line of the public walk. He said that when the permit was taken out he was advised that the sign must be on the property but he understood that this meant the pole only. The sign protrudes into public right-of-way by 12" or 14". Mr. Johnson presented a survey of the property which was viewed by the Board. Mr. Johnson asked to keep the sign up and in effect he gets notice from the State then he will remove it. It was suggested that Mr. Johnson write to the State of Ill. Dept. and if they will permit this sign then the Board can grant a variation.

Member Collings moved to table to the meeting on Jan. 6, 1971. Seconded by Member Egan. All voted yes. Motion carried.

BOARD OF APPEALS, REGULAR MINUTES, DECEMBER 2, 1970

Continued

9. EXTENSION OF VARIATION GRANTED (R-1)

Peter Connolly requesting variation to extend lot size variation granted 5-6-70, for a 45' frontage at 10415 S Lamont Avenue.

Mr. Connolly said he has reserved this lot for his own home and he has not been able to sell his present home to date. He has built on the lot to the north and sold that home.

Member Collings moved to extend the variation another six months. Seconded by Member Egan. All voted yes. Motion carried.

10. RELEASE OF SOUTH 7' OF 10' EAST-WEST EASEMENT (R-1)

Richard E Gliwa, requesting release of 7' of 10' easement which is 1/2 of a vacated east-west alley, to allow a detached garage, at 10310 S Knox Avenue.

Petitioner not present. Item held until the end of the agenda.

11. FENCE HEIGHT (R-1)

John Wagner, Jr., 9740 S Kostner Avenue. Petitioner not present. Item held until the end of the agenda.

12. FENCE TO FRONT LOT LINE (R-1)

John Hellmuth, 5747 West 89 Place, requesting a 48" high fence parallel the front lot line.

Phillip Vasvic, attorney, represented the petitioner who is asking to keep the fence which replaces an old wire mesh fence supported by wooden posts which were rotting and which was about 30 years old; fence was erected when the area was unincorporated; the fence ran parallel the front lot line. Mr. Hellmuth said the fence was to keep out vandals who damaged trees and cars parked on the property, and the fence will preclude school children and adults from trespassing as a short cut to their homes, school, etc.

The fence at the side lot lines is still the old fence; there are two no trespassing signs on the property, one in front of each house. The fence was not erected by a fence company. Mr. Hellmuth had a man install it.

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

13. PARKING VARIATION (C-2)

Illinois Bell Telephone Co. requesting variation of parking at 4918 West 95 Street, to allow a 40 X 45 addition which will be used for additional switching equipment.

J. E. Millay, Jr., represented the petitioner; he said it is merely an agreement with the bank (east) that after 5 p.m. and on weekends they use the Bell Tel. parking lot. Plot plans of the building and parking, both proposed and present, were viewed by the Board.

Parking required is 203 stalls; they will have approx. 137. Mr. Millay stated the Phone Co. has 135/140 employees presently and he does not see need for any additional employees; they have 99 parking stalls now, and they are usually filled. They expect the new addition will be started about Feb. 1, 1971. This addition will reduce the existing 93 parking stalls to 83; the grass area at the rear of the property is to be improved for parking also, and will provide spaces for an additional 54 vehicles, resulting in approx. 137 parking spaces or an increase of about 44 stalls. The additional parking will consume the property except the drainage ditch (Creek) adjacent to the north property line. No vacant land in the immediate area is available for additional parking. The addition is required for additional switching equipment to care for present and future growth in the Oak Lawn area.

Member Egan moved to grant the variation. Seconded by Member Bartoszek. All voted yes. Motion carried.

#4. IMPROVEMENT ON EXISTING NON-CONFORMING (C-2)

Mrs. Ruth Coletti requesting variation to allow improvement of existing non-conforming use by adding a dormer for owner's living quarters at 9953 Southwest Highway.

Petitioner not present. Member Egan moved to table to the meeting on Jan. 6, 1971. Seconded by Member Neaves. All voted yes. Motion carried.

BOARD OF APPEALS, REGULAR MINUTES, DECEMBER 2, 1970

Continued

#10. RELEASE OF SOUTH 7' OF 10' EAST-WEST EASEMENT (R-1)

Richard E Gliwa, requesting release of 7' of 10' easement which is 1/2 of a vacated east-west alley, to allow a detached garage, at 10310 S Knox Avenue.

Petitioner not present. Member Egan moved to table to the meeting on Jan. 6, 1971; seconded by Member Neaves. All voted yes. Motion carried.

#11. FENCE HEIGHT (R-1)

John Wagner, Jr., 9740 S Kostner Avenue, requesting 6' high fence between the front and rear of the house, parallel the side lot line.

Petitioner not present. Member Egan moved to table to the meeting on Jan. 6, 1971; seconded by Member Neaves. All voted yes. Motion carried.

Member Egan, commenting on the moment of silence, observed at the November meeting in respect for the late Richard C. Haimann, said that he will miss Mr. Haimann, sincerely; he was a good friend.

14. ADJOURNMENT

Member Egan moved to adjourn the meeting, seconded by Member Neaves. All voted yes. Meeting declared adjourned at 9:30 p.m.

/s/ Charles G. Cieplak  
Chairman pro tem.

/s/ Buena Gerke  
Secretary