

VILLAGE OF OAK LAWN, ILLINOIS
Village Hall @ 5252 W James St
APPEALS BOARD

Wednesday - January 7, 1976
REGULAR MEETING MINUTES #76-1

MINUTES OF THE REGULAR MEETING OF THE APPEALS BOARD OF THE VILLAGE OF OAK LAWN, ILLINOIS,
HELD AT THE VILLAGE HALL AT 8:00 P.M.

Chairman Cieplak called the meeting to order at 8:06 p.m.

ROLL CALL Present: Chairman Cieplak, Members Adamonis, Anicich, Doveikis, Kozlowski and Neaves.

Chief Bldg Insp. J P Cody.

Absent: Member Collings

APPROVAL OF MINUTES of regular meeting #75-12 held on December 3, 1975: There being no additions or corrections, the minutes were approved as published on motion by Member Adamonis, second by Member Neaves. On the motion: Members Adamonis, Neaves, Anicich, Kozlowski and Chairman Cieplak voted yes. Motion carried.

OLD BUSINESS

1. ANTENNA HEIGHT (R-1) Tabled 11-5-75
4500 W 101 Street. E. T. Bossmen, owner, requesting to construct an antenna system to a height of 52' above ground level.

Chief Bldg Insp. Cody reported that he had received an engineer's certification of the antenna structure and the antenna placement on the property meets Village requirements.

Member Kozlowski moved, second by Member Anicich, to accept the Building Department approval and the structural engineer's report on the erection of the antenna tower. The vote: Members Kozlowski, Anicich, Adamonis, Doveikis, Neaves and Chairman Cieplak voted yes. Motion carried.

2. ANTENNA HEIGHT (R-1) Tabled 11-5-75
9909 S Kolmar Avenue. Frank Houbert, owner, requesting a 55' high C.B. antenna in the rear yard of a single family site.

Chief Bldg Insp. Cody reported that he had received an engineer's certification of the antenna structure and the antenna placement on the property meets Village requirements.

Member Anicich moved, seconded by Member Kozlowski, to accept the Building Department approval and the structural engineer's report on the erection of the antenna tower. The vote: Members Anicich, Kozlowski, Adamonis, Doveikis, Neaves and Chairman Cieplak voted yes. Motion carried.

Chief Bldg Insp. Cody gave each Board Member the ethics statement form to be completed and returned to the Village Clerk as soon as possible. Due to Member Collings being absent the secretary will mail the form to him.

Also, Mr Cody reported that the 1st few copies of the Zoning Ordinance have been received but at present there are not enough copies for distribution to Board Members; he will continue to answer any questions they may have on the new ordinance. As soon as more copies are available the Members will receive theirs.

3. ADJOURNMENT
There being no further business to come before the Appeals Board, Member Adamonis moved to adjourn. Second by Member Neaves. Members Adamonis, Neaves, Anicich, Doveikis, Kozlowski and Chairman Cieplak voted yes. Chairman Cieplak declared the meeting adjourned at 8:35 p.m.

/s/ Charles G Cieplak
Chairman

/s/ Buena Gerke
Secretary

VILLAGE OF OAK LAWN, ILLINOIS
Village Hall @ 5252 W James St
APPEALS BOARD

Wednesday - February 4, 1976
REGULAR MEETING MINUTES #76-2

MINUTES OF THE REGULAR MEETING OF THE APPEALS BOARD OF THE VILLAGE OF OAK LAWN,
ILLINOIS, HELD AT THE VILLAGE HALL AT 8:00 P.M.

Chairman Cieplak called the meeting to order at 8:07 p.m.

ROLL CALL Present: Chairman Cieplak, Members Adamonis, Anicich, Doveikis,
Kozlowski and Neaves.
Chief Bldg Insp. J P Cody.
Absent: Member Collings.

APPROVAL OF MINUTES of regular meeting #76-1 held on January 7, 1976: There being
no corrections or additions, the minutes were approved as published on motion by
Member Anicich, second by Member Adamonis. The vote: Members Anicich, Adamonis,
Doveikis, Kozlowski, Neaves and Chairman Cieplak voted yes. Member Collings was
absent. Motion carried.

OLD BUSINESS - None.

NEW BUSINESS

1. FRONT SETBACK & PARKING ("O" & PK)

4550 West 103 Street. Floyd M Phillips & Co. Inc., agent, requesting variation
to allow the front setback off the 103 St. property line to be 1' instead of
5' required, so as to match building on the east (4544 W 103 St). A parking
variation of approx. 15% as the result of the new ordinance requirement, for a
periodontist and endodontist.

R A Richmond, pres. of Floyd M Phillips & Co. Inc., represented the petitioner
along with Martin A Francis, partner with Duane E Linden Assoc. architects,
Lansing, Ill.; Marvin Silverman of Silverman & Kite, attorneys, Chicago, Ill.
Dr Richard Krause of Enzer & Krause, Inc. was present.

Dr Krause explained that the corporation of Enzer & Krause, Inc. has in it both
periodontists and endodontists. An endodontist is a dental specialist who does
root canal therapy and surgery. A periodontist does gum work, treatment of
pyorrhea, surgical correction of periodontitis, full mouth surgery, reconstructs
the bone around various teeth. Dr Krause said that he works on one patient for
45 minutes to 1 hour, possibly 15 patients a day. He stated that the traffic
pattern in this type of office is less intense than that for a general practi-
tioner's office. Dr Krause and Mr Richmond are the co-owners of this project.

Mr Francis, architect, presented site plan for review (a copy is part of
subject file) and explained that the proposed building will be identical to the
one east of subject site. The 2 buildings will look similar, be 3 stories high,
landscaped similarly and the parking situation will be very similar with parking
on the back of the site. A court area in the building includes the main lobby,
an elevator, public washrooms on each floor, plus stairwells at the back of
the building and exit doors on each side. On one side of the court there will be an
area of 2400 sq.ft. and on the other side there will be an area of 1520 sq.ft.
To relegate this to parking requirements, 5% has been taken off for closets and
storage spaces. The rentable area will be 11,769 sq.ft. The parking require-
ment at 200 sq.ft. per stall would provide 59 stalls; there will be 60 stalls
provided. With the low turnover in patients that Dr Krause has, this would be
under what the code would recommend. Taking the 2400 sq.ft. side of the building
less 5% for storage areas would allow a net rentable area of 2280 sq.ft.; this
would require 18.24 cars calculated on the 125 sq.ft. requirement plus the 3
employees cars would total 21.24 cars. Taking this at the 200 sq.ft. requirement
under office zoning would give us 11.24 cars. Mr Francis calculated that 7 stalls
would be the most utilized by Dr Krause at any one time during a day.

Chief Bldg Inspector, J P Cody, explained that 17' of the depth of the property
will have to be dedicated for the future widening of 103 Street. Property in
this block is the only property that has not dedicated the 17'. Requirements
under the revised ordinance call for 1 parking stall for each 125 sq.ft. of
medical and dental offices. Present ordinance requires 20 parking stalls.
Under the old ordinance 10 stalls were required. Because the ordinance was not

(continued)

1. FRONT SETBACK & PARKING 4550 W 103 St.(continued)

published, they did not know about the new parking requirements which became effective in April, 1975. In addition to the 1 stall for each 125 sq.ft. 2 stalls are required for each surgeon, 2 for patients being treated, 2 for patients waiting and 2 for nurses or a total of 8 stalls. Because the petitioner is willing to dedicate the 17' X 200' frontage without recompense and the parking for this dental use is not critical, the Building & Zoning Dept. feels that the parking variation would not cause a problem. Mr Cody also stated that the original site, with the 17' of frontage, would have allowed the building with the required parking.

The westerly boundry of this site is 93' from the corner; ingress and egress will be off 103 Street. The back of this property abuts residential property; it will be landscaped 5' all the way around and a masonry wall will be erected like the one on the site next east. Mr Richmond, on question, stated there will be other offices in this building but they would not be rented to medical uses. Should other medical facility want to come into the building they would have to come to the building department in order to change the plumbing and electrical, etc. and it would be known immediately that this would raise the parking required. Dr Krause has an office in the Oak Crest Medical Bldg and parking is a bad situation there and that is why he is trying to get out of there. He will require 2000 sq.ft. of the 1st floor of the proposed building.

On Member Neaves question on the possibility of sharing parking with the proposed building if necessary, Mr Richmond said he foresees no problem but if there is one they could open it up. On Chairman Cieplak's question, he stated that there will be no barriers between the two buildings' parking areas. On Member Adamonis' question, it was stated that the doctors involved here will have 9 to 5 office hours; no evening hours at the present.

Chief Bldg Insp. Cody asked Mr Richmond, if this Board considers these variations, would he agree to the documentation of the dedication of the 17' being instituted immediately and that no occupancy of the building be allowed until they have received the actual recording of this. Mr Richmond said yes, and that Mr Silverman could handle the recording.

On question, Mr Francis said the parking variation is precisely a 15% variation after the dedication of the 17' X 200' frontage. He said this would be way over what will be needed.

Member Adamonis moved to grant the petitioners their request for 1' front setback instead of the 5' required, to match the present building on the east, and the 15% variation of parking requirements under the new ordinance and along with this the dedication of the 17' of 103 Street frontage in written form as requested. Second by Member Neaves. There being no further discussion on the motion, the vote: Members Adamonis, Neaves, Kozlowski, Anicich, Doveikis and Chairman Cieplak voted yes. Member Collings was absent. Motion declared carried.

2. PARKING VARIATION (C-2)

4745 W 103 Street. James M Farrell, contractor, requesting variation of 18% of parking requirements for the construction of a one-story brick commercial building. Land is 139.49 X 125'; west from Keating Avenue.

Petitioner phoned the Bldg. Dept. and requested this item be tabled until the next meeting, March 3, 1976.

Motion by Member Neaves, second by Member Adamonis, to table for 30 days. The vote: Members Neaves, Adamonis, Anicich, Kozlowski, Doveikis and Chairman Cieplak voted yes. Member Collings was absent. Motion carried.

3. ADJOURNMENT

Member Neaves moved to adjourn, second by Member Kozlowski. Members Neaves, Kozlowski, Adamonis, Anicich, Doveikis and Chairman Cieplak voted yes. Member Collings was absent. Chairman Cieplak declared the meeting adjourned at 8:50 p.m.

/s/ Charles G Cieplak
Chairman

/s/ Buena Gerke
Secretary

VILLAGE OF OAK LAWN, ILLINOIS
Village Hall @ 5252 W James St
APPEALS BOARD
Wednesday - March 3, 1976
REGULAR MEETING MINUTES #76-3

MINUTES OF THE REGULAR MEETING OF THE APPEALS BOARD OF THE VILLAGE OF OAK LAWN, ILLINOIS, HELD AT THE VILLAGE HALL AT 8:00 P.M.

Chairman Cieplak called the meeting to order at 8:00 p.m.

ROLL CALL Present: Chairman Cieplak, Members Adamonis, Anicich, Doveikis, Kozlowski, and Neaves.
Chief Bldg Insp. J P Cody.
Absent: Member Collings.

APPROVAL OF MINUTES of regular meeting #76-2 held on February 4, 1976: There being no corrections or additions, the minutes were approved as published on motion by Member Neaves, second by Member Adamonis. The vote: Members Neaves, Adamonis, Anicich, Doveikis, Kozlowski and Chairman Cieplak voted yes. Member Collings was absent. Motion carried.

OLD BUSINESS

1. PARKING VARIATION (C-2) Tabled 2-4-76,
4745 W 103 Street. James M Farrell, contractor, requesting variation of 18% of parking requirements for the construction of a one-story brick commercial building. Land is 139.45 X 125' west from Keating Avenue.

Chief Bldg Insp. Cody reported that the petitioner phoned and requested that this item be tabled for an additional 30 days, at which time he will have a definite commitment as far as a tenancy of the proposed building.

Member Adamonis moved, second by Member Kozlowski, to table for 30 days as petitioner requested. Members Adamonis, Kozlowski, Anicich, Doveikis, Neaves and Chairman Cieplak voted yes. Motion carried. Member Collings was absent.

NEW BUSINESS

2. FENCE, CORNER LOT (R-1)
9000 S 49 Court. S. Daniliauskas, owner, requesting variation to allow a 6' high redwood fence to the side street lot line, from rear of the lot toward the front for 25', or to the detached garage.

Petitioner presented a plot plan showing the contemplated placement of the 6' high redwood fence along the side street lot line from the rear of the lot to the detached garage. Approximately 25'. There is presently a fence at the rear of the lot to which this fence will be connected. It brought out in discussion that an easement runs along the rear of the lot and it is being used by both the Electric Co. and the Telephone Co., and presumably it has a sewer line in it. Chairman Cieplak advised the petitioner that he would have to sign a release agreement with the Village, and explained that, if necessary, equipment could be moved in to service these utilities & if the fence would have to be removed it would be at the expense of the petitioners. After some discussion, petitioner agreed to do this and was advised that the agreement form is available at the Bldg. Dept. and it could be signed at the time he applies for the fence permit.

Motion by Member Neaves, second by Member Anicich, to grant the petitioner's request for variation to build a 6' high redwood fence to the side street lot line, from the rear of the lot to the detached garage. It was brought out that this variation for rear yard enclosure for a corner lot has been granted many times in the past. The vote: Members Neaves, Anicich, Adamonis, Doveikis, Kozlowski and Chairman Cieplak voted yes. Member Collings was absent. Motion carried.

APPEALS BOARD, REGULAR MEETING MINUTES, MARCH 3, 1976

Continued

3. TANDEM PARKING FOR APTS (R-3)

10308-20 S Keating Avenue. Wm J Tunney, owner/contractor, requesting tandem parking at rear of building to accomodate 36 cars parking as required by ordinance.

Mr Tunney presented the proposed site plan for review. He plans an 18 unit condominium building with masonry walls and precast floor system. Parking at the rear of the site would accomodate the required 36 stalls for off-street parking. The stalls were designed for parking cars in tandem, that is 2 cars, 1 behind the other. Each stall would be 20' X 40' and would be assigned a number to be incorporated with a particular apartment unit. The building is to be built as condominiums and the parking stalls would be part of the sales agreements. Site plan is part of subject file.

Mr Tunney further explained the site plan as to green space, parking stalls and method of egress, and the protection of metal guard rails and drainage of the parking lot.

Motion by Member Anicich, second by Member Doveikis, to grant the variation to allow tandem parking for 36 cars as shown on the site plan. Members Anicich, Doveikis, Adamonis, Kozlowski, Neaves and Chairman Cieplak voted yes. Member Collings was absent. Motion carried.

4. CONSTRUCTION MATERIALS FOR GREENHOUSE (C-2)

10841-45-49 S Cicero Avenue. George Eck, owner, requesting a variation to allow a greenhouse to be constructed using non-combustible glass and structural aluminum within a fire district that calls for 2 hour fire delay exterior masonry walls.

Mr Fasel, 10801 S Cicero Ave. the owner, and Geo. Eck, builder, were present. Mr Eck presented plans and a discriptive brochure for the construction of the greenhouse. It was brought out in discussion that the greenhouse would be a secondary building on the property; that the primary building would be of ordinary masonry construction. The building will be "L" shaped with frontage on Cicero Avenue and turning E. on 109 Street. The parking will be on the Keating Avenue side of the property, and will be for 30 cars which meets parking requirements of C-3 zoning.

The construction of the greenhouse would be of structural aluminum and glass panels. There would be non-combustible materials on the interior of the building. Mr Cody, Chief Bldg Insp., explained that although the C-2 zoning ordinance allows for the construction of a greenhouse, the Fire District regulations of the ordinance calls for all exterior walls to be of fire resistant materials. In this case the materials used for the construction are non-combustible but have no particular fire rating.

After investigation of the brochure depicting the construction of the greenhouse and after a general discussion, Member Adamonis moved, seconded by Member Kozlowski, to grant the variation to allow use of non-combustible materials in lieu of the required 2-hour fire resistive exterior masonry walls. Member Adamonis, Kozlowski, Anicich, Doveikis, Neaves and Chairman Cieplak voted yes. - Member Collings was absent. Motion carried.

Board Members, in discussion, requested Chairman Cieplak, by either a personal visit or a telephone call, to contact Member Collings as to his inclination to remaining as an active Member of the Appeals Board, and report the information at the next regular meeting on April 7, 1976.

5. ADJOURNMENT

Motion by Member Kozlowski to adjourn this meeting; second by Member Adamonis. Members Kozlowski, Adamonis, Anicich, Doveikis, Neaves and Chairman Cieplak voted yes. Member Collings was absent. Chairman Cieplak declared the meeting adjourned at 9:35 p.m.

/s/ Charles G Cieplak
Chairman

/s/ Buena Gerke
Secretary

VILLAGE OF OAK LAWN, ILLINOIS
Village Hall @ 5252 W James St
APPEALS BOARD

Wednesday - April 7, 1976
REGULAR MEETING MINUTES #76-4

Chairman Cieplak called the meeting to order at 8:05 p.m.

ROLL CALL Present: Members Adamonis, Anicich, Doveikis, Kozlowski, Neaves and
Chairman Cieplak
Chief Bldg Insp. Cody
Absent: Member Collings

APPROVAL OF MINUTES of the regular meeting #76-3 held on March 3, 1976:
With a correction in Item #3, 2nd paragraph, 5th line, regarding parking stalls, to
read 10 X 40' (not 20 X 40') Member Adamonis moved, second by Member Neaves, that
the minutes be approved with the foregoing correction. Members Adamonis, Neaves,
Anicich, Doveikis, Kozlowski and Chairman Cieplak voted yes. Member Collings was
absent. Motion carried.

OLD BUSINESS

1. PARKING VARIATION (C-2) tabled 2-4-76, 3-3-76.
4745 W 103 Street. James M Farrell, contractor, requesting variation of 18% of
parking requirements, etc.

Chief Bldg Insp. Cody reported that the petitioner requested this item be removed
from the agenda.

NEW BUSINESS

2. ANTENNA HEIGHT (R-1)
4639 W 98 Street. Walter R Sanders, owner, requesting to allow a C.B. antenna
50' in height where the allowable height is 35'.

Mr Sanders presented a site plan for review. He explained that the lot is 215'
deep; the present antenna is surrounded by trees and that causes poor communica-
tions. The new antenna will be about 60' from the rear of the house; tower will
be of aluminum; the Bldg Dept has been supplied the construction details and
specifications. Chief Bldg Insp. Cody stated that structural meets the Village
requirements.

Member Neaves moved to grant the petitioner's request and allow this 50' antenna
since there appears to be no problems with it. Second by Member Doveikis. The
vote: Members Neaves, Doveikis, Adamonis, Anicich, Kozlowski and Chairman Cieplak
voted yes. Member Collings was absent. Motion carried

3. FENCE, CORNER LOT (R-1)
9356 S 52 Avenue. Ralph T Jones, owner, requesting a 4' high redwood fence along
the side street lot line, from the rear of the lot to the attached garage, to
enclose the rear yard for an above ground swimming pool.

Mr Jones presented plot plan drawings for review. On question he said the big
evergreen tree will not be removed. Also, there is no curve along his side street
lot line. Member Doveikis reminded Mr Jones that the lot line is 1' in from the
public walk.

Member Kozlowski moved to grant the request to enclose the rear yard of this corner
lot so as to enclose the swimming pool. Second by Member Adamonis. Members Kozlowski,
Adamonis, Anicich, Doveikis, Neaves and Chairman Cieplak voted yes. Member Collings
was absent. Motion carried.

4. PART EASEMENT RELEASE (R-1)
9101 S Crescent Ct. Frank Costa, contractor, requesting release of the W. 3' of
the east 10' easement so an attached garage can be built into the W. 3'.

Mr Costa explained that the only way to get a garage on this lot is to build an
attached garage; the lot is 100' deep with a 10' easement at the rear. There is
28'10 3/4" from the rear of the house to the rear lot line. The spot survey was
available for review. Letters granting release of the west 3' of the easement were
received from Ill. Bell Tel. Co., Com.Edison Co., No. Ill. Gas Co. and the Village
Eng'g Dept. and are part of subject file. Proposed garage will be 22 X 22'.

Member Adamonis moved to recommend to the Board of Trustees to allow release of the
west 3' of the 10' easement for the attached garage. Second by Member Doveikis.

continued

4. PART EASEMENT RELEASE (Cont'd) 9101 S Crescent Ct
Members Adamonis, Doveikis, Anicich, Kozlowski, Neaves and Chairman Cieplak voted yes. Member Collings was absent. Motion carried.

Petitioner advised of procedure to request being on the agenda for the Board of Trustees meeting on April 20, 1976. Also, he was advised that the release must be reflected on the title to the property.

5. GARAGE, SIDE STREET SETBACK & HEIGHT (R-1)
9400 S 53 Court. Charles Buss, owner, requesting a detached garage with storage area (24 X 30') to be 5' from the side street lot line; garage will be 7' from the rear lot line. Also, variation to allow roof ridge to be 14'3" above grade instead of 12' allowed by ordinance. (House carries #9402)

Mr Buss presented a sketch of the plot plan for review. The property is 82.19' wide and 125.47' deep; the house is 4' from the side street lot line and is 36' wide at the maximum point. Mr Buss said there will be a work bench area in the new garage. He presented a sample of the type shingles he proposes to use on the roof of the house and the garage; portions are glued together and the greater pitch is necessary because they would be more subject to leakage at a 4 in 12" pitch. The front of the garage, facing 94 Street, would have a 2' overhang because the house has a 4' overhang. An old garage presently 5' from the side street lot line will be removed.

Chief Bldg Insp. Cody reported that three times in the last 4 days a car was observed parked in front of the garage, out across the public walk, causing pedestrians to walk in the street; petitioner has more than ample room on this 82' wide site to move the garage back from the side street lot line.

Mr Buss said he wants to sell his present cars and get a new Van; he has to keep the cars he has till then because he can not be riding around in his truck. He stated that if the Village does not want parking on the sidewalk he will park on the street. He said his car has been hit and his mother-in-law's car has been hit while parked at the curb at this site.

As to the height of the garage, Chief Bldg Insp. Cody stated that attached garages on almost every home are higher than 12', they have to be for a 5 in 12" pitch. As to the work area in addition to the car storage area, we have allowed this many times with a 6" high curb or a partition between the garage and work area. However, he recalled, a few years back a Board of Appeals granted variation for an over size garage and the neighborhood went up in arms about it.

Mr Buss, when questioned about the overhead door, stated he plans an 8 X 18' door. Ordinance allows a 7' high overhead door. He explained that in talking about a new Van, people have told him he needs more than a 7' high door and if he puts an exhaust on the top of the Van that will add to the height. He said the new pick-up trucks are 23' long. If he decides to get something bigger he would have enough room in the new garage. He can get his truck into the old garage now except the mirrors on the side protrude.

Member Adamonis explained that the reason for a 7' high overhead door regulation is to prevent vehicles used for commercial purposes from being housed in residential areas. Chairman Cieplak observed that off-street parking is an ordinance requirement.

Chairman Cieplak summed up Mr Buss' various requests: He is asking for a garage too close to the lot line; for an oversized garage with a storage area; for too high a roof ridge; and for an oversized door; he is asking for 4 variations on a garage in a residential area on a corner lot.

Following extensive general discussion, Mr Buss said he would rather have the garage in line with the house; he felt he would be losing a lot of footage by setting the garage back from the side street lot line; he wants to keep the south 41' X 125 open for Badminton or Horseshoes. He suggested that this item be held to a later date so he could find a Van and measure the height. It was the expressed opinion of all the Board Members that the side street setback should be observed if not increased to keep any Van or cars off the public walk.

Member Adamonis moved to table this item to the meeting on May 5, 1976. Second by Member Kozlowski. Members Adamonis, Kozlowski, Anicich, Doveikis, Neaves and Chairman Cieplak voted yes. Member Collings was absent. Motion carried.

Continued

6. CONDENSER UNIT BETWEEN HOMES (R-1)

8813 S McVicker Avenue. Santo G Carollo, owner, requesting variation to allow an air conditioner condenser unit at the side of the house instead of at the rear because of construction at rear of house.

Mr Carollo presented written consent from the next door neighbor, Adolph Simon, Jr. Letter is part of subject file. Mr Carollo said there is a sidewalk at the rear of his house; tubing would come to the middle of the walk. There is 17' or 18' between the homes; the neighbor has a window unit on that side of their house. Shrubbery at the front would hide the condenser from view.

Member Anicich moved to grant the variation to allow the condenser at the side of the house since the neighbor has expressed no objection. Second by Member Kozlowski. Members Anicich, Kozlowski, Adamonis, Doveikis, Neaves and Chairman Cieplak voted yes. Member Collings was absent. Motion carried. (Petitioner was advised of the need for an electrical permit.)

7. FRONT SETBACK FOR ADDITION (R-1)

6243 W 89 Place. Robt Uniek, owner, requesting variation of front setback to allow an extension, or addition, on an attached garage to protrude 8' into the front setback which is 35' in this block.

Mr Uniek presented a sketch of part of the site plan; he explained that a utility room having a crawl space beneath it is at the rear of the 2-car attached garage; it would not be feasible to extend the garage to the rear into the utility room. The depth of the present attached garage is 230" and cars are over 230" long today. A survey of the property was not available and there was uncertainty in the minds of the Board Members as to whether the front setback here is 25' or 35'. For 2 blocks, Ridgeland Avenue east to Melvina Avenue, all homes are set the same distance from the front lot line. Mr Uniek presented letter signed by owners at 6251 & 6233 West 89 Place which expressed no objection to the 8' addition. Board Members questioned the feelings of the other residents further down the block.

Mr Uniek suggested he get the signatures of the other homeowners in the 1 or 2 blocks. He stated that he has not gotten bids on the construction costs and that he might not go with the addition, depending on the cost. He referred to the regular setbacks as "ticky-tacky, if you will, and wouldn't it look better to break it up?" Landscaping at the front of the homes here is different at each house and that breaks any monotony.

Member Adamonis explained that the esthetics of the block would be disturbed by the addition on the front of one of the homes, and the view from the front windows would be blocked; also, a strong precedent would be set by allowing this. Another request in the future could be for a greater variation into the front setback.

Member Adamonis, in view of the conversation or discussion held, moved to deny the request for the homeowner's variation as so stated on the agenda. Second by Member Neaves. There being no further questions, Members Adamonis, Neaves, Anicich, Doveikis, Kozlowski and Chairman Cieplak voted yes. Member Collings was absent. Motion carried. Mr Uniek, on his question, was advised that the main objection to his request was the setting of a strong precedent by breaking a building line. Petitioner was advised of his privilege, if he so chooses, to appeal the decision to the Board of Trustees and was given the procedure for so doing.

8. SIDE YARDS (R-1)

10121 S Mansfield Avenue. George Eck, contractor, requesting variation of side yards to allow 4' setback on the north and 5' setback on the south; both should be 5'6" on each side.

John Blyth, who works with Geo. Eck in the sales and development of the Centralwood #3 Subdivision, 101 to 102 on Mansfield Ave, explained that a client has requested a house be built at 10121 S Mansfield Avenue, that is 46' wide on a 55' lot which is between two 60' lots. There would be 11' total between houses on one side and 12' on the other. The alternate to this would be to turn the house the long way on the lot and run a ribbon of concrete 10' wide back to the back yard which is something they are trying to resist on this particular street. The homes are fairly expensive. He presented house plans for review; there will be an attached garage. Houses on either side have attached garages. There will be a substantial green area.

continued

APPEALS BOARD, REGULAR MEETING MINUTES, APRIL 7, 1976
Continued

8. SIDE YARDS (cont'd) 10121 S Mansfield Ave
The attached garages are 25' from the front lot lines.

Chief Bldg Insp. Cody stated that ordinance requires 10' minimum between buildings. Here there will be 11' on one side and 12' on the other side.

Member Neaves moved to grant the variation of the side yards to allow a 4' setback on the north and 5' on the south where both should be 5'6" on each side. Second by Member Anicich. There being no further questions, the vote: Members Neaves, Anicich, Doveikis, Kozlowski, and Chairman Cieplak voted yes. Member Adamonis abstained due to possible conflict of interest. Member Collings was absent. Motion carried.

9. FENCE INTO FRONT SETBACK (R-1)
9716 S McVicker Avenue. Edward Dampf, owner, requesting a 4' high chain link fence along both side lot lines and across the front of the lot at about 12' inside the front lot line.

Mr Dampf explained that his house sets on the rear of the 30' lot. The new fence will be 18' from the front lot line. Cars are parked at the front of the lot. Street improvements are expected to begin soon. He has 2 children and they must play inside the yard. Mr Dampf described the other homes on the block. He is having a survey made of his property. On Member Neaves question Mr Dampf said the old fence along the north lot line will be replaced.

Member Kozlowski moved to grant the variation for a 4' high chain link fence along both side lot lines and across the front of the lot at 18' inside the front lot line. Second by Member Anicich. Members Kozlowski, Anicich, Adamonis, Doveikis, Neaves and Chairman Cieplak voted yes. Member Collings was absent. Motion carried.

In accordance with the Board's decision at the March 3, 1976, meeting, Chairman Cieplak reported that he had since talked with Mrs Collings and she indicated that Mr Collings is extremely busy due to his regular job and can not continue to serve as a Member of the Appeals Board.

Chairman Cieplak requested the secretary to forward a memo to the Village President and Board of Trustees notifying them that we have a vacancy on this Board and, at their earliest possible consideration, we would appreciate their filling the vacancy.

10. ADJOURNMENT
Motion by Member Anicich, second by Member Kozlowski, to adjourn the meeting. Members Anicich, Kozlowski, Adamonis, Doveikis, Neaves and Chairman Cieplak voted yes. Member Collings was absent. Chairman Cieplak declared the meeting adjourned at 9:45 p.m.

/s/ Charles G Cieplak
Chairman

/s/ Buena Gerke
Secretary

VILLAGE OF OAK LAWN, ILLINOIS
Village Hall @ 5252 W James St
APPEALS BOARD

Wednesday - May 5, 1976
REGULAR MEETING MINUTES #76-5

Chairman Cieplak called the meeting to order at 8:05 p.m.

ROLL CALL: Present: Members Adamonis, Doveikis, Kozlowski, Neaves, Chairman Cieplak.
Chief Bldg Insp. J P Cody
Absent: Member Anicich

APPROVAL OF MINUTES of the regular meeting #76-4 held on April 7, 1976:

There being no additions or corrections, Member Adamonis moved to accept the minutes as published. Second by Member Kozlowski. Members Adamonis, Kozlowski, Doveikis, Neaves and Chairman Cieplak voted yes. Motion carried.

OLD BUSINESS

1. GARAGE, SIDE STREET SETBACK, HEIGHT, SIZE (R-1) Tabled 4-7-76

9402 S 53 Court. (Corner house) Charles Buss, owner, requesting a detached garage with storage area 24 X 30' to be 5' from the side street lot line, also variation to allow roof ridge to be 14'3" above grade instead of 12' allowed by ordinance.

Mr & Mrs Buss were present. Mr Buss presented a sketch of his plot plan and the signatures of 6 of his immediate neighbors on written expression of no objections to the size and location of the proposed garage. Same are part of subject file. He had requested a 720 sq.ft. area which is 144 sq.ft. more than ordinance allows, and which is more than the 20% variation allowable under the Appeals Board jurisdiction. He was advised that the final decision for 720 sq.ft. would require the approval of the Board of Trustees also.

Ordinance allows an 8' high overhead door; the height is not restricted to 7' as suggested at the previous meeting. Mr Buss said he would be satisfied with a 24 X 28 structure which is within this Board's jurisdiction rather than take more time and go before the Trustees also. He reported that he had learned that the highest Vans are 7' high so the 8' regulation door would suffice. He will put the 4" or 6" curb between the garage area and workshop area, allowing 19' or 20', and no more than 24' depth for the garage area. He also said he would keep the roof down as much as possible, but he still would have to follow the recommendations of the manufacturer of the shingles (referred to in minutes of previous meeting). He will build the garage himself.

Member Neaves moved to allow the petitioner's request for a 24 X 28' structure, 5' from the side street lot line, and roof ridge 14'3" maximum above grade, with curb separating the garage and workshop areas. Second by Member Adamonis. Members Neaves, Adamonis, Doveikis, Kozlowski and Chairman Cieplak voted yes. Motion carried.

NEW BUSINESS

2. FENCE, CORNER LOT (R-1)

9201 S Massasoit Ave. Joseph Nedorost, owner, requesting a fence on the south side lot line (side street) from east end of garage to rear of house.

Mrs Margaret Nedorost was present and presented photos of neighbor's fences. She said that only the rear yard will be enclosed with the fence. They live near a High School and kids cut thru their rear yard. She requested the fence to the public walk, but Board Members explained that the walk is outside the lot line, up to 12", and the fence must be on the homeowner's property, within the lot lines. She agreed to keep the fence within the lot lines.

Member Kozlowski moved to grant the variation for the rear yard enclosure from the rear lot line to the garage, along the side street lot line of this corner lot. Second by Member Doveikis. Members Kozlowski, Doveikis, Adamonis, Neaves and Chairman Cieplak voted yes. Motion carried.

3. NEW HOUSE, SIDE STREET SETBACK (R-2)

5429 W 87 Street. Chris McDermott, contractor, requesting variation of side street setback to allow 14'6" setback instead of 15' required.

Mr McDermott explained that the spot survey revealed that the foundation is 6" into the side street building line. This is a corner lot and a 2-family building. He said he had 18" of fill put into this lot.

continued

APPEALS BOARD, REGULAR MEETING MINUTES, MAY 5, 1976
Continued

3. SIDE STREET SETBACK (R-2) 5429 W 87 St. continued

Mr McDermott was advised that a certified copy of the minutes of this meeting will be available after the meeting on June 2, 1976, and he must get the certified variation recorded with the title to the property.

Member Adamonis moved to allow the 14'6", instead of 15' required, for the side street setback. Second by Member Neaves. Members Adamonis, Neaves, Doveikis, Kozlowski and Chairman Cieplak voted yes. Motion carried.

4. FENCE HEIGHT BETWEEN HOMES (R-1)

9341 S Major Avenue. Thomas Murphy, owner, requesting variation to allow a 6' high aluminum wind fence along the south side lot line from the front of the house to the rear lot line.

Mr Murphy said he has 4 boys and they always have a bunch of other boys in the yard too; the neighbor has a Doberman Pinscher that stands 6' tall and it is not full grown; he wants protection for the kids. The aluminum fence would not afford a foothold for the dog.

Board Members had observed that the neighbor has a 42" high fence that runs out to the front lot line. Chief Bldg Insp. Cody had found the neighbors had no permit and no variation to run it to the front lot line. Members thought that this violation should be followed up by the Bldg. Dept. Member Adamonis questioned the attitude of the neighbor regarding the 6' high fence. Mr Murphy said he told the neighbor about the proposed fence and they do not care one way or the other; there is approx. 30' between the houses. Member Adamonis questioned the setting of a precedent by allowing 6' height to the building line.

After further discussion, Member Neaves moved to grant Mr Murphy's request and allow a 6' high fence along the south lot line, from the front of the house to the rear lot line, as he feels that with a dog that big the man is entitled to protection. Second by Member Adamonis. Members Neaves, Adamonis, Kozlowski, Doveikis and Chairman Cieplak voted yes. Motion carried.

5. FENCE, CORNER LOT (R-1)

5201 W Alexander Place. Clinton Boone, owner, requesting a 42" high chain link fence along the side street lot line from the rear of the house to the rear lot line.

Mr Boone explained that there is a fence from the front of the house to the driveway and he wants to change it to start at the rear of the house and then to the driveway; it is 1' from the sidewalk and he wants to move it to the sidewalk so he does not have to cut the 1' of grass outside the fence.

Board Members explained that we do not allow a fence to the sidewalk because then it would be on Village property and that would leave the Village open to any kind of a law suit in case of a ripped coat or somebody on a bike running into the fence. The distance between the sidewalk and the lot lines varies so Mr Boone should consult his spot survey and put the fence on the lot line. On the suggestion of putting stones in the 1' or so outside the lot line, Mr Boone said he and neighbors have had broken windows due to kids throwing the stones which the previous owners had put in as part of their landscaping. The spot survey showed the house foundation to be 6'5" and a fraction from the side street lot line (52 Avenue) on the east.

Following general discussion, Member Adamonis moved to permit the petitioner to build a 42" high chain link fence on the lot line of the street side, from the rear of the house to the rear lot line. Second by Member Kozlowski. The vote: Members Adamonis, Kozlowski, Neaves, Doveikis and Chairman Cieplak voted yes. Motion carried.

6. NEW HOUSE, SIDE SETBACKS (R-1)

9619 S Kildare Avenue. Ralph Muentzer, owner, requesting variation to allow a 55' wide home on a 66' wide lot allowing 5.5' each side instead of 6.6' required.

Mr Ralph Muentzer, 10514 S St. Louis Avenue, Chicago, Ill. explained that they have been looking for a house for 8 or 9 years and they need and want bigger rooms. Anderson Assoc., architects, drew these plans, which he presented for review, and then they bought this lot. The architect advised of the necessity for the variation of setbacks.

Chief Bldg Insp. Cody reported that the house to the north is set 8' from the lot

continued

6. SIDE SETBACKS 9619 S Kildare Ave. continued

line, and the house to the south is 5' from the lot line, & there would be narrow strips between houses. On question, Mr Muentzer said he has not talked to homeowners on either side of the lot. It was suggested that he get letters from the adjoining neighbors so they will realize that the homes will be close together. Mr Cody suggested that this home be built 5' from the north lot line where there is greater setback adjoining and 6' from the south side; in that way there would be 11' between homes on the south side and 13' between homes on the north side. Mr Muentzer said he could do that; he had thought the houses each side were the same distance from their lot lines and he wants to build the house between the two.

Member Kozlowski moved to grant the variation for a 55' wide house on a 66' lot with the recommendation that he leave as much space between the homes on the north and south as requested by the Building Department and that he secure the written approval of the neighbors on the north and south. Second by Member Doveikis. There being no further discussion, Members Kozlowski, Doveikis, Adamonis, Neaves and Chairman Cieplak voted yes. Motion carried.

7. AIR CONDITIONING CONDENSER (R-1)

9806 S Warren Avenue. Ed. J Grzeda, owner, requesting that a condenser be allowed on the north side of the house instead of at the rear of the house.

Mrs Grzeda said that it would be more economical to put the condenser at the side of the house. On question she said the condenser will be in front of the fence, it would cost more to put it behind the fence and the neighbor has written his agreement to the placement of the unit. Letter is part of subject file. Chief Bldg Insp. Cody reported that there is about 23' between the homes.

Member Neaves moved to grant the petitioner's request that a condenser be allowed on the north side of the house instead of the rear, since the neighbor does not object. Second by Member Kozlowski. Members Neaves, Kozlowski, Adamonis, Doveikis and Chairman Cieplak voted yes. Motion carried. Petitioner was reminded that an electrical permit is necessary.

8. FENCE, FRONT SETBACK (R-1)

5811 W Lynwood Drive. (a corner lot) Edward Hannigan, owner, requesting a 36" or 42" high cyclone fence along the south side lot line, from the front of the house to the front lot line (Monitor Ave.).

Mr Hannigan said the lot fronts on Monitor and the house faces Lynwood Drive. His neighbor repairs trucks, handloaders, rollers, dumps oil on his lot and in his bushes, his garbage can is outside the bedroom window. Mr. Hannigan wants to landscape and sod his property and he can not do it with the people that are next door without putting up a fence. The neighbor's teenage kids are constantly back and forth across the lawn; the neighbor's 55 gallon oil drum used for garbage sat on his front (Monitor) lawn for one week. Kids do not go over or thru the hedges, they step on them and there are gaps in his hedge as a result.

Board Members had looked at this site and were of the opinion a fence to the front lot line in this area would set a precedent. Mr Hannigan said his neighbor extended his garage to compensate for his truck and there is only 3' to his north lot line. If the fence is put up that will cause removal of the garbage can from under petitioner's bedroom window. He reported that the Police have been there quite a bit because the children have a go-cart and they are indiscriminate about where they ride. On question, Mr Hannigan said his neighbor is in the paving business.

Chairman Cieplak suggested that whatever officers are available to the Village for that purpose, check this out before Mr Hannigan spends a lot of money on complete landscaping. Mr Hannigan said he wants to put new sod on the entire yard and the sodding should be done right now.

Member Adamonis moved to table for 30 days (to June 2, 1976) so Village officials can straighten the neighbor's situation out a bit, in the meantime the fence can be erected to the building line (west end of house) up to 5' high, and 2' high beyond the building line. Second by Member Kozlowski. Members Adamonis, Kozlowski, Neaves, Doveikis and Chairman Cieplak voted yes. Motion carried.

APPEALS BOARD, REGULAR MEETING MINUTES, MAY 5, 1976

Continued

9. FRONT SETBACK, BALCONIES, AND PARKING IN SIDE SETBACK (R-3)

9901 S Cicero Avenue. Carl L Federici, architect, requesting variation to allow front setback off Cicero Avenue to be 19' instead of required 20' and to allow balconies to project 4' into the setback, and to allow 1 parking stall to be in the side yard setback off 99 Street lot line.

Mr Federici, architect, presented plans which Board Members reviewed. A parking stall will project only 4' into the side street setback, the balance will be green space. He explained that the lot is short, 118' deep, and he worked the plans from the rear lot line to the front and that is why the balconies and setback variation request.

Chief Bldg Insp. Cody reported that the building south had a variation for balconies projecting; the building at 98 Street had a side yard variation, 4 apartment buildings north on Cicero had variations for the vestibules projecting. He said the proposed plans for this site is one of the better plans that the department has seen; as to the parking stall 4' into the side setback, green space is required, but parking is always critical, and if we can get more than required parking we are happy because there is that much less on the street; petitioner has sufficient parking without the stall 4' into the setback; there will be garages on the ground floor of the building, construction will be Flexicore, precast and masonry partitions.

Member Doveikis moved to grant the variations requested to allow the front setback off Cicero Avenue lot line to be 19' instead of 20' and to allow the balconies to project 4', and to allow 1 parking stall 4' into the side street setback as requested. Second by Member Kozlowski. The vote: Members Doveikis, Kozlowski, Neaves and Chairman Cieplak voted yes. Member Adamonis abstained due to a possible conflict of interests. Motion carried.

10. ADDITION, REAR YARD SETBACK (R-1)

9538 S West Shore Drive. Fred Wolff, owner, requesting rear setback variation to allow a 20 X 26' addition at the rear of the house (west end, off alley). This is a triangular shaped lot.

Mr Wolff presented the spot survey of his property for Members to consider. The alley is not used. Campbell Avenue is to the west. Edison Co. has agreed to move the power lines and pick them up at the pole on 96 Street so the lines will not cross the pool area. The northwest corner of the 20 X 26' addition only would be about 2' off the rear lot line which is a diagonal across the rear of the lot.

Member Adamonis moved to grant the requested variation to allow a 20 X 26' addition at the rear of the house, which is the west end. Second by Member Neaves. There being no further discussion, Members Adamonis, Neaves, Doveikis, Kozlowski and Chairman Cieplak voted yes. Motion carried.

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

Mr & Mrs Everett Underkofler, owners, 5800 W Lynwood Drive, were present. Mrs Underkofler explained that there was a picket fence which was very old and they plan to replace it. The old fence has been removed; the 4' high new picket fence would run from the rear (north) lot line to the attached garage, about 50' from the front lot line. She presented photos of the property. Chief Bldg Insp. Cody said he sees no problem and the neighbors have no complaints. No survey was available. The lot is 60 X 160'. Fence will run along the east property line.

Member Neaves moved to allow the petitioner to replace a fence within the side street lot line. Second by Member Doveikis. Members Neaves, Doveikis, Kozlowski, Adamonis and Chairman Cieplak voted yes. Motion carried.

12. ADJOURNMENT

Member Adamonis moved, second by Member Doveikis, to adjourn. Members Adamonis, Doveikis, Neaves, Kozlowski and Chairman Cieplak voted yes. Chairman Cieplak declared the meeting closed at 9:50 p.m.

/s/ Charles G Cieplak
Chairman

/s/ Buena Gerke
Secretary

VILLAGE OF OAK LAWN, ILLINOIS
Village Hall @ 5252 W James St
APPEALS BOARD

Wednesday - June 2, 1976
REGULAR MEETING MINUTES #76-6
8:00 p.m.

Chairman Cieplak called the meeting to order at 8:12 p.m.

ROLL CALL: Present: Members Adamonis, Anicich, Doveikis, Kozlowski, Neaves, Zwartz
and Chairman Cieplak
Chief Bldg Insp. J P Cody
Absent: None

APPROVAL OF MINUTES of regular meeting #76-5 held on May 5, 1976: There being no additions or corrections, Member Adamonis moved, second by Member Kozlowski, to approve the minutes as published. Members Adamonis, Kozlowski, Doveikis, Neaves and Chairman Cieplak voted yes; Member Anicich abstained due to having been absent; Member Zwartz abstained due to not being on the Board at that time. Motion carried.

OLD BUSINESS

1. FENCE, FRONT SETBACK (R-1) Tabled 5-5-76
5811 W Lynwood Drive. (a corner lot) Edward Hannigan, owner, requesting a 36" or 42" high cyclone fence along the south side lot line, from the front of the house to the front lot line (Monitor Ave.).

Mr Hannigan said he has removed the shrubs along the south lot line and has sodded the yard. The Village Sanitation Officer has been in touch with the neighbor. The house is 30' from the front lot line and 10' from the south lot line. Mr Hannigan said the fence would serve 2 purposes: For deterring neighbors' teenagers and friends plus grammar school kids using the yard for a shortcut; and as a deterrent to keep the neighbor's garbage cans and refuse from under the bedroom window. He wants to keep the fence as low as possible but high enough to deter.

Chief Bldg Insp. Cody reported that court action regarding the illegal, commercial use by the neighbor could take months; also, a fence here would set a precedent in the area. Member Anicich suggested the allowable 2' height from the building line to the front lot line. Member Doveikis suggested allowing the height petitioner would like to have but have the fence taper down to a lower height at the front, but, he said, this would be setting a precedent and this is dangerous. Member Adamonis said the route through the court is not this Board's jurisdiction but this Board's jurisdiction is to work on the fence which is what the petitioner is here for; there is possibility that either party could move very shortly, the fence could be there and the Board would have the problem and the present owners could be gone.

Member Kozlowski moved to deny the variation to extend the fence out to the front lot line for the reason that we would be setting a precedent that would be a detriment to the neighborhood and would create more problems. Second by Member Doveikis.

Mr Hannigan objected to a final decision. He would like to keep this open until he can see something happen. Member Anicich, in reviewing, said there is no question about the fence to the front building line; that portion would eliminate 50% of the problem by removing the garbage can from the bedroom area and the other encroachments and the view of the mess in the rear yard. Chairman and Members assured Mr Hannigan that every homeowner has problems with children carelessly trespassing on lawns and littering.

After further discussion Member Neaves moved to table until the next meeting, on July 8th, so the Village can see what they can do; maybe they can take care of the 50% of the problem talked about, and it would be satisfactory to the petitioner and maybe he would not have to come back. Second by Member Adamonis. On question, petitioner said he would not erect a portion of the fence, he would wait. The vote: Members Neaves, Adamonis, Anicich, Doveikis, Kozlowski, Zwartz and Chairman Cieplak voted yes. Motion carried.

2. LAND COVERAGE (R-1)

10800 S Lamont Ave. A Sargis, owner, requesting variation of land coverage and side setback off 108 Street lot line, to allow covering of existing pool.

Mr Dan D'Ambrosia represented the petitioner. He presented site plans for review. Chief Bldg Insp. Cody explained that the lot is 62 X 133.54' which is 8279 sq.ft. area; 40% land coverage allowable would be 3311 sq.ft.; house is 2074 sq.ft. and the pool is in and now he wants to enclose it; coverage would be 4023 sq.ft. or 713 sq.ft. and about 10% more than allowable. There will be no problems that the Bldg Dept can foresee. Height of the enclosure will be adequate to accommodate the springboard safely. Chairman Cieplak, in view of the diving board on the pool, was concerned about the ceiling height.

Member Adamonis moved to grant the petitioner's request for variation of land coverage which is less than 10% over allowable to allow covering the existing pool. Second by Member Anicich. Members Adamonis, Anicich, Doveikis, Neaves, Kozlowski, Zwartz and Chairman Cieplak voted yes. Motion carried.

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

9733 S Minnick Ave. John Teresi, owner, requesting variation to allow a 4' high chain link fence from the building line to the front lot line, along the north side lot line.

Mr Teresi said there are 4' high bushes that are unruly and dense along the neighbor's lot line from the house to the front lot line. He works evenings and nights and his wife does not feel safe at night because there was a lot of vandalism last year where the police were brought in; when she comes home from work at night she is afraid because kids are lurking in the bushes and they can not be seen because the bushes are so dense; a window was shot with a BB gun; there is broken glass, bottles, bicycles, baseball bats that he is always pulling out of the bushes; the bushes are dense at the front and there is an open space toward the house; kids run thru the bushes and ride bicycles thru; the bushes extend about 2' onto petitioner's lot; he trims them to the lot line. He put in a coach lite with a 100 watt bulb.

Board Members advised, from their experiences, that a fence would not stop vandalism or an attack on his wife; that a flood light would be the one thing that would help; not a coach lite, a flood lite with a timer. If kids are brazen the fence would not stop them. Also, there is not a fence in the front setback in the entire neighborhood.

Following a general discussion, Member Adamonis moved to deny the petitioner the 4' high chain link fence from the building line to the front lot line, along the north side lot line. Second by Member Neaves. There being no further discussion, the vote: Member Adamonis, Neaves, Anicich, Doveikis, Kozlowski, Zwartz and Chairman Cieplak voted yes. Motion carried. Petitioner advised of procedure to appeal the decision to the Board of Trustees at the meeting on June 15, if he so chooses.

4. FENCE, CORNER LOT (R-1)

9924 S Maple Ave. B.Clancy, owner, requesting a wood fence 6' maximum with scalloped top receding to 5' high, along the side street line of a corner lot, from the rear lot line to the attached garage, to enclose the rear yard.

Mr Clancy said that basically the fence to the lot line would increase the size of his rear yard by 450 sq.ft. A spot survey was available for review. The rear of the property is 50' from the center line of Central Ave. It was estimated there is about 15' of green space between the curb of Central Ave. and the rear lot line. There are other fences at the rear of lots along Central Ave.

Member Neaves moved to grant the request to allow a wood fence 6' maximum with scallops to 5' high, along the side street lot line to enclose the rear yard from the rear lot line to the attached garage. Second by Member Anicich. Members Neaves, Anicich, Adamonis, Kozlowski, Zwartz and Chairman Cieplak voted yes; Member Doveikis voted no. Motion carried.

5. SIDE SETBACK, NEW HOME (R-)

10529 S Lorel Avenue. Ritchey Const.Co., contractor, requesting side setback variation for a home to be constructed allowing 10' total both sides instead of 11' total as required by ordinance.

Mr Dale Blouin, owner, presented the house plans for review. The lot is 67' at

continued

APPEALS BOARD, REGULAR MEETING MINUTES, JUNE 2, 1976
continued

5. SIDE SETBACK, NEW HOME cont'd - 10529 S Lorel Ave:
the front, 55' at the building line and decreases in width to the rear. The house will have 3300 sq.ft. floor area. Mr Blouin submitted a letter signed by both neighbors of this location, expressing no objection to the building being constructed 1' wider than permissible by ordinance. Letter is part of subject file. Chief Bldg Insp. Cody reported that he had talked with both neighbors and they have no reservations about the setback.

Member Adamonis moved to allow the petitioner the variation of side setbacks for the construction of a home allowing 10' instead of 11' total required. Second by Member Kozlowski. Members Adamonis, Kozlowski, Anicich, Doveikis, Neaves, Zwartz and Chairman Cieplak voted yes. Motion carried.

6. PARKING IN FRONT SETBACK (R-1)
9304 S 51 Ave. Wm Bizzotto, owner, requesting variation to allow parking a truck in front of the building line at 51 Avenue.

Mr & Mrs Bizzotto were present. Mrs Bizzotto explained that the lot is 37' wide; they had gotten a traffic ticket for parking on the street - the truck has a B license. She presented photos of various sites where cars were parked on driveways in front of the homes. Petitioner has no side drive, there is an alley at the rear. Mr Bizzotto said he has a 6' high wood privacy fence all the way around the back; he tried putting a gate in but the gate is too heavy for the north section of the fence; he keeps ripping it down because there is not enough room for him to get in and out, especially in the winter time. He uses the truck for driving back and forth to work.

On question, Mr Bizzotto said the alley at the rear of his property is useable. It was suggested that he move the fence in from the rear lot line enough to park the truck on his lot. He objected to the cost involved.

There has been a complaint filed, about the truck parking at the front of the house. Mrs Bizotto said a Trustee had underlined two lines in the ordinance book and told her to talk to the Chief Bldg Insp. He was out of town at that time. Mr Bizzotto said he can do nothing for a couple of years and then he plans to put in a garage. He reported that the Trustee said the ordinance was written to get campers off the street. He said it would cost a large sum of money to move the fence in, plus the yard is not very big now.

Chief Bldg Insp. Cody read from the ordinance: "Article 20, Section 6(h): In yards. Off street parking spaces, in residential districts, open to the sky may be located in any required rear yard or only one of the required side yards but not in any required front yard or portion of the front yard." On the subject of circular drives in front of a house, Mr Cody said it can be used for loading and unloading but you can not park a vehicle there. Member Anicich explained that when this house was built it was not designed for a driveway but there is an alley; in areas where there are no alleys it is a different situation.

Member Anicich moved to deny the request for a variation to allow parking a truck in front of the building line on 51 Avenue. Second by Member Kozlowski. The vote: Members Anicich, Kozlowski, Adamonis, Zwartz, Neaves, Doveikis and Chairman Cieplak voted yes. Motion carried. Petitioner advised of procedure for appealing the decision to the Board of Trustees, if he so chooses, on June 15th.

7. SETBACKS FOR NEW COMMERCIAL (C-2)
4735-49 W 103 Street. James M Farrell, owner, requesting variations to allow 3' setback for parking along front lot line and zero setback on Keating side of property, for a new commercial building.

Gill Whaples, architect, presented site plans for review. He explained that there will be 4' of landscaping along the 103 Street frontage; to maintain the 5' setback would tighten up the parking to a point that it would be nonuseable; to move the building back or cut it down or cut down the sidewalk in front of it would be undesirable; they usually try to make the building as large as possible, zoning permitting, rather than design a smaller building, so as to have the greatest revenue on the investment. They would like a 3' setback with the public walk 1' off the front lot line, allowing the 4' of landscaping. On this site the owner is getting less than he was looking to get into this project.

continued

APPEALS BOARD, REGULAR MEETING MINUTES, JUNE 2, 1976
continued

7. SETBACKS FOR COMMERCIAL (cont'd) 4735-49 W 103 St

On question, Mr Whaples said there will be service business in the building - the owner will have an office, then insurance, florist, hairdresser, that sort of thing. Chief Bldg Insp. Cody said petitioner needs 2 sq.ft. of parking for each sq. ft. of building; he is not short on parking; he has 5760 sq.ft. of store area requiring 11,520 sq.ft. of parking and 17,280 sq.ft. of land - petitioner has 17,500 sq.ft. of land. The only offices that would violate this usage is medical offices.

Mr Whaples said there will be 2 parking stalls in the side setback along the Keating Avenue side; the building will have a 2' walkway at the rear and room for parallel parking of employees cars along the rear lot line; the alley is not paved but will be paved by the builder. Along 103 Street frontage car bumpers will not protrude over the sidewalk; there will be car stops and then landscaping between the blacktop and public walk. Member Adamonis explained that it is the obligation of this Board to look at the whole picture or package, not necessarily one item.

Member Adamonis moved to grant the petitioner his request for a variation to allow 3' setback for parking along 103 Street frontage and zero setback on Keating Ave. side for parking. Second by Member Anicich. In further discussion it was stated that medical or dental offices would require 1 parking space for each 125 sq.ft. of floor space so there would be a problem if the offices were rented for those uses. Mr Whaples said the car stops would be 1' from the green area so car bumpers would be about 1' into the green space. The vote on the motion: Members Adamonis, Anicich, Doveikis, Kozlowski, Neaves, Zwartz and Chairman Cieplak voted yes. Motion carried.

8. CONDENSER AT SIDE OF HOUSE (R-1)

9708 S Tulley Ave. Ronald Gryga, owner, requesting variation to allow air conditioner condenser unit at the south side of the house instead of at the rear.

Mrs Geraldine Gryga was present and presented a letter from the neighbor giving consent for the unit to be on the south side of petitioner's house. Letter is part of subject file.

Motion by Member Zwartz that 9708 S Tulley Avenue be granted the variation to allow the air conditioning unit to be placed at the south side of the house instead of at the rear since the neighbor does not object. Second by Member Doveikis. Members Zwartz, Doveikis, Anicich, Kozlowski, Adamonis, Neaves and Chairman Cieplak voted yes. Motion carried. Petitioner reminded that an electrical permit is required.

9. DELETION OF PUBLIC WALK REQUIREMENT (C-2)

6550 W 95 Street. Disabato American, owner, requesting deletion of sidewalk on east side of Nashville Avenue.

Michael Disabato was present and explained that the street is 1/2 block long and is a deadend street with the Park District property on the north. The street is not used except for a few apartment dwellers; foot traffic is almost nil so the sidewalk would be of no value at this time. He is willing to put the sidewalk in at a future date if the need arises. Kean Gas Station was not required to put in a sidewalk on the west side of Nashville - (Kean Gas Station was annexed to Oak Lawn in 1964 - an 'existing' at that time.

Chairman Cieplak, due to his involvement at an earlier date, stated he would remain out of this decision. An Automobile Agency is being built at this location. Mr Disabato said the expense presently is one reason he is asking for the deletion of the public walk. Chief Bldg Insp. Cody presented the approved plans which showed the public walk and explained that at the bottom of the building permit it states that public walks will be put in or repaired if necessary, at the owner's expense. Every permit has this requirement. On question, Mr Disabato said the public walk area would not be used for parking; parking will be on the property, not on Nashville Avenue. Chief Bldg Insp. Cody said he only heard about this today; it is an Engineering Dept. problem. This Agency was located at 95 Street and Knox Avenue.

Member Anicich moved to deny the deletion of the public walk on Nashville Avenue. Second by Member Neaves. Members Anicich, Neaves, Kozlowski, Adamonis voted yes; Member Doveikis and Chairman Cieplak abstained; Member Zwartz voted no. Motion carried. Petitioner advised of procedure, if he so chooses, to appeal the decision thru the Board of Trustees for the meeting on June 15th.

APPEALS BOARD, REGULAR MEETING MINUTES, JUNE 2, 1976

continued

10. FENCE, CORNER LOT (R-1)

10400 S Linus Lane (51 Avenue). Robt Bacon, owner, requesting variation to allow a 48" high masonry fence along the side street lot line of a corner lot, from the rear lot line to the attached garage, approx. 40' lineal.

Mr Bacon changed his request to a 54" high fence instead of 48" high, as that will allow a better design. He presented site plans showing the contemplated placement of the fence. The fence along the rear lot line and inside lot line will be of chain link; there is an 8' easement parallel the rear lot line. Mr Bacon was advised that letters of release of the easement from the No. Ill. Gas Co., Public Service Elec. Co., Ill. Bell Tel. Co and the Village Eng'g Dept. will be necessary before the masonry fence can be built across the easement.

Member Adamonis moved to allow the petitioner to erect a 54" high masonry fence along the side street lot line, from the attached garage to the rear lot line, with the stipulation that the homeowner supply the 4 letters of release from the 4 utility companies. Second by Member Anicich. The vote: Members Adamonis, Anicich, Doveikis, Kozlowski, Zwartz, Neaves and Chairman Cieplak voted yes. Motion carried.

11. FENCE ON FRONT PROPERTY LINE (R-1)

8759 S Meade Ave. G. Zubi, owner, requesting variation to allow a fence on the front property line.

Mr Zubi said he just bought the property; he wants the fence to keep the dog and children inside the yard; he would have a gate to the house and one for the car. The fence would be 4' high, the lot is 60 X 185'.

Member Anicich reported that there had been a fence there and it was taken down so the new house could be built; there were no gates or driveway; the former owner of the land lives north of this site and there is a fence around that property; the fence is 7 or 8 years old; it is an older house, existing non-conforming, annexed to Oak Lawn.

In discussion it was indicated that Mr Zubi would only have to take about 3 posts out to keep the fence to the building line and be in conformance with the ordinance. Mr Zubi has a very beautiful new home and there is only the one non-conforming fence in the block. Mr Zubi agreed to keep the fence at the building line.

Member Anicich moved to deny the fence beyond the building line. Second by Member Doveikis. Members Anicich, Doveikis, Kozlowski, Adamonis, Zwartz, Neaves and Chairman Cieplak voted yes. Motion carried.

12. ADJOURNMENT

Member Kozlowski moved to adjourn, second by Member Zwartz. Members Kozlowski, Zwartz, Adamonis, Anicich, Doveikis, Neaves and Chairman Cieplak voted yes. Chairman Cieplak declared the meeting adjourned at 10:40 p.m.

./s/ Charles G Cieplak
Chairman

/s/ Buena Gerke
Secretary

VILLAGE OF OAK LAWN, ILLINOIS
Village Hall @ 5252 W James St
APPEALS BOARD

Thursday - July 8, 1976
REGULAR MEETING MINUTES #76-7

Chairman Cieplak called the meeting to order at 8:07 p.m.

ROLL CALL Present: Chairman Cieplak, Members Anicich, Doveikis, Kozlowski, Neaves,
Zwartz. Member Adamonis arrived at 8:20 p.m.
Chief Bldg Insp. Cody
Absent: None

APPROVAL OF MINUTES of the regular meeting #76-6 held on June 2, 1976: There being no additions or corrections, Member Neaves moved, second by Member Kozlowski, to approve the minutes as published. Members Neaves, Kozlowski, Anicich, Doveikis, Zwartz and Chairman Cieplak voted yes. (Member Adamonis arrived late.) Motion carried.

OLD BUSINESS

1. FENCE, FRONT SETBACK (R-1) Tabled 5-5-76 & 6-2-76
5811 W Lynwood Drive. (a corner lot) Edward Hannigan, owner, requesting a 36" or 42" high cyclone fence along the south side lot line, from the front of the house to the front lot line (Monitor Ave.).

On question, Mr Hannigan said he has seen no changes in the conditions next south; the trucks and the garbage are still there and now there is a whole in the front yard which the dog dug. He said he would have to bring the State in on it, it is the only thing he can do; they will file their legal actions.

Member Doveikis asked petitioner how he might alleviate such a situation. Mr Hannigan said 'anything that would eliminate their cross-walking; there are truck motors running and dogs barking at 6:30 in the morning and the dog is not kept in the yard.' Member Neaves asked, if he had the fence, there would be no more trucks and no more dogs? Mr Hannigan said just the fence, that is it; he gets along fine with the man, let him keep anything he wants on his property; the fence along the south lot line at the rear of the house prevents them from ruining his back yard. Chairman Cieplak advised petitioner that this Board is here to try to alleviate a problem but not to argue about the neighbors. Mr Hannigan said there is no alleviation as far as he is concerned, he wants a fence up and that is it. It was again stated that a fence here would set a precedent although there is a fence in the neighborhood that supersedes the 1963 ordinance.

(Member Adamonis arrived 8:20 p.m.)

After further discussion, Member Anicich moved to grant Edward Hannigan the request to build a 42" high cyclone fence along the south lot line from the front of the house to the front lot line. Second by Member Neaves. Members Anicich, Neaves, Doveikis, Kozlowski, Zwartz voted yes; Chairman Cieplak voted no; Member Adamonis abstained the vote due to having arrived late. Motion carried.

There was a general discussion of the possible procedures available in the Village for solving neighborhood problems.

NEW BUSINESS

2. FENCE, CORNER LOT (R-1)
5748 W 88 Place. Howard Jones, owner, requesting variation to allow a 48" high chain link fence along the side street lot line of a corner lot, from the front of the house to the rear lot line; or from the rear of the house to the rear lot line.

Mr Jones said he would prefer the fence to start at the front of the house; there is 11' from the house to the side street lot line. The spot survey of this property was available for review. The front of the house is 28' from the front lot line. Mr Jones said he would stay 5" or 6" inside the side street lot line; the property stakes are in place.

Member Neaves moved to grant the petitioner's request for variation to allow a 48" high fence along the side street lot line from the front of the house to the rear lot line. Second by Member Kozlowski. The vote: Neaves, Kozlowski, Doveikis, Adamonis, Anicich, Zwartz and Chairman Cieplak voted yes. Motion carried.

3. FENCE, CORNER LOT (R-1)

9836 S 49 Avenue. Donald R Kustok, owner, requesting variation to allow a 6' high wood privacy fence to run parallel the side street lot line, from the rear of the house to the rear lot line.

Mr Kustok explained that he wants to put a swimming pool in the rear yard and wants privacy, being on a corner, from people coming down the street. A spot survey was available for review. Mr Kostuk also wants the 6' fence along the north side lot line (between homes) almost to the front of the house and his neighbor has a 48" high chain link fence along the side. Chairman Cieplak explained that between houses the maximum height allowable is 5' with 6' allowable around the rear yard. Mr Kustok said the fence will be 2' in from the public walk along the side Street lot line.

Member Kozlowski moved to grant the variation to allow a 6' high wood fence 2' from the public walk to enclose the rear yard from the rear of the building to the rear lot line and east again along the north lot line to about 2' from the front building line and back to the house providing a letter of approval from the neighbor to the north is presented to the Bldg. Dept. Second by Member Adamonis. The vote: Members Kozlowski, Adamonis, Zwartz, Anicich, Neaves and Chairman Cieplak voted yes; Member Doveikis voted no. Motion carried. Mr Kustok said he will get a letter or will drop the fence to 5' high between the homes along the north lot line.

4. ANTENNA HEIGHT (R-1)

9704 S 50 Court. Gordon Dunne, owner, requesting variation to allow a 50' high antenna tower to be erected at the northwest corner (rear north) of the house.

Mr Dunn said he is asking for special consideration. He has had some complaints about TV interference. His son is radio transmitter. There are two trees in the back yard that are causing the interference; if the tower can be higher it will eliminate this problem. His son has a severe emotional problem and the only thing he has is this radio. This tower will be stronger than the average; it will be a standard tower but of commercial grade. This is C.B. radio and there is a possibility they will go to 'ham radio' but that is another reason for the tower. The foundation required would be 42" to 46" deep, 18" on each side of the triangular base, no guy wires, it will be free-standing, however, he will anchor it to the house. Mr Dunne was advised that in the C.B. local there is an engineer who could substantiate the safe construction of the tower and who knows the requirements. On question, Mr Dunn said there would be absolutely no commercial use and he plans no Civil Defence connection.

Member Doveikis moved to allow the 50' high antenna 3' from the northwest corner of the house providing he submits engineering specifications and a letter from the neighbor on the north expressing no objections to the Building Dept. Second by Member Neaves. The vote: Members Doveikis, Neaves, Anicich, Adamonis, Zwartz, Kozlowski and Chairman Cieplak voted yes. Motion carried

5. FENCE, CORNER LOT (R-1)

9411 Sproat Avenue. James Buttice, owner, requesting variation to allow a 6' high wood fence along the side street lot line of a corner lot, from the rear lot line to the east end of the attached garage, to enclose the rear yard.

Mr Buttice was present. A spot survey was available for review. The side lot line faces Columbus Drive. There would be 68' from the front lot line to the starting point of the fence. Mr Buttice said he may prefer a 5' high fence.

After a general discussion, Member Kozlowski moved to allow a 6' or 5' high wood fence along the side street lot line of this corner lot to enclose the rear yard. Second by Member Doveikis. The vote: Members Kozlowski, Doveikis, Anicich, Zwartz, Adamonis, Neaves and Chairman Cieplak voted yes. Motion carried.

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

9421 S 55 Avenue. Antoinette Iwanski, owner, requesting variation to allow a 48" high chain link fence to enclose the front yard, replacing picket fence.

Ms Iwanski presented a drawing for Members to review. The home is about 19' from the front lot line and there is 72' frontage. North of this site there are older fences which preceded the fence ordinance; south there are 3 new homes. Board Members having looked at this site reported that about 150' of fence had been removed. Ms Iwanski explained where and why she wants the fence to the front lot line and that the 150' of land to the south had been owned by her parents and was sold; that fence was 37

6. FENCE, 9421 S 55 Ave. - continued
years old. More than 50% of the original fence has been removed. On question, Ms Iwanski was told that to replace a fence a permit is needed; to repair the fence a permit is not needed. The fence presently is along the north side and partially along the south side, and 34' additional fence at the front is being requested; there is fence the rest of the way across the front.

Chairman Cieplak explained that the existing fence is non-conforming; the 38' of fence there presently was part of the fence that ran south to the alley and enclosed the entire piece of land. The fence could be moved back to the building line. The new homes on the south can not put fences to the front lot line. Ms Iwanski said the entire existing picket fence will become cyclone instead of picket, using the posts that are presently installed.

Member Anicich explained that it would be hypocritical if, since 2 sites in this block had been denied fences to the front and side street lot lines and the 3 new homes on the south would be denied fences to the front lot lines, this Board granted this variation.

Member Kozlowski moved to deny the petitioner's request to allow a 48" high fence to enclose the front yard. Second by Member Anicich. Member Adamonis reminded the petitioner that a 2' high fence would be permissible at the front lot line. The vote: Members Kozlowski, Anicich, Doveikis, Neaves, Adamonis, Zwartz, and Chairman Cieplak voted yes. Motion carried. Petitioner advised of privilege, if she so chooses, to appeal the decision to the Board of Trustess and the procedure to request being on the agenda for the meeting on July 20th.

7. GARAGE SETBACK, CORNER LOT (R-1)
6260 W 93 Place. J P McCastland, owner, requesting a detached garage be allowed 5' from the side street lot line of a corner lot, instead of 15' required.

Robt Scholtens, 9301 S Mobile Avenue, represented Mr McCastland. He explained that there is an attached garage which will be converted to habitable room/s. A plot plan drawing was available for review. Mr Scholtens explained that the driveway will exit toward 93 Place; a horseshoe driveway is intended. Proposed garage would be 5' off Mobile Ave. side lot line. On question Mr Scholtens said his garage is about 20' further back than this garage would be. Petitioner has four children, 1 wears hearing aids on both ears, and he wants the larger yard for the children.

Member Kozlowski observed that the garage, if 15' off the side street lot line, would be nearer to the side street lot line than the house which is 30' from the side street lot line.

After further discussion, Member Adamonis moved to permit the petitioner's request to move the garage to 5' off the side street lot line. Second by Member Anicich. Member Kozlowski questioned this setting a precedent and was advised this is not a front setback encroachment but a side yard setback. The vote: Members Adamonis, Anicich, Doveikis, Neaves, Kozlowski, Zwartz and Chairman Cieplak voted yes. Motion carried. Petitioner advised of need to change the figures on the plot plan of the permit which had been issued, to note the Appeals Board decision thereon.

8. GARAGE & DOOR HEIGHT (R-1)
9150 S Ridgeland Avenue. Wm J Dockeray, Jr., purchaser, requesting variation to allow a 10' door and additional height for the garage so as to house a camper. (existing attached garage to be converted to habitable room.)

Copies of the spot survey were available for review. Mr Dockeray presently lives in Burbank. He has 3 children and does not want them playing on the camper, he wants to keep it in enclosure. Proposed garage would be behind the house; the lot is 200' deep; he has 2 cars. There was discussion of the driveways and where the 2 cars would be parked. Member Neaves, talked to the present owner who said that Mr Dockeray has not paid a penny toward the purchase of this property; he questioned whether a variation could be granted Mr Dockeray when he does not own the property. Mr Dockeray said that contractors have told him to get the variation before they waste their time giving an estimate on the proposed garage. Chief Bldg Insp. Cody reported that only 1 oversized door had been granted by this Board in 11 years and there were many repercussions on it.

On question, Mr Dockeray said the vehicle in question is a Ford Pickup which someone else had converted; it is junky looking but he uses it for work because he often

8. GARAGE & DOOR HEIGHT 9150 Ridgeland Ave. continued
must be in undesirable neighborhoods so it is safer that way. It is licensed as a truck with a B license. On Member Anicich's question Mr Dockeray said he is on his horse, in the forest preserve, more than out on camping weekends. The truck is used 90% to 95% of the time for work.

After further discussion, Member Doveikis moved to deny the variation. Second by Member Neaves. There being no further questions, the vote: Members Doveikis, Neaves, Zwartz, Anicich, Adamonis, Kozlowski and Chairman Cieplak voted yes. Motion carried. Petitioner advised of his privilege, if he so chooses, to appeal this decision to the Board of Trustees and the procedure for so doing.

9. FENCE - CORNER LOT (R-1)
5646 W 101 Street. E. Schultz, owner, requesting variation to allow a 6' high fence having 8 stone pillars with redwood between, along the side street lot line of a corner lot, from the rear of the house to the rear lot line, to enclose the rear yard.

Mr Schultz said there is a built-in swimming pool in the rear yard; he is replacing a fence. He has put in foundations 2 ft. sq. and 5' deep for the pillars; there will be ornamentation of some sort on top of each pillar. A spot survey was available for review.

Member Doveikis moved to grant Mr Schultz the variation for a 6' high fence, as requested, to enclose the rear yard. Second by Member Anicich. The vote: Member Doveikis, Anicich, Kozlowski, Neaves, Zwartz, Adamonis and Chairman Cieplak voted yes. Motion carried.

10. FENCE, CORNER LOT (R-1) Not in time for agenda.
9844 S Major Avenue. Frank A Donlan, owner, requesting variation to allow 6' max. scalloped stockade fence along the side street lot line of a corner lot, from the rear of the garage to the rear lot line, to enclose the rear yard.

The spot survey was available for review. Mr Donlan said he has a fence on the west lot line and wants to attach to it on the south side street lot line.

Motion by Member Adamonis to grant the variation to enclose the rear yard. Second by Member Neaves. The vote: Members Adamonis, Neaves, Zwartz, Kozlowski, Anicich, Doveikis and Chairman Cieplak voted yes. Motion carried.

11. ADJOURNMENT
Member Adamonis moved to adjourn. Second by Member Kozlowski. Members Adamonis, Kozlowski, Anicich, Doveikis, Neaves, Zwartz and Chairman Cieplak voted yes. Chairman Cieplak declared the meeting adjourned at 10:10 p.m.

/s/ Charles G Cieplak
Chairman

/s/ Buena Gerke
Secretary

VILLAGE OF OAK LAWN, ILLINOIS
Village Hall @ 5252 W James St
APPEALS BOARD
Wednesday - Aug. 4, 1976
REGULAR MEETING MINUTES #76-8

Chairman Cieplak called the meeting to order at 8:25 p.m.

ROLL CALL Present: Members Adamonis, Anicich, Doveikis, Kozlowski, Zwartz
Chief Bldg Insp. Cody & Chairman Cieplak.
Absent: Member Neaves

APPROVAL OF MINUTES of regular meeting #76-7 held on July 8, 1976: There being no additions or corrections Member Adamonis moved to approve the minutes as published. Second by Member Zwartz. Members Adamonis, Zwartz, Anicich, Doveikis, Kozlowski and Chairman Cieplak voted yes. Member Neaves was absent. Motion carried.

OLD BUSINESS

None.

NEW BUSINESS

1. GARAGE, SIDE SETBACK (R-1)

10801 S Kenneth Ave. P Grigaliunas, contractor, requesting variation to allow a 22 X 22 garage 8' from the side lot line which abuts a 12' wide public walkway.

Mr Grigaliunas was present. The spot survey was available for review. Chief Bldg Inspector Cody explained that 108 Street is not a street at this point, it was substituted with the 12' walkway; the north lot line of subject lot is 3.5' south of the sidewalk and the garage is proposed to be 8' south of the lot line, allowing the garage to be 11'6" from the sidewalk. Other garages and homes are built closer to the walkway also. Chief Bldg Insp. Cody stated that there would be no problems with the garage 8' from the north lot line.

Member Kozlowski moved to grant the variation to allow the 22 X 22 garage to be 8' from the north lot line. Second by Member Adamonis. The vote: Members Kozlowski, Adamonis, Zwartz, Anicich, Doveikis and Chairman Cieplak voted yes. Member Neaves was absent. Motion carried.

2. HOUSE, SIDE SETBACKS (R-1)

5534 W 91 Street. Wm J Wall, owner, requesting variation of side setbacks to allow a 46' wide house with attached garage on a 55' wide lot, allowing 4.5' each side instead of required 5.5'.

Mr & Mrs Wall presented the house plans for Members to review. The property on the east of subject lot is vacant and on the west there is a masonry fence from the front of that house (which is 14'7" from the lot line) to the rear lot line. They explained that they have gone through months of searching and aggrevation to find this lot; they live in Oak Lawn presently and want to stay in that same area. The contractor from whom they purchased this lot plans to build on the east this fall or next spring; it is a 69.5' lot.

Following a general discussion, Member Anicich moved to grant a variation for Mr & Mrs Wall to allow a 45' wide house with attached garage on a 55' lot allowing 5' setback on each side, instead of 5.5' as required by ordinance. Second by Member Doveikis. There being no further discussion, the vote: Members Doveikis, Anicich, Kozlowski, Adamonis, Zwartz and Chairman Cieplak voted yes. Member Neaves was absent. Motion carried.

3. FENCE, CORNER LOT (R-3)

9841 S Ridgeland Avenue. Cornelia Long, owner, requesting a 6' high wood fence between beuildings and along the side street lot line of a corner lot.

Petitioner's son, Frank Long, presented a sketch of the plot plan and indicated the proposed placement of the fence thereon. He explained that an old building on the north will be torn down and an apartment building will be built. On the south is a side street. A swimming pool will be erected on the south side of the yard.

continued

APPEALS BOARD, REGULAR MEETING MINUTES, AUG. 4, 1976

Continued

3. FENCE, CORNER LOT - 9841 Ridgeland Ave.- continued

Member Adamonis explained that a 6' high fence for a pool is one thing but between the homes/buildings 5' height would be permissible without a variation required. Mr Lang explained specific details to the Board Members.

Member Adamonis moved to grant the request only to change the fence to 5' high along the north lot line to the rear of his home, between his building and the proposed apartment building on the north, and to allow a 6' high fence along the side street lot line from the rear lot line to approximately the middle of the house. Second by Member Kozlowski. Members Adamonis, Kozlowski, Doveikis, Anicich, Zwartz and Chairman Cieplak voted yes. Member Neaves was absent. Motion carried.

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

5417 W 102 Street. Edward Pacetti, owner, requesting a 5' high masonry fence along side street property line of a corner lot from rear of house to proposed garage.

Mr & Mrs Pacetti were present and presented a plot plan for Members to view. A masonry fence along the rear lot line was discussed and easement releases and another petition will be necessary for that.

Following the discussion, Member Kozlowski moved to grant Mr Pacetti the 5' high masonry fence along the side street property line from the rear of the house to the garage. Second by Member Doveikis. Members Kozlowski, Doveikis, Anicich, Adamonis, Zwartz and Chairman Cieplak voted yes. Member Neaves was absent. Motion carried.

5. FRONT SETBACK ENCROACHMENT (R-1)

9837 S Massasoit Avenue. Patrick Linnane, contractor, requesting variation of front setback to allow the north west corner (front west) of a new home to be projecting 1' 6 1/8" into the front setback which is an arc.

Mr Linnane explained that the projection of the one corner of the house was discovered when the spot survey was made. The southwest front corner of the house is set 6'9 1/2" back from the setback line. The spot survey was available for review.

Member Doveikis moved to grant Mr Patrick Linnane a variation to allow the front, northwest, corner of the new home 1'6 1/8" into the front setback which is an arc. Second by Member Anicich. Members Doveikis, Anicich, Zwartz, Adamonis, Kozlowski and Chairman Cieplak voted yes. Member Neaves was absent. Motion carried.

Mr Linnane was reminded that this release must be recorded with the title after the minutes are approved at the meeting on Sept. 1; 1976.

6. EASEMENT RELEASE (C-2)

6750 W 95 Street. Jack Rutledge Buick, Inc., requesting release of the easement established by the vacating of Rutherford Avenue, running for 280' north from the the south lot line facing 95 Street, for the erection of an automobile agency.

Mr S Wintersberger, job superintendent, presented letters of release from the utility companies and the Village Engineering Dept. A site plan was presented for review. The site drawings are being prepared by the Eng'g Dept. for the removal of a water line thru this site which will not be needed at its present location.

Member Zwartz moved to grant the petitioner the release of the easement established by the vacated Rutherford Avenue and to make it known that letters from utility companies and the Village Engineering Dept. have been presented to the Appeals Board and that this item be recommended to the Board of Trustees for final disposition. Second by Member Doveikis. Members Zwartz, Doveikis, Kozlowski, Adamonis, Anicich and Chairman Cieplak voted yes. Member Neaves was absent. Motion carried.

7. ROOF & CANOPY SIGNS (C-3)

9639 S Cicero Avenue. Flashtric Sign Co., for Sportmart, Inc., requesting variation to allow a wall sign to extend 2' above roof; and to allow a canopy sign to extend 1' above the top of the canopy.

Mr Art Bierman represented the petitioner. The lettering on the roof sign for Sportmart will be identical to the Community sign that is there now. Instead of the canopy signs dropping 1' below the edge of the canopy, they would like the signs to go 1' above it. And lighting will enhance the building. On the question, Mr Kanter, owner of Sportmart, said they pride themselves on their housekeeping, the site will be immaculate and Oak Lawn will be proud to have Sportmart in the community.

continued

7. ROOF & CANOPY SIGNS 9639 Cicero Ave.- Continued

Member Adamonis moved to grant the petitioner the variations that he requested for the canopy and wall signs. Second by Member Anicich. Members Adamonis, Anicich, Doveikis, Kozlowski, Zwartz and Chairman Cieplak voted yes. Member Neaves was absent. Motion carried.

8. LAND COVERAGE (R-1)

5816 W 88 Street. Sam Aiello, owner, requesting variation of 3% additional land area use in order to remodel, square off and improve the appearance and utility of the existing structure.

Mrs Aiello said a shed type entrance will be removed from the rear of the house and an addition built across the rear of the house that will square it off. There is a dormer being built presently. Mrs Aiello presented a drawing for Members to review.

Member Adamonis moved to grant the petitioner's request for variation of 3% additional land use to allow her to upgrade the building. Second by Member Kozlowski. The vote: Members Adamonis, Kozlowski, Zwartz, Doveikis, Anicich and Chairman Cieplak voted yes. Member Neaves was absent. Motion carried.

9. SETBACKS, PARKING & LAND COVERAGE (PL)

5330 W 95 Street. H E Miller, architect, requesting variation to allow building to the lot lines on 95 Street and 53 Court; to not require parking on the site since it is available 55' east on Village parking lots; variation to cover 83% of property with Senior Citizen Drop In Center & offices.

Mr Miller presented a site plan for review which showed proposed building to the front lot line, but subsequent discussions with the Eng'g Dept. revealed that the sewer line must be moved and on that basis a 5' front setback off 95 Street can be followed, in keeping with the commercial setback requirements on 95 Street. In moving the sewer the building will still have to be 8' from it; it will be moved to the north where the water line is shown. There is about 48' frontage along 95 Street. The Board of Trustees moved to have designed a 5000 gross sq.ft. building for Senior Citizens Center, and that will virtually cover all of the land which is approx. 6300 sq.ft. area.

Mr Miller explained that the ordinance, this being zoned Public Land, primarily states that the requirement of R-1 zoning as to setbacks would be 25'. As he reads this ordinance, there is no specific parking requirement in the code as it relates to this property, however, it is recognized that parking will be necessary. With the fact that there is 247' of frontage on 95 Street east of the Anderson building, he is asking (for the Senior Citizens Center) that this be available for parking at the site in view of the fact that many senior citizens will use public transportation or be dropped off at the Center.

The proposed building is designed so that, in the next 5 years or whenever the next expansion would be, that probably a 2nd floor would be added. The floor plan for the 1st floor shows offices for all of the services such as Health Care, Social Services and offices that are in the Cook School presently, will be in this building, as well as the meeting space that is necessary. At such time as the 2nd floor would be built, many of the executive type offices would move upstairs and there will be provision for a reception area, an elevator, 2 means of egress to the second floor, etc. that do not show in this primary layout. There have been several meetings with the various commissions and a member of the Bldg. Dept. The doors will have to swing out, therefore, the doors on the west side, 53 Court, will recess so they do not encroach over the sidewalk. Also there will be a barrier free design requirement for persons in wheel chairs and handicapped persons.

The Eng'g Dept. has indicated that the property will be subdivided into 2 lots; 1 for the Senior Citizens Bldg. and 1 for the Anderson building, the reason being that taxes will have to be paid on the Anderson building which will be commercially rented. Without the sewer being moved and the building having to be a minimum of 8' from it, the mandate of the Village Board being 5000 sq.ft., the building could not be accomplished. Budget figures on the moving of the sewer which Mr Miller is taking to the Village Board or Manager's office, may or may not be included in the building costs; the Village may be going to move it. The Village will have to decide on the dedication of setbacks on 53 Court, along with the subdivision. The property line will be right at the public walk on 53 Court; they will be taking less than the full width for the street in order to grant as much space to this property as they can.

On question, Mr Miller said that if this was C-1, C-2 or Office use, there is no specific requirement of land coverage; and if Public Land use the ordinance states the requirements are R-1 and in that case 40% land coverage would be allowed. In reviewing the ordinance

continued

9. SETBACKS, PARKING & LAND COVERAGE (PL) continued

and from what he could glean from it, there are the 3 variations needed. He is not sure it really applies or does not but he does not want to be caught short and find that another variation is needed. He reviewed the ordinance; he wants to make a complete disclosure that this is in keeping with the motion of the Village Board, and plus the size of the property that is available.

Member Anicich read aloud the Public Land ordinance. On question Mr Miller said that the social affairs vary, the office operation is daily 9 to 5 or thereabouts.

Board Members stated that parking is limited to 2 hours in the various Village parking lots; the Library east of Raymond Avenue has no parking on the site. Mr Miller said he has heard that there is something in the neighborhood of 200 spaces in Village parking lots in a block or so area. It is recognized that this could be a problem but this is again part of the Village facilities. A canopy on the 95 Street side will be into the 5' setback to protect the entrance and lighting etc. will enhance the entrance to make it an inviting place to come into.

Member Doveikis questioned future parking requirements for the addition of a 2nd floor involving the Trailer Park. Mr Miller said the Trustees motion was to develop this particular site with the existing Anderson site to remain for approx. 5 years so it will continue to earn from the rentals and then it could be removed or whatever. And perhaps at that time they would probably be developing the Trailer Park for additional parking or Community Center or redevelopment of the Village Hall - that has not been determined. There can be no thinking 2nd floor until such time as the Anderson building comes down; not only is this project limited by footage but by maximum price that can be spent. This building could not be doubled voluntarily.

It was questioned whether this is Public Land under R-1 zoning requirements or is this a place of assembly that could handle upwards of 300 people and require a parking stall for each 3 seats which would be close to 100 cars? Mr Miller stated that the social affairs vary, many of them do not coincide with the business day. No parking is posted on 95 Street so no loading or parking is planned on the 95 Street front of the building. Busses for trips would load on 53 Court.

Member Kozlowski questioned, they limit the parking 2 hours and on an occasion such as the trip to the ball game, there were how many cars parked during working hours? Mr Miller was of the opinion that this could be worked out. As a member of the Kiwanis Club, they have gone on bus trips and meet at a Church lot or something like that. He said there were several very vocal meetings at the Village Board level when the Village was considering the Southwest Highway site and 95 Street site, and this was the site preferred.

Member Doveikis moved to recommend to the Board of Trustees, 1) to allow to build to the lot line on 53 Court and allow a canopy to project into the 5' setback on 95 Street, 2) allow 100% variation of parking, 3) to allow 83% land coverage, or a possible 43% variation. Second by Member Zwartz.

Member Adamonis questioned, for discussion, allowing the 100% variation for parking - should we say we recommend it to the Board of Trustees or do we have a hedge someplace; we allow 100% parking variation for the Library, he would like to incorporate something to say that we are in a predicament because we are not sure what the zoning book says on Public Land; he is not saying it should be 'no', it is that we are in a peculiar position being dubious as to the zoning, either R-1 or C-2 this is our problem. Member Doveikis observed that this Board recommended a 100% parking variation for the Library, why deny the Senior Citizens? Adamonis said he does not disagree, he just wants to discuss it so see that this Board is knowledgeable about what is going on. It was stated that the Board of Trustees makes the decision, they either approve or deny it. It may be piling up on them by the time the Anderson leases are over. Mr Miller stated that it may also coincide with the development of the land which is currently in the Trailer Park

The vote on Member Doveikis motion: Members Doveikis, Zwartz, Anicich, Adamonis, Kozlowski and Chairman Cieplak voted yes. Member Neaves was absent. Motion carried.

APPEALS BOARD, REGULAR MEETING MINUTES, AUG. 4, 1976

Continued

Chairman Cieplak and Board Members reviewed the proposed budget for 1977 which the Finance Dept. had prepared and forwarded the the Board. Member Adamonis moved to enter the budget the same as last year. Second by Member Doveikis. Members Adamonis, Doveikis, Kozlowski, Anicich, Zwartz and Chairman Cieplak voted yes. Member Neaves was absent. Motion carried.

10. ADJOURNMENT

Motion by Member Doveikis, second by Member Zwarts, to adjourn. Members Doveikis Zwartz, Adamonis, Anicich, Kozlowski and Chairman Cieplak voted yes. Member Neaves was absent. Chairman Cieplak declared the meeting adjourned at 10:15 p.m.

/s/ Charles G Cieplak
Chairman

/s/ Buena Gerke
Secretary

VILLAGE OF OAK LAWN, ILLINOIS
Village Hall @ 5252 W James St
APPEALS BOARD
Wednesday - Sep. 1, 1976
REGULAR MEETING MINUTES #76-9

Chairman Cieplak called the meeting to order at 8:03 p.m.

ROLL CALL: Present: Members Adamonis, Anicich, Kozlowski, Zwartz and Chairman Ceiplak
Bldg. Insp. Thos. Hawk
Absent: Members Doveikis and Neaves.

APPROVAL OF MINUTES of regular meeting #76-8 held on August 4, 1976: There being no additions or corrections, Member Anicich moved to accept the minutes as published, second by Member Adamonis. Members Anicich, Adamonis, Zwartz, Kozlowski and Chairman Cieplak voted yes. Members Neaves and Doveikis were absent. Motion carried.

OLD BUSINESS - None.

NEW BUSINESS

1. A/C CONDENSER, SIDE OF HOUSE (R-1)
9026 S Tully Avenue. C.G.Holesha, owner, requesting variation to allow installation of a/c condenser unit on north side of building which adjoins the rear of property on the south side of 90 Place (Otto Place).

Mr Holesha explained that the reason for the request is to reduce the run of the refrigerant which should make it more efficient. He talked to all his neighbors and they said, no problem. Member Adamonis explained that to make sure we do not step on a neighbor's privileges, we would like their written consent. The Bldg. Dept. reported that there is about 30' to the house on the north.

Member Zwartz moved to grant the variation to allow the air conditioning unit at the rear of his building which abuts the rear of a neighbor's property facing Otto Pl, with the provision that he bring a letter of approval from his neighbor. Second by Member Adamonis. The vote: Members Zwartz, Adamonis, Kozlowski, Anicich and Chairman Cieplak votes yes; Members Neaves and Doveikis were absent. Motion carried. On question, Mr Holesha admitted that the unit is installed; he was led to believe there would be no objections and a relative was available to do the work but he had checked with his neighbors first. Mr Holesha was advised that an electrical permit is needed.

2. FENCE, CORNER LOT (R-1)
5253 W Kimball Place. P. Saunoras, owner, requesting variation to allow a 5' high wood fence along the side street lot line of a corner lot, from the front of the house to the detached garage at the rear of the lot.

Mr Saunoris said he wants to put up a new wood fence which would replace a chain link fence to insure privacy and to protect the gas line and meter which is on the outside of the building; kids turn off the gas from time to time. The house is about 6' from the side street lot line. On question, Mr Saunoris said the fence would be between 4' and 5' high, but not over 5'. Petitioner was advised that it is accepted practice to place the outside of the fence 2 or 3' inside the lot line.

Member Kozlowski moved to grant the variation to allow a maximum 5' high wood fence along the side street lot line from the front of the house to the detached garage, staying 2 or 3' inside the lot line. Second by Member Adamonis. Members Kozlowski, Adamonis, Zwartz, Anicich and Chairman Cieplak voted yes; Members Doveikis and Neaves were absent. Motion carried.

3. SIGN 2' OVER PUBLIC RIGHT-OF-WAY (C-2)
4544 W 95 Street. Pearl Annerino, owner, requesting variation to allow a pole sign to remain in an 2' overhang over public right-of-way.

Mrs Pearl Annerino and Charles Annerino were present. A sketch of the sign was presented for review. This sign structure was erected prior to the present sign ordinance, approx. 11 years ago. Only the face will be changed.

continued

3. SIGN 4544 W 95 St - continued

Member Adamonis moved to allow the sign structure to remain in the 2' overhang over public right-of-way, the Bldg Dept seeing no problems with it, it would be renewing an old sign that has caused no problems.

Bldg Inspector Hawk indicated that the petitioners want to request a parking variation for seasonal purpose. They have put a canopy outside and some tables - 3 bench tables in the parkway; whether it can be operated that way is something that the Health/Sanitation Officer must determine. Mr Annerino said that for the 20 seats inside there should be 10 parking spaces and the parking area is at present striped for 9 cars but it could be restriped to allow 10 spaces. Mr Hawk reported that the tables outside could seat up to 8 people each, so 24 seats would require 12 parking spaces, or a total of 22 parking spaces are required.

On Member Adamonis' motion regarding the sign: Second by Member Kozlowski. The vote: Members Adamonis, Kozlowski, Zwartz, Anicich and Chairman Cieplak voted yes; Members Neaves and Doveikis were absent. Motion carried.

Regarding the parking: Bldg Inspector Hawk reported that the Dir. of Bldg & Zoning and the Health/Sanitation Officer are going to allow the operation to continue as it is until they can clarify this since the outdoor season is about over. Following a general discussion, Member Adamonis moved to grant the petitioner a temporary parking variation until such time as the Health Officer hands down a decision regarding the exterior seating facilities of this establishment at which time the petitioner would have to re-appear before the Appeals Board on a parking variation request. Second by Member Kozlowski. The vote: Members Adamonis, Kozlowski, Anicich, Zwartz and Chairman Cieplak voted yes; Members Doveikis and Neaves were absent. Motion carried.

4. FENCE VARIATIONS (C-2)

10841-45-49 S Cicero Avenue. George Eck, contractor, requesting variation to allow an 8' high chain link fence with vinyl slats: 1. Along Cicero Avenue, 2 1/2' west of the building line, from south corner of building to edge of parking area (66' north of 109 Street); 2. Along 109 Street property line for 70' running east to Keating Avenue property line; 3. Along Keating Avenue property line the entire width of the property 240.80'.

Mr Eck presented a site plan which Members reviewed. The building is under construction; it is 5' from the front lot line as required by ordinance. Mr Eck explained why the fence was desired 2 1/2' in front of the building line and stated that there would be planting in the front setback. Members discussed the building line along Cicero Avenue on the north and on the south; the curb on Cicero Avenue is about 10' from the front lot line; ordinance requires the fence to be 5' from these 3 property lines along the 3 streets. Members observed that vinyl slats in chain link fences have easily and readily become torn and loosened.

Following a discussion, Member Adamonis moved, since the petitioner agreed to keep the fence at the front building line along Cicero Avenue, to grant the variation to allow the fence on the 109 Street and on the Keating Avenue property lines as requested. Second by Member Zwartz. Members Adamonis, Zwartz, Anicich, Kozlowski and Chairman Cieplak voted yes; Members Doveikis and Neaves were absent. Motion carried.

5. REAR YARD & LAND COVERAGE (R-1)

4337 W 107 Street. Robt J Huguelet, owner, requesting variation of rear yard to allow 25.8' instead of 28.8' required; land coverage of 4,030 sq.ft. instead of 3,753 sq.ft. allowable, to erect an enclosed rear porch 20' 8 1/2" X 36'10". Coverage will be 280 sq.ft. over allowable.

Eugene J Clyne represented the petitioner; he explained that a roof and screened windows will be erected on the existing patio which has a masonry wall about 3' high. He presented plans and a site plan which were reviewed by Board Members. The variation requested is for about 2 1/2% land coverage and 3' of rear yard depth.

Member Zwartz moved that the variation at 4337 W 107 Street be granted as requested. Second by Member Kozlowski. Members Zwartz, Kozlowski, Adamonis, Anicich and Chairman Cieplak voted yes; Members Doveikis and Neaves were absent. Motion carried.

6. GARAGE SETBACK & EASEMENT RELEASE (R-1)

5417 W 102 Street. E. Pacetti, owner, requesting variation of side setback to allow a garage 10' from the side street lot line instead of 15' required. Also release of 5' rear easement to allow a masonry fence to be installed.

Mr & Mrs Pacetti were present. Mr Pacetti stated that the setback variation is requested so as to gain the 5' in the rear yard. Members had observed that most of the neighbors have the same setbacks for their garages.

Easement releases from Com.Edison Co., No.Ill.Gas Co. and Ill.Bell Tel.Co. were presented; Oak Lawn Eng'g Dept. granted release of the easement with the Village rights in the easement being retained in event the fence and foundation would have to be removed at petitioner's expense. The letter from No.Ill.Gas Co. was informal, hand written on the back of the petitioner's letter of request; it was not an official letter on the company's letterhead. No.Ill.Gas Co. has written formal letters in the past.

Member Adamonis moved to grant the variation for the side yard setback to allow the garage 10' from the side street lot line instead of 15' required, and recommend that the Board of Trustees grant the release of the easement subject to a proper letter from No.Ill.Gas Co. being received before we pass this on to the Board of Trustees. Second by Member Kozlowski. Members Adamonis, Kozlowski, Zwartz, Anicich and Chairman Cieplak voted yes; Members Neaves and Doveikis were absent. Motion carried.

7. CARPORT & GARAGE (R-1)

9216 S Mayfield Ave. Fred Triezenberg, III, owner, requesting variation to allow to rebuild a 13'9" X 29'8" carport which is in addition to a 1 car attached garage.

Mr Triezenberg explained that this carport will be the same as the one that had been there; it will be 4'4" off the side lot line; he had torn the original carport down because it was deteriorating.

Member Anicich moved to allow the petitioner to rebuild a 13'9" X 29'8" carport which is in addition to a 1 car attached garage. Second by Member Kozlowski. Members Anicich, Kozlowski, Zwartz, Adamonis and Chairman Cieplak voted yes; Members Doveikis and Neaves were absent. Motion carried.

8. PARKING VARIATION (C-2)

10017-21 Southwest Highway. Petitioner phoned requesting this item be held over until the next meeting on October 6, 1976.

9. FENCE, FRONT SETBACK (R-1)

10211 S Kolin Avenue. Chas Fromme, owner, requesting variation to allow a 36" high cyclone fence along the south side lot line, from the front of the house to the front lot line.

Mr & Mrs Fromme were present. Mr Fromme said kids cut across the lawn with their bicycles; he would like to keep the lawn on the one side of the house looking as good as on the other side. Mrs Fromme reported that there are fences to the front on Kolin Avenue and Kildare Avenue. Members were of the opinion that these were older homes and the fences preceded the ordinance, but they will look into whether they are legal or not.

Board Members suggested the 24" high fence which would be permissible and would not need the variation. As the result of a general discussion, petitioners decided to put up a 24" high "fence" as this would stop bicycle traffic as well as a higher fence. No variation needed and no permit needed.

10. ADDITION TO NON-CONFORMING USE (M-1) Not in time for agenda.

9540 S Tully Avenue. H E Miller, architect, requesting expansion of existing non-conforming use, to allow the addition of a 12 X 25 lunchroom at the north west corner of the building occupied by Permacor Corp.

Mr Miller explained that the reason for urgency is that this is an industrial facility which will have a union grievance if this was not acted on immediately; he and Mr Wolson, president of Permacor Corp., phoned Board Members prior to this meeting for their consent to present this at this meeting. There is no parking on the property of this existing non-conforming use; the original building started in

continued

10. ADDITION - 9540 S Tully Avenue - continued

1947; Tully Avenue backs up to the railroad tracks and does not go thru. There are approx. 40 cars parking on Tully Avenue and Permacor has been using this for parking.

Mr Wolson said there may be 2 new employees at least; they have new machines which are temporarily taking up part of the present eating area. In 1967 there were 158 employees before a lot of different equipment was installed, and now there are 72 employees. There could be a few more employees and there also could be less, depending on the economy. The addition will not be for additional desks or machinery, it will be a lunchroom for the employees. The present lunchroom is less than 1/2 the size of the proposed and is in the factory area. Mr Miller presented a site plan which Members reviewed. Mr Miller explained the surrounding facilities. Mr Ray Chapis, Plant Manager for Permacor, explained that the 1/2 hour lunch periods are staggered and the break periods are also staggered, so the lunchroom will be adequate.

On question, Mr Wolson said that to move equipment thru a 3' wide doorway to the new lunchroom would not be possible and the employees are demanding the lunchroom. Machinery will not be installed in the lunchroom. The new lunchroom will be sitdown with canteen type vending machines.

Member Zwartz moved to grant the variation as requested, to add 300 sq.ft. to the existing non-conforming use and that the door opening not exceed 36" in width. Second by Member Adamonis. The vote: Members Zwartz, Adamonis, Kozlowski, Anicich and Chairman Cieplak voted yes; Members Neaves and Doveikis were absent. Motion carried.

11. ADJOURNMENT

Member Kozlowski moved to adjourn, second by Member Adamonis. Members Kozlowski, Adamonis, Zwartz, Anicich and Chairman Cieplak voted yes; Members Doveikis and Neaves were absent. Chairman Cieplak declared the meeting closed at 9:50 P.M.

/s/ Charles G Cieplak
Chairman

/s/ Buena Gerke
Secretary

VILLAGE OF OAK LAWN, ILLINOIS
Village Hall @ 5252 W James St
APPEALS BOARD

Wednesday - Oct. 6, 1976
REGULAR MEETING MINUTES #76-10

Chairman Cieplak called the meeting to order at 8:10 P.M.

ROLL CALL Present: Members Adamonis, Anicich, Doveikis, Neaves and Zwartz and
Chairman Cieplak
John P Cody, Chief Bldg Inspector
Absent: Member Kozlowski

APPROVAL OF MINUTES of regular meeting #76-9 held on September 1, 1976: There being no additions or corrections, Member Anicich moved to approve the minutes as published. Second by Member Doveikis. Members Anicich, Doveikis, Adamonis, Zwartz and Chairman Cieplak voted yes; Member Neaves abstained due to having been absent that meeting; Member Kozlowski was absent.. Motion carried.

OLD BUSINESS

1. PARKING VARIATION (C-2) Tabled 9-1-76
10017-21 Southwest Highway. John Janis, owner, requesting to use structure for contractor's office, warehouse and vehicle storage area. There will be on-site parking for 18 cars for which, by the nature of the business, is far more than sufficient. Requesting a total 379 sq.ft. of required 9329 sq.ft. or 4% variation.

Mr Janis stated he has been in the painting contracting business for 15 years and a resident of Oak Lawn for 10 years; he had a warehouse on the east side of Chicago which he does not want to continue; he proposes to build a new warehouse for his own use. He has various types of scaffolding, 4 trucks, compressors, tools etc. and he needs a place for storage; to rent would be too costly. He has 6 to 10 or 15 employees, depending on the job involved; one man goes to the warehouse in the morning and the rest go directly to the job; there will be a girl in the office and he will be there a few hours a day; there would be salesmen coming to the site to sell paint or brushes etc. On question, Mr Janis said that the trucks, especially in the winter, would be parked inside the building.

Members reviewed the building plans. On question Mr Janis said the 908 sq.ft. of a second floor could possibly be used in the future, probably for office space, he was not sure; the building will be high enough for a 2nd floor in the future. There is a driveway off Southwest Highway; the front of the property will be open and the rear will be fenced similar to the sites on either side (both are gas stations); the building will be of white brick. There will be no outside storage.

The Board asked Mr Janis why the plans showed double stairways to the 2nd floor (1 on each side of a fire wall), 4 offices and double lavatories. He stated that he is building for the future and in the future it might be two units. Member Adamonis explained that this Board must also look to the future and he questioned possible future business at this site. Chairman Cieplak thought he could foresee problems. On question, Mr Janis said the bulk of a paint order would be delivered to a job site and the only paint stored at subject site would be whatever is left over - perhaps 50 to 200 gallons of paint.

Member Doveikis questioned the possible future rental of a second floor storage area and if Mr Janis would make it office space, or possibly rent the 1st floor office space. Parking area was questioned in view of the 2nd floor being completed. Chief Bldg Inspector Cody stated that the square foot area of the building would be the same if the fire wall was divided several times or there was no fire wall; C-2 parking is based on square foot area. A copy of the computation of floor and parking area presented here tonight is part of subject file, and they include the 2nd floor area.

Member Zwartz moved to grant Mr Janis a 1% parking variation at 10017-21 Southwest Highway. Second by Member Doveikis. Members Zwartz, Doveikis, Neaves and Anicich voted yes; Member Adamonis and Chairman Cieplak voted no; Member Kozlowski was absent. Motion carried.

NEW BUSINESS

2. FENCE HEIGHT, BETWEEN HOMES (R-1)

10009 S Marion Avenue. G. Tameling, owner, requesting a 6' high wood fence along the north side lot line to the front building line.

Mr & Mrs Tameling were present. Copies of the spot survey were available for review. Mr Tameling explained that the neighbors on the north have been giving them a lot of trouble by harrasing them; they complain about everything their 5 young adult children do; the neighbor has 2 mean dogs that come charging at them, and their visitors when they have company, and it scares the wits out of people. It may save the Village of Oak Lawn a lot of trouble because the neighbor calls the Police Dept. 3 or 4 times a month and complains. On question, Mr Tameling said he would erect his 6' high wood fence 3" inside his lot line. Mrs Tameling reported that the neighbor had said that what goes on in their yard is her business and she calls the Village every day about what they do.

Chief Bldg Inspector Cody reported that the Village Sanitation Officer has been quite involved over several weeks period with this problem and in checking with him his comments have been entirely in sympathy with these people. There seems to be no alleviation of this situation and the privacy fence may help.

Member Neaves moved that the petitioner's request be granted, to allow a 6' high wood fence along the north side lot line to the front building line. Second by Member Adamonis. Members Neaves, Adamonis, Zwartz, Anicich, Doveikis and Chairman Cieplak voted yes. Member Kozlowski was absent. Motion carried.

3. PARKING (C-2)

6101 W 95 Street. Donald McGrath, owner, requesting parking variation to allow construction of a 1 story masonry building to house a showroom, offices, mechanical equipment, warehousing and interior parking that would be 210 sq.ft. or 2% under what is required by ordinance.

Mr McGrath explained that presently he has a building 1 block away, on Melvina & 95 Street, which he will sell or rent when the new building is completed. He has a tile contracting business; 99% of the business is contracts with new homes and retail business which is next to nothing. There will be 8 employees; 4 salesmen are in and out; tile setters report to job sites, not to the store location. Four cars will be at the site all day; 4 trucks will be parked and loaded inside the new building. The rear of the building will be higher for the loading dock and warehouse area but there will be no 2nd floor.

Parking in C-2 zoning is figured on a square foot basis. A total of 11,250 sq.ft. of parking is required and 11,040 sq.ft. of parking is available; a difference of 210 sq.ft. or 2% shortage. There may be 3 offices. Warehousing for storage of stock is necessary in order to meet present prices, and a showroom is necessary.

Member Anicich moved to grant the petitioner's request to allow construction of a 1 story masonry building as requested, that will result in 210 sq.ft. or 2% under parking requirement. Second by Member Neaves. Members Anicich, Neaves, Doveikis, Zwartz, Adamonis and Chairman Cieplak voted yes. Member Kozlowski was absent. Motion carried.

4. EXTENSION OF SETBACK & DRIVEWAY VARIATIONS (R-3)

10700-16 S Keating Avenue. Edward J McNamara, owner/contractor, requesting extension of variation granted 8-6-75, for side yard setback from required 15' to allow 12'8" and a variation of parking aisles from 24' to 21'6" for 1 nine unit and 1 twelve unit condominium building.

Mr McNamara presented site plans for Members to review. The building across the street, to the east, is 8' from 107 Street lot line. Mr McNamara explained that he had several buildings going up and did not know how far they could proceed; there were about 72 units and now down to the last 1/2 dozen and it seems now is the time to proceed.

Member Adamonis moved to extend the variations which were originally granted Aug. 6, 1975. Second by Member Zwartz. Members Adamonis, Zwartz, Neaves, Anicich, Doveikis and Chairman Cieplak voted yes. Member Kozlowski was absent. Motion carried.

APPEALS BOARD, REGULAR MEETING MINUTES, OCTOBER 6, 1976
continued

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

6313 W 99 Street. J. Head, owner, requesting variation to allow a 42" high cyclone fence along the front lot line which is 121.23' long.

Mr Jerry Head explained that having talked to his attorney who advised him to wait, he is asking this petition to be tabled till the next meeting, Nov. 3, 1976.

Member Adamonis moved, second by Member Anicich, to table till 11-3-76. Members Adamonis, Anicich, Doveikis, Neaves, Zwartz and Chairman Cieplak voted yes. Member Kozlowski was absent. Motion carried.

6. SIDE SETBACK FOR ADDITION (R-1)

4829 W 99 Street. Tim Doyle owner, requesting side setback variation to allow a 13' X 40' addition to be 2' off the side lot line. Petitioner not present. Item held till end of agenda.

7. GARAGE AND DOOR HEIGHT (R-1) not in time for agenda.

5327 W 90 Street. Michael Dix, owner, requesting a 24 X 22 frame, gable roofed, garage 14' high with a 9' high overhead door.

Mr Dix explained that he has a pick-up truck with a camper on the top which he wants to get into the garage. The lot is 66 X 135; a spot survey was presented for review. Mr Dix said that his present lower level garage, under his raised ranch house, had 2' of water in it from the rain storm on June 13th. He has tried to find a contractor that will build the new garage and close the existing garage off at the same time but there are two problems; he has not been able to find a contractor that will do both jobs and he can not afford both at this time. When the new garage is paid off he hopes to find a contractor that will guarantee to close off the present garage so that water will not get into his home. The proposed garage would match the house. Presently the camper is parked in the approach and in the winter salt is splashed onto it; it is 8'3" high and if tires one size larger are installed it will increase the height. He tried to get by with an 8' door but finds he can not. The camper is strictly a pleasure vehicle. Insurance did not cover the damage caused by the flooding. He hopes to pay off the garage in less than the 5 years which the loan covers.

Board Members discussed the various possible ways of blocking off the present garage access when the new garage is useable. Mr Dix suggested removing the concrete approach between the curb and walk. He was advised that he could again petition the Appeals Board in 2 years and ask for an extension of the time allowed for conversion of the present garage.

Member Neaves moved to grant the petitioner's request for 14' high garage with 9' high overhead door on a 24 X 22 garage with hip roof and that a secured barrier be installed at the present driveway. Second by Member Adamonis. Member Neaves, Adamonis, Zwartz, Anicich, Doveikis and Chairman Cieplak voted yes. Member Kozlowski was absent. Motion carried.

6. SIDE SETBACK FOR ADDITION (R-1) 4829 W 99 Street. Petitioner not present

Member Anicich moved to table this item till the meeting 11-3-76. Second by Member Adamonis. Member Anicich, Adamonis, Zwartz, Neaves, Doveikis and Chairman Cieplak voted yes. Member Kozlowski was absent. Motion carried.

Member Adamonis reminded Chairman Cieplak that this meeting ends his appointed term. He was advised that he will continue to be a Member of the Appeals Board until he is replaced.

7. ADJOURNMENT

Member Adamonis moved to adjourn. Second by Member Doveikis. Members Adamonis, Doveikis, Anicich, Zwartz, Neaves and Chairman Cieplak voted yes. Member Kozlowski was absent. Chairman Cieplak declared the meeting adjourned at 9:30 p.m.

/s/ Charles G Cieplak
Chairman

/s/ Buena Gerke
Secretary

VILLAGE OF OAK LAWN, ILLINOIS
Village Hall @ 5252 W James St
APPEALS BOARD

Wednesday - Nov. 3, 1976
REGULAR MEETING MINUTES #76-11

The secretary called the meeting to order at 8:00 p.m.

ROLL CALL Present: Members Anicich, Doveikis, Kozlowski, Neaves, and Zwartz
Chief Bldg Insp. Cody
Absent: Member Adamonis and Chairman Cieplak(ill).

In the absence of Chairman Cieplak, Member Doveikis moved, second by Member Anicich, that Member Kozlowski act as Chairman pro tem. Members Doveikis, Anicich, Neaves and Zwartz voted yes. Members Adamonis and Cieplak were absent. Motion carried.

APPROVAL OF MINUTES of regular meeting #76-10 held on October 6, 1976: Motion by Member Anicich, second by Member Neaves to approve the minutes as published. Members Anicich, Neaves, Doveikis, Kozlowski and Zwartz voted yes; Members Adamonis and Cieplak were absent. Motion carried.

OLD BUSINESS

1. FENCE, FRONT LOT LINE (R-1) Tabled 10-6-76
6313 W 99 Street. J. Head, owner, requesting variation to allow a 42" high cyclone fence along the front lot line which is 121.23' long.

Mr & Mrs Head were present along with their attorney Ronald T Kink. Plot plans were reviewed by Board Members. The site plan of the building east of subject site, containing 14 stores fronting on Southwest Highway, which is part of the Village records, was reviewed. Mr Kink reported the stores are 3' above the grade of the alley; 99 Street was widened to this alley and then it narrows again to the west. The alley blacktopping is into petitioner's property. A retaining wall was not required behind the stores, they were permitted to use part of the public alley which creates the problem, with the public using the yard to make up for the east portion of the alley that is in a slope. Cars using the corner store (Pepperidge Farms) where there is not sufficient parking, or trucks making delivery, are parking in the alleyway. Cars drive around the parked vehicles and over petitioner's property, either leaving or entering the alley at 99 Street.

Mr Kink stated that the fence across the front of this property would not be out of character with the remaining neighborhood. Property at 6317, 6321 and 6329 have fences across the front; 6319 has no fence; 6325 has fence on both side lines to the front; across the street 6308 and 6314 are fenced; 6310 not fenced. Mr Kink said the allowable 2' high fence in the front setback would not be visible enough to prevent accidents because it would not be visible to a car when it would swing around parked vehicles. Petitioners are looking to prevent accidents for the vehicles and their property. If the proposed fence is damaged by cars or trucks the homeowner would take the responsibility for maintenance; they have a homeowners insurance which would cover the expense except for the deductible. On question, homeowner stated that cars enter 8' to 10' into the front yard. Mrs Head explained that they already have purchased the fence material; she suggested that Pepperidge Farms be asked to receive deliveries thru their front door. In discussion Mr Head stated that if the day comes and the fence, after street improvements are in, does not seem to be needed or desirable, he will take it down; he plans heavier posts for along the alley line. They have 2 children, 4 & 5 years old, and they must be careful so they are out in the back most of the time (lot is 20' wide at the rear lot line). A survey is on order and Mr Head stated that he would stay within his property lines.

Member Anicich moved to grant the request for a 42" high cyclone fence across the front of the lot, within the lot line, to conform with his neighbor's fence. Second by Member Doveikis. The vote: Members Anicich, Doveikis, Neaves, Zwartz and Kozlowski voted yes; Members Adamonis and Cieplak were absent. Motion carried.

2. SIDE SETBACK FOR ADDN (R-1)
4829 W 99 Street. Tim Doyle, owner, requesting side setback variation for an addition. Member Zwartz reported that subject house has been sold in the past 2 weeks. Member Neaves moved to remove this item from the agenda; second by Member Zwartz. The vote: Members Neaves, Zwartz, Doveikis, Anicich, Kozlowski voted yes; Members Adamonis and Cieplak were absent. Motion carried.

3. LOT SIZE (R-1)

10836 S LaCrosse Avenue. Dick Richards, owner, requesting variation to allow a single family residence and 1 car attached garage on a 30' lot.

Mr Richards, 207 E Hillside, Barrington, Ill. and his attorney, Julian Hansen, with offices in Chicago, were present. Mr Richards purchased subject lot in May 1975; he was not then aware of the ordinance requirements. Sometime this summer he learned the requirements when he talked to Mr Cody in the Bldg Dept. Attorney Hansen stated that now he is able to cure all of the objections except Article 4-1 of the ordinance which is the 50' preordinance lot size. Proposed site plans were reviewed by Board Members. Site plan is part of subject file. There being no alley at the rear of the site the attached one car garage would be on the front of the building and within the front setback required; a parking stall would be provided along side the attached garage; the house foundation area shown had 968 sq.ft. and the attached garage 250 sq.ft.

On question, Mr Richards said he originally planned to build the house for a brother-in-law who was in the area and who changed his mind. Mr Richards does not plan to live in the proposed house, but now he has the lot and wants to find a use for it. He owns no other property in Oak Lawn. Member Doveikis questioned this 30' lot in an area where homes are built on 60' frontage. Mr Richards said since this is a lot of record he thought he would use it with a variance or something because lots in the area are selling for \$4000. or so. Attorney Hansen said Mr Richards is an engineer employed by the Federal Government in waste management, he is not a builder.

Copies of letters sent May 28, 1976, to homeowners at 10840 and 10832 LaCrosse Avenue, homes on either side of subject lot, offering the lot for \$6,500. are part of subject file. Mr Richards said one homeowner responded and indicated he was not interested and indicated that the owners on the opposite side of the lot were having marital troubles and probably would not respond and they did not; to him it would be build a house and sell it.

Member Zwartz considered and questioned how naive petitioner may be regarding the footage necessary for a building lot, on the other hand, "you must have glanced at the lot before you purchased it and didn't you notice that the homes in that area are quite affluent, in the \$50/70,000 bracket on 50' and 60' fronts?" Mr Richards: "Yes". Member Zwartz: "and you had no question about a small lot like that being squeezed in between big homes?" Mr Richards: "No, I thought that since it is a lot of record and having been taxed, etc. it would be buildable. I thought I could produce the house that would be in keeping with the neighborhood; I know its a good neighborhood". "Do you think the neighbors would acquiesce to having a small little home built between their homes like that?" "I don't think they would because I can accomplish the side yard and front yard setbacks and all those things, anymore than they would if somebody were to take a 50' lot and build to 5' of the side yard". Attorney Hansen stated that the house on the south is 5' from its own lot line.

Member Doveikis stated that it is in direct contrast to what we are trying to do in the Village of Oak Lawn; since we adopted the code we have enforced it to the best of our ability in recent years; it is contrary to that particular area anyway. Mr Richards asked what the owner of a 30' lot is to do. Chief Bldg Insp Cody stated, in view of the ownership being for a couple of years the zoning qualifications should have been pretty well appraised before it was purchased; one phone call could have produced the answers. No house plans were available.

Member Zwartz moved that due to the fact that this variance exceeds the Appeals Board jurisdiction the item be placed with the Board of Trustees with the recommendation of approval; second by Member Anicich. There being no further discussion, the vote: Members Zwartz, Anicich, Doveikis voted yes; Members Neaves, Kozlowski voted no; Members Adamonis and Cieplak were absent. Motion failed. Petitioner advised of procedure for requesting to be on the agenda for the Board of Trustees meeting on Nov. 16, 1976.

4. GARAGE SIDE & REAR SETBACK (R-1)

9733 S 53 Avenue. Stanley E Edwards Jr, owner, requesting a new garage 2' off the side lot line and to the rear lot line; replacing 12 X 18 garage with 24 X 24. Entry will be from side of garage, not off the alley.

Mr Edwards presented spot survey copies which Members Reviewed. Also, a letter from the neighbor on the south stated no objections to the 2' side setback for the garage. Neighbor's garage is on the opposite side of his lot. Letter is part of subject file.

Member Neaves moved to grant the request for a new garage 2' off the side lot line and

continued

4. GARAGE SIDE & REAR SETBACK - 9733 S 53 Avenue.(continued)
to the rear lot line to replace a 12 X 18 garage with a 24 X 24. Second by Member Anicich. The vote: Members Neaves, Anicich, Doveikis, Zwartz and Kozlowski voted yes; Members Adamonis and Cieplak were absent. Motion carried.
5. ENTRY DOORS (M-1)
5435 W 110 Street. Robert Fisher, owner, requesting variation to allow exit doors to swing in, on a small commercial with tenant units.

Chief Bldg Insp. Cody talked with Mr Fisher at about 6:30 today, and Mr Fisher has problems and could not appear tonight; however, he pleaded that the economic considerations were very serious and requested that this Board consider his petition tonight. Member Anicich, seeing no problems, moved to proceed with this petition. Second by Member Neaves. The vote: Members Anicich, Neaves, Doveikis, Zwartz and Kozlowski voted yes. Members Adamonis and Cieplak were absent. Motion carried.

Mr Cody reported that Mr Fisher has built a like building before; it is an "Incubator Warehouse" or factory building, one building having dividing walls to allow approx. 1200 sq.ft. in each unit; construction is fire resistive; each bay is rented out to small contractors, small manufacturers, etc. for offices and storage. His previous building has been very successful. He has about 4 times the parking he needs; there are about 2 people for every bay. The architect was not familiar with the Oak Lawn code. Mr Cody's error came into effect when he noted on the copy of the plans kept in file, but not on the "on-the-job" copy, to swing all doors out, so when Mr Fisher ordered the doors and frames he ordered the kind that swing in. The total cost of changing all the doors would be about \$5000. Mr Fisher agreed that if a renter were to occupy 2 or more units as 1 unit, the correct additional exits would be installed. Because of the small size of the units, the fire resistive construction and history of very low occupancy, Mr Cody recommended that this variation be granted.

Member Anicich moved with the recommendation of the Bldg Dept to grant the variation to allow the exit doors to swing in on the existing small commercial tenant units with the stipulation that if they are increased to over 1200 sq.ft. in size that the doors will be changed to swing out. Second by Member Neaves. The vote: Members Anicich, Neaves, Doveikis, Zwartz and Kozlowski voted yes; Members Adamonis and Cieplak were absent. Motion carried.

6. FENCE TO FRONT LOT LINE (R-1)
9817 S Menard Ave. Lily Arsenault, owner, requesting a 48" high chain link fence from the house to the front lot line, along the north lot line.

Mrs Arsenault said she wants the fence so the neighbor kids will not break down trees which she tries to grow in the front yard; she has had 4 Crimson King trees broken off, rose garden stamped down, a picket fence broken. A neighbor kid changed oil in his car and threw the oil on her carport.

Member Anicich commented on this site being in a cul-du-sac at the end of the street. Member Kozlowski asked if a small fence around each tree had been tried, and it had. On the suggestion of the 2' high fencing, petitioner said kids use her front yard as a football and baseball field; she has called the police. Members had observed that there are no other fences in the area. Member Zwartz, from experience, recommended barberry bushes which have been successful on a corner lot. Member Doveikis explained that a fence here could set a precedent and might start a chain reaction.

After a general discussion, Member Zwartz moved to deny a 48" high fence in front of the house. Second by Member Anicich. There being no further discussion, the vote: Member Zwartz, Anicich, Doveikis, Neaves and Kozlowski voted yes; Members Adamonis and Cieplak were absent. Motion carried.

7. GARAGE SIZE (R-1)
6712 W 90 Street. Wm Menard, owner, requesting variation of garage size to allow reconstruction of a 22'6" X 27'6" frame garage which was built originally under County jurisdiction.

Mr Menard said he is a hobby gardener and wants to use some of the area for storage. In disucssion it was determined that the garage would be 22 X 24 and the balance or the area could have an elevated floor about 6" high for the storage area.

continued

7. GARAGE SIZE (R-1) 6712 W 90 Street. (continued)
Member Doveikis moved to grant the variation to re-construct the garage 22'6" X 27'6" with the rear 3'6" floor section being raised about 6" and used for storage area. Second by Member Anicich. The vote: Members Doveikis, Anicich, Neaves, Zwartz and Kozlowski voted yes; Members Adamonis and Cieplak were absent. Motion carried.
8. GARAGE, REAR SETBACK (R-1)
4833 W 105 Street. Oakdale Constr. Co., contractor, requesting a variation of rear setback to allow a 24 X 22 frame garage to the rear lot line instead of 5' off.
- Mr Anzine of Oakdale Construction Co. distributed copies of the plot plans which Board Members reviewed. There is a 20' alley at the rear of the lot. There had been a garage here and it burned down so the owner wants as much distance from the house as is possible. The existing concrete floor is too low so new foundation will be installed also; there will be 8" eaves so the new garage will be 1' from the rear lot line.
- Member Doveikis moved to grant the variation to construct a 24 X 22 frame garage to 1' from the rear lot line and the required 3' side setback; second by Member Anicich. The vote: Members Doveikis, Anicich, Neaves, Zwartz and Kozlowski voted yes; Members Adamonis and Cieplak were absent. Motion carried.
9. ADJOURNMENT
Member Zwartz moved, second by Member Doveikis to adjourn. Members Zwartz, Doveikis, Neaves, Anicich and Kozlowski voted yes; Members Adamonis and Cieplak were absent. Chairman pro tem Kozlowski declared the meeting adjourned at 9:35 p.m.

/s/ Al Kozlowski
Chairman pro tem

/s/ BUENA GERKE
Secretary

VILLAGE OF OAK LAWN, ILLINOIS
Village Hall @ 5252 W James St
APPEALS BOARD

Wednesday - Dec. 1, 1976
REGULAR MEETING MINUTES #76-12

The meeting was called to order at 8:05 p.m.

ROLL CALL Present: Members Adamonis, Anicich, Doveikis, Kozlowski, Neaves and Zwarts. Member Cieplak arrived at 8:14 p.m.
Chief Bldg Inspector John P Cody.
Absent: None.

Member Kozlowski moved that in the absence of Chairman Cieplak, Member Neaves be the Chairman pro tem. Second by Member Doveikis. Members Kozlowski, Doveikis, Anicich, Adamonis and Zwartz voted yes. Motion carried.

APPROVAL OF MINUTES of regular meeting #76-11 held on November 3, 1976: Member Kozlowski moved to approve the minutes as published. Second by Member Doveikis. Members Kozlowski, Doveikis, Anicich, Zwartz and Chairman pro tem Neaves voted yes; Member Adamonis abstained due to having been absent that meeting. Member Cieplak was absent. Motion carried.

OLD BUSINESS

None.

NEW BUSINESS

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

4344 W 99 Place. Richard Orlando, owner, requesting 48" high chain link fence along the side street lot line (Kostner Ave) from the south corner of the garage to the front lot line (99 Place).

Mr and Mrs Orlando were present. Mr Orlando explained that children have worn a bare path across his front lawn; they ripped a coach light down, broke storm windows, tore a chain down which he had hung from tree to tree in the front yard; they are ruining his property. There is a school at 99 Street. He reported the problem to the Police Dept. He presented pictures which were taken of school children on his front lawn after he had complained to the school. He is willing to go to the expense of putting up a fence; it would be expensive just to fix the lawn. Mr Orlando said he did have 2 chains across the front yard.

Board Members looked at the pictures which Mr Orlando presented. Mrs Orlando said they were taken in a 45 minute period. Member Adamonis was of the opinion that kids going after a piece of property with harassments like that, in the Village of Oak Lawn we should not allow it. Maybe this Board should do something, not by changing the zoning laws, but to change the children. In granting these variations we are letting youngsters change our way of life.

(Member Cieplak arrived at 8:14 p.m.)

One of the pictures showed a schoolboy with a crossing guard band around him as being one of the kids involved. Chief Bldg Inspector Cody stated that this neighborhood has not come up for any variations in many, many years. There was a discussion of fences in general and in this particular area. Mr Orlando said there is a crossing guard at the corner and all she does is cross the kids to the lot line. Member Adamonis said he does not like to see a household come in and have to spend a lot of money because somebody is not doing their job. Everyone has kids crossing their lawn once in a while but this is ridiculous.

Chief Bldg Inspector Cody agreed to have a representative of the Bldg Dept see what he can do, starting off with McDonald School. Mr Orlando agreed to allow the Bldg Dept have the pictures to take to the school; he said there is some traffic on weekends but the worst is during the school week.

Member Adamonis moved to ask Chief Bldg Inspector Cody take the pictures that are not duplicates and have a representative of the Bldg Dept take them to McDonald School to see what can be done and that we table the request for variation to the next meeting, Jan. 5, 1977. Second by Member Kozlowski. The vote: Members Adamonis, Kozlowski, Anicich, Doveikis, Zwartz and Neaves voted yes; Member Cieplak abstained. Motion carried.

APPEALS BOARD, REGULAR MEETING MINUTES, DECEMBER 1, 1976
continued

2. MASONRY FENCE, SIDE LOT LINES TO FRONT (R-1)

9727 S Tripp Ave. John Williams, owner, requesting variation to allow a 2' high masonry fence, having 4' plus piers, along both side lot lines from the front of the house to the front lot line.

Mr & Mrs Williams were present. Mr Williams explained the proposed fence, which will be of stone instead of brick; the piers will be at the front lot line; they will come up with a slope and have a light on them. A circular driveway at the front of the house is also proposed. (Property has 97' frontage) Mr Williams said the piers, or posts, would look better if they are 4' high than if they are 2' high where lights could be damaged. Mrs Williams said there are 4' pillars but no fence in front of their present home which is on Cook Avenue.

Member Doveikis stated that there are no fences in this area now; subject home is a beautiful home; a fence would interrupt the general landscaping at the front in the whole block. Mr Williams said it would not be a fence to block the neighborhood; he was of the opinion that "we are in a community today that is a fantastic place and anything that can be done along with personal satisfaction to make it a little nicer should be done." The proposed fence would be for appearance. Member Doveikis agreed that it would dress it up, but it would stick out like a sore thumb down the street.

The site plan and proposed fence placement were reviewed by Board Members. Mrs. Williams asked, since they are doing this for 'beautification' what about the lanterns that go as high as 6' which are in the front setbacks; what they are doing is putting lamps there with stone pillars but going lower than the lanterns. The Board explained that the pillars with lights are one thing but the fence is objectionable. Mrs Williams, on question, said she does not like wrought iron posts and lights.

Board Members realized the petitioner's intent is for beautification of their home but they must be realistic in that this Board covers the whole Village and a variation here would cause the Board undue problems throughout the area in allowing a fence as stated; it will come back to haunt them. In discussing subject fence as masonry, Mrs Williams repeated, the fence will be stone.

Member Doveikis moved to deny the 4' high posts sloping to 2' high because it is contrary to the ordinance which would be in force here. Second by Member Zwartz. In discussion, Member Adamonis asked if, before petitioner is denied, they would conform with the 2' height. The answer was negative. The vote: Members Doveikis, Zwartz, Anicich, Kozlowski, Cieplak, Adamonis and Neaves voted yes. Motion carried.

Petitioner advised of procedure for requesting to be on the Board of Trustees agenda for the meeting of December 14, 1976.

Members Cieplak and Kozlowski reported on their meeting on Monday, November 8th, with the Village Manager and four of the Trustees.

Member Cieplak requested the secretary send a memo to the Finance Director, asking when the Appeals Board Members' checks will be ready and available.

3. ADJOURNMENT

Member Adamonis moved to adjourn; second by Member Zwartz. The vote: Members Adamonis, Zwartz, Anicich, Doveikis, Cieplak, Kozlowski and Neaves voted yes. The meeting was declared adjourned at 9:10 p.m.

/s/ Ross Neaves

Chairman pro tem

/s/ Buena Gerke

Secretary