

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

Wednesday - Jan. 5, 1977
REGULAR MEETING MINUTES #77-1

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

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

Bldg Inspector Thos. Hawk.

Absent: Member Cieplak. (ill)

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

APPROVAL OF MINUTES of regular meeting #76-12 held on December 1, 1976:

Member Neaves moved to approve the minutes of December 1, 1976 as published. Second by Member Zwartz. The vote: Members Neaves, Zwartz, Adamonis, Anicich, Doveikis and Kozlowski voted yes; Member Cieplak was absent. Motion carried.

OLD BUSINESS

1. FENCE, SIDE STREET LOT LINE (R-1) Tabled 12-1-76.

4344 W 99 Place. Richard Orlando, owner, requesting a 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).

Bldg Inspector T. Hawk reported that since 12-1-76 a representative of the Bldg. Dept. went to the school where the children are coming from and discussed the problem with the principal of the school; the principal promised that he would have each of his teachers talk to the children specifically about the problem of children walking in yards, and that they would post a notice on the bulletin board. Mr Orlando said they still use his yard as a path, they are not going to stay off it but a fence would keep them off.

Member Doveikis said he would be willing to overlook the ordinance in this case because of the cost in problems that petitioner has had. Member Adamonis said kids cross his corner lot but this is a situation that nobody can really change; he did not think a fence would mean that much. Member Doveikis thought the kids would walk around rather than scale a 4' high fence; bushes would be walked thru before they could grow; a fence on a corner front yard is looked down upon but in this case it seems there is no alternative. It was reported there is a fence at a front yard at 100th & Kostner Ave.

Member Doveikis moved to allow this petitioner to erect a 48" high chain link fence along the side street lot line to the front lot line. Second by Member Zwartz with the comment that he has property on a corner but is about 3 blocks away from a conglomerate of 4 schools and occasionally when kids are in a bunch they do cross the front of his lawn, but it is not kids in a mass like in this case; he drove to and observed subject site and the kids walk on other peoples property as well as on subject property which is most vulnerable because it is a corner, also there is so much fencing along that side of Kostner Avenue that this fence would not make that much difference to the esthetics or cosmetics of the area. Member Doveikis believed that a beaten lawn looks worse than a fence but should there be any more requests along that same block this Board should deny but explain.

Member Doveikis added to his motion the stipulation that there is to be no weaving in the fence and that the front yard is not to be fenced. Member Zwartz second the stipulation added to the motion. The vote: Members Doveikis, Zwartz, Adamonis, Anicich, Neaves and Kozlowski voted yes; Member Cieplak was absent. Motion carried.

2. GARAGE HEIGHT, SIZE AND SETBACK (R-1)

9534 S Melvina Avenue. Carlyle Brandt, owner, requesting variations to allow: 1) Garage to be built 3' from rear lot line; 2) garage to be 26' deep; 3) garage height to be 12'9" at peak.

Mr Brandt said he will be replacing an old garage which was demolished previously; he understands that the 20' alley will be vacated. He needs the 26' depth for the storage of a garden tractor. The garage will be 22' wide.

continued

APPEALS BOARD, REGULAR MEETING MINUTES, JANUARY 5, 1977
continued

2. GARAGE HEIGHT, SIZE AND SETBACK (9534 S Melvina) continued

Member Anicich had observed a truck at this site and questioned whether it would be in the garage. Petitioner said yes, and the truck is for his private use. On question Mr Brandt said the garage door will be within regulation height, the truck is a 1 ton dumpster; there are quite a few trucks in the neighborhood. Mr Brandt said he works for an airline and does not use the truck for a business. He has a station wagon and he drives an old Chevy back and forth to work. The reason for the height variation is to allow the garage roof to look like the roof line of the house, to match it architecturally.

Member Neaves moved to grant the petitioner's request for a 26 X 22 garage, 3' from the rear lot line, and 12'9" to the peak. Second by Member Anicich. Bldg inspector Hawk stated that as far as he knows the restriction to 3/4 ton on the truck size would only be if it is used in conjunction with a home occupation; subject truck, as far as he knows, is for private use only. Member Adamonis questioned land coverage and was advised it is not a problem here. The vote: Members Neaves, Anicich, Adamonis, Doveikis, Zwartz and Kozlowski voted yes; Member Cieplak was absent. Motion carried. On question, Mr Brandt said there is a side drive to the garage.

3. TRUCK CAPACITY (R-1) (Home Occupation)

6834 W 96 Street. Jesse Iverson, owner, requesting variation to allow a 1 ton truck parking at a residential site instead of a 3/4 ton allowable.

Mr Iverson explained that this is a 1 ton tow truck which he uses for a business which he operates out of his home; the truck is parked in the driveway along side the house. Right now he is mostly junking cars. This variation is to permit petitioner to obtain a home occupation license for a towing service. There will be no storage or damaged vehicles parked at the site. On question Mr Iverson reiterated he parks no cars overnight at his home. There have been no complaints received by the Village. He has had the truck for about 3 months. Mr Iverson said the reason he was called in was that he was thought to be someone else.

In general discussion Member Kozlowski commented on trucks being noiser and bigger than cars. Member Zwartz was uncomfortable about petitioner getting only 2 signatures of approval as was suggested; this is a commercial vehicle - he has seen it as the other Members have - it could prove to be an eyesore to someone who has something against Mr Iverson; for Mr Iverson's protection and to really justify the variation, rather than have 3 letters, to have a petition with as many signatures as he can and then let this Board determine whether the preponderance of the signatures would allow the variation. He thought a majority would be better. Member Neaves was of the opinion that 3 specified signatures would be enough.

Member Anicich moved to grant Mr Iverson the variation to allow a 1 ton truck parking at a residential site with the stipulation that written approval from his neighbors on the east and on the west and directly across the street plus as many other signatures which in his discretion he would acquire be presented to the business inspector. Second by Member Adamonis. The vote: Members Anicich, Adamonis, Doveikis, Neaves, Zwartz and Kozlowski voted yes; Member Cieplak was absent. Motion carried.

4. ADJOURNMENT

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

/s/ Albin Kozlowski
Chairman pro tem

/s/ Buena Gerke
Secretary

VILLAGE OF OAK LAWN, ILLINOIS
Village Hall @ 5252 W James St
APPEALS BOARD
Wednesday - Feb. 2, 1977
REGULAR MEETING MINUTES #77-2

The secretary called the meeting to order at 8:10 P.M.

ROLL CALL Present: Members Adamonis, Anicich, Doveikis, Kozlowski and Zwartz.
Chief Bldg Inspector, J P Cody.
Absent: Members Cieplak (ill) and Neaves.

Member Zwartz moved, in the absence of Chairman Cieplak, that Member Kozlowski be Chairman pro tem; second by Member Doveikis. The vote: Members Zwartz, Doveikis Adamonis and Anicich voted yes. Motion carried.

APPROVAL OF MINUTES of regular meeting #77-1 held on January 5, 1977: Motion by Member Zwartz to approve the minutes as published. Second by Member Anicich. Members Zwartz, Anicich, Adamonis, Doveikis and Kozlowski voted yes; Members Cieplak and Anicich were absent. Motion carried.

OLD BUSINESS

None.

NEW BUSINESS

1. TRUCK PARKING, HOME OCCUPATION (R-1)
9625 S Mason Ave. Robert Hobson, owner, requesting variation to allow a 3/4 ton panel truck to park in the front setback of the property on a concrete driveway.

Mr Hobson explained that in applying for a Home Occupation license he did not meet the requirement which stipulates that the truck be parked behind the front building line. He operates a Heating & Cooling business from his home; has a son helping him; no other employees; does not advertise the home address. The garage is attached to the home and there is no way to get to the back of the property or behind the house with the truck. He has had this truck for 2 years. There have been no complaints from the neighbors. He has lived at the present location for about 11 years; has no other business office; no duct work is done at the home - it is made up elsewhere; there is no shop at the residence and little of the materials is stored at the residence.

Member Anicich read aloud the ordinance on Home Occupations.

On question, Mr Hobson said there is no address on the truck, only the phone number. Member Adamonis brought out the fact that the 3/4 ton truck is parked on the front of the property, in the front setback, and that may put a burden on the neighbors. Member Anicich questioned the possibility of parking this truck somewhere else possibly within a half mile area. Mr Hobson said the truck has quite a bit of equipment in it, for security reasons he would not park the truck where it might be vandalized. It is a new truck, a good looking truck that is kept clean; it is not a pickup truck nor a panel truck, it is like a cube. The truck would not protrude onto the sidewalk. There is no noise, no equipment, no advertising; truck is not there during the 5 working days.

Member Anicich moved to grant Mr Hobson's request for variation to allow a 3/4 ton truck to park on the concrete driveway in front of the attached garage because there is no access to the rear of the house, and with the stipulation that Mr Hobson present written consent, from the neighbors on each side and directly across the street, to the Business Inspector. Second by Member Adamonis. The vote: Members Anicich, Adamonis, Doveikis, Zwartz and Kozlowski voted yes. Members Cieplak and Neaves were absent. Motion carried.

2. TRUCK CAPACITY, HOME OCCUPATION (R-1)
6768 West 88 Street. Edward A Korosa, owner, requesting variation to allow a 1 ton truck instead of 3/4 ton truck allowable for home occupation.

Mr Korosa said he has had a 1 ton truck since 1969 though not this truck. He did not know about the ordinance. He put in some concrete next to his garage

continued

APPEALS BOARD, REGULAR MEETING MINUTES, FEBRUARY 2, 1977
continued

2. TRUCK CAPACITY - 6768 W 88 St. continued

at the rear of the lot so he could park the truck on it. Oak Lawn Business Inspector advised him he needed a Home Occupation license, but not a building permit because there would be no construction on the concrete. Mr Korosa presented photos for Members to review. His garage is used for his cars; he carries only the materials that are on the truck; does no welding; buys in job lots.

Member Anicich questioned there being indication of a fence company on the home mail box. Mr Korosa said it would be no trouble, he would take that off. There is no storage on the property. He is going to try to get the truck into the garage but presently it can not be done.

Member Zwartz moved to grant variation to allow a 1 ton truck to be parked on the property, behind the fence, with the stipulation that he bring in a letter from the neighbors on each side and across the street expressing no objections and that the advertising on the mail box be removed. Second by Member Anicich. There was question of the property at the rear. The neighbor adjacent the rear of the lot is about 90' away. The vote: Members Zwartz, Anicich, Adamonis, Doveikis and Kozlowski voted yes; Members Cieplak and Neaves were absent. Motion carried.

3. REBUILD FIRE DAMAGED ON 30' LOT (R-1)

9748 S Meade Avenue. Kurt L Facco, owner, requesting variation to allow removal of existing fire damaged home on a 30' lot and rebuild a single family residence.

Chief building inspector Cody reviewed previous action regarding this site:

Board of Appeals	12-13-72	Request for remodeling. Tabled.
"	1-3-73	Removed from agenda.
"	7-11-73	Request for new house to replace burned out structure. Denied.
Board of Trustees	8-14-73	Directed to Planning & Development Comm.
Plan'g & Dev. Com	8-20-73	Tabled.
"	9-17-73	Tabled.
"	10-1-73	Denied new home on the site.
Board of Trustees	10-23-73	Bldg Dept advised to notify owner to demolish fire damaged house. No suggestion that a permit for a new house would be given.

The house was removed and the lot is now vacant. The Bldg Dept feels that the Appeals Board should definitely request the Board of Trustees that some action be taken on the numerous 30' lots scattered through the Village. Mr Cody explained that it seems to be the opinion of our new legal advisers that the demolition of the old house is one thing and issuing a permit for a new house is entirely different and has no connection. This Board could be making a recommendation to the Board of Trustees in this case. The Zoning Commission had their meetings 1 1/2 or 2 years ago; the question of 25' and 30' lots came up and they seemed to take the position that they would face them when they come up. There was reference to a recent case of a 30' lot at 108th and LaCrosse which the Board of Trustees denied.

Mr Facco and attorney Barry Schmarak, 3435 W 111 Street, were present. Attorney Schmarak stated that Mr Facco is a house painter by profession; in Feb. 1973 he purchased subject site with a home on it - an existing non-conforming when the area was annexed to Oak Lawn in 1965; he was going to remodel the house and within 2 months there was a fire, ultimately there were 3 fires. What he is asking is to rebuild the house on his lot. Petitioner thought he would build a ranch or bilevel home 20' wide which would allow required 5' setback on each side. He said that in 1973 he had consent from both neighbors to build a new house. By denying Mr Facco to build a house the land is worthless to him and he is paying taxes of about \$150. on it. Attorney Schmarak said he thinks this case is different from a vacant lot being purchased and then coming in for a building on it.

Mr Facco said he tried to sell the lot to owners on either side and they did not want it. On question he said there is an alley at the rear. He was of the opinion that the house that burned and was torn down had about 900 sq.ft. area.

continued

APPEALS BOARD, REGULAR MEETING MINUTES, FEBRUARY 2, 1977
CONTINUED

3. REBUILD ON 30' LOT - 9748 S Meade Av. continued

Member Adamonis decided that he would rather put the burden in someone else's lap and let them come back and tell us what to do and give us more directions; we are going from blind on this sort of thing.

Chief Bldg inspector Cody explained that there are so many things involved - setbacks, land cover percentage, parking, floor area and others to be met - that to ask this Board to give an answer yes or no would be asking quite a bit. Attorney Schmarak said they could work with the Bldg Dept if the variation of the 50' frontage requirement was granted. Board Members did not think this would be possible in light of the codes. Member Zwartz questioned whether a new house would be practicle or economically feasible.

Member Adamonis moved to table to allow petitioner to present a plot plan and building plan, and following a meeting with the legal department and the building department, contact the petitioners as to when they should come back. Second by Member Doveikis.

In discussion Mr Cody recalled that in 1973 Mr Facco wanted to build a building for storage of painting materials. For this Board to allow a "building" would not assure a home or what kind of a home on the site, that is why a house plan should be presented for review. Mr Facco stated that he wants to get his money back one way or an other; he will rent the house, he does not want to live there.

Mr Facco wanted to remodel the old house and rent it out. Mr Cody recalled that the house was built on wood posts and the roof was sagging, etc. Mr Facco said his brother-in-law who had intentions of moving into the house has another house now. At that time if he could have built a house the brother-in-law would have bought it.

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

Mr Cody will contact the attorneys and others and tell them the Appeals Board is looking for direction on 30' lots and particularly requests to re-build.

4. ADJOURNMENT

Member Anicich moved to adjourn, second by Member Zwartz. The vote: Members Anicich, Zwartz, Adamonis, Doveikis and Kozlowski voted yes; Members Cieplak and Neaves were absent. Chairman pro tem Kozlowski declared the meeting adjourned at 9:25 p.m.

/s/ Albin Kozlowski
Chairman pro tem

/s/ Buena Gerke
Secretary

VILLAGE OF OAK LAWN, ILLINOIS
Village Hall @ 5252 W James St
APPEALS BOARD
Wednesday - Mar. 2, 1977
REGULAR MEETING MINUTES #77-3

The secretary called the meeting to order at 8:10 P.M.

ROLL CALL Present: Members Anicich, Doveikis, Kozlowski and Neaves.
Member Cieplak arrived at 8:14.
Member Zwartz arrived at 8:16.
Chief Bldg Insp. Cody
Absent: Member Adamonis.

Member Anicich moved, second by Member Neaves, that Member Kozlowski be Chairman problem in the absence of Chairman Cieplak. Members Anicich, Neaves, Doveikis voted yes. Motion carried.

APPROVAL OF MINUTES of regular meeting #77-2 held on March 2, 1977: Member Doveikis moved to approve the minutes subject to addition or correction. Second by Member Anicich with the correction in line 4 of the Approval of Minutes, which should read Members Cieplak and Neaves were absent. (Not Anicich) Members Doveikis, Anicich, Neaves and Kozlowski voted yes. Motion carried.

OLD BUSINESS

1. REBUILD FIRE DAMAGED ON 30' LOT (R-1) Tabled 2-2-77
9748 S Meade Avenue. Kurt L Facco, owner, requesting variation to allow rebuilding a single family residence on a 30' lot.

Mr Facco and Attorney Schmarak were present. A site plan showing a 20 X 53' house and a 20 X 22' garage was reviewed by Members. Mr Schmarak explained that they are requesting approval to build a new house as old house was completely removed. The floor area of the house would be 4 sq.ft. short of minimum requirements for a 3 bedroom with basement house; front and side setbacks will be met; the house plan #3736 was drawn by Anderson Assoc. architects. With the garage, total land coverage will be 188 sq.ft. over allowable. A 14% land coverage variation is requested.

Member Cieplak arrived at 8:14 p.m.

Per instructions at the previous meeting, Mr Cody had contacted the Legal Dept. regarding 30' lots and they recommended that construction on this 30' lot, which had a house on it when the petitioner purchased it, be allowed. Also, they advised that other cases of 30' lots would have to be judged on their own merits.

Member Zwartz arrived at 8:16 p.m.

The foregoing facts were reviewed for Members Cieplak and Zwartz. Member Doveikis commended the petitioners for their cooperation with the Bldg Dept and this Board. Member Zwartz reported that 75% of the homes in this block use the alley for access to detached garages. Mr Facco's brother-in-law will buy the new house.

Member Cieplak moved to recommend that the Board of Trustees grant petitioner's request to build a new brick residence, Anderson plan #3736, on this 30' lot at 9748 S Meade Avenue, which will meet required setbacks, and grant the variations to allow 4 sq.ft. shortage floor area and a 14% land coverage variation which will also allow a 20 X 22 detached garage. Second by Member Neaves. The vote: Members Cieplak, Neaves, Doveikis, Anicich, Zwartz and Kozlowski voted yes; Member Adamonis was absent. Motion carried.

NEW BUSINESS

2. ONE TON TRUCK (R-1)
9601 S Melvina Ave. Floyd Dinaro, owner, requesting variation to allow a 1 ton truck instead of 3/4 ton allowable to park on private property.

Mr Dinaro presented written testimony which Member Kozlowski read aloud, signed by 4 neighbors, saying 'there is no disturbance with subject tow truck and that petitioner does not have junk cars on his property.' This is part of subject file.

Mr Dinaro said he bought the truck with intentions of racing at Santa Fe track. He is a boiler maker and works for DuWell Fabricating Co. at 123 St. near Crawford.

APPEALS BOARD, REGULAR MEETING MINUTES, MARCH 2, 1977
continued

2. ONE TON TRUCK - 9601 S Melvina Ave. continued

Occassionally they have work that has to be done outside the shop and he is the only man in the shop with a portable unit and they send him out. On question, he said he has 2 cars and the tow truck. There is an alley at the rear of the lot. The neighbor parks cars in the alley and on the street. Mr Dinaro has a 1-car garage which he uses for storage of bicycles, lawnmower, etc. and a drill press and small compressor that he uses around the house. He plans to build a 2-car garage but wants to park the vehicles until the garage is built. On question, he reported the truck is 8' high including lights that are required on the top of the truck. He asked if the Village would bring some stone so he could put another driveway in, he put stone on the Village property. He reported a 1 1/2 ton truck parked in a garage across the alley and was advised that garage was built before annexation of the area to Oak Lawn, it does not conform to Village ordinances. He thought his lot to be 66' wide (it is 63.71'). Mr Dinaro said he understood that public walks would never be installed in this area, that it was up to the individual homeowner; there is a ditch along 96 Street and nobody uses that area. Also, none of the neighbors want public walk. If improvements were to be made in this area he would move from Oak Lawn. His vehicles park 80% on public right-of-way.

After further discussion, Member Cieplak moved that in view of the commercial nature of the truck that is being used that the variation be denied. Second by Member Doveikis. Mr Dinaro questioned the motion for denial and was advised that in view of his negative response to all the possible alternatives asked of him, the negative response toward betterment of this Village, and as long as he does not plan on being around here that much longer, there is no reason to do other than deny the request.

Member Anicich recalled similar situations that have been before this Board recently and observed there still has not been an answer from this petitioner as to whether he will park behind his house and within the property lines or not. Mr Dinaro stated that he would park the vehicles within his property lines and behind the house, he will take the fence down, there is about 20' from the garage to the side street lot line and he will use that driveway and park on his property.

Member Doveikis withdrew his second to Member Cieplak's motion. The motion died for lack of a second.

Member Zwartz moved to grant the variation to allow Mr Dinaro to park the 1 ton truck only on his property east of the back line of his garage within 30 days. Second by Member Anicich. There being no further discussion, the vote: Members Zwartz, Anicich, Neaves, Doveikis and Kozlowski voted yes; Member Cieplak voted no; Member Adamonis was absent. Motion carried.

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

5858 W 88 Place. M H Mohammed, owner, requesting a variation to allow a 5' high chain link fence to the front lot line and side street lot line of a corner lot.

Mr Mohammed stated that he has lived in this new home for 2 months; an outside light fixture was stolen and a couple of weeks later the outside basement light was ripped off and broken; there are a lot of dogs in the area and one broke the plastic garbage bag and scattered garbage around. Kids ring the doorbell and run. The front entrance of the house is on the side of the house.

Member Kozlowski explained the fence ordinance and the traffic hazzard caused by a fence to the front lot line of a corner lot. It was suggested that a metal container for the plastic garbage bags would prevent the garbage problem. Mr Mohammed said he does not want trouble with the neighbors or their dogs but every day somebody is giving him some trouble one way or another. He has a dog and children that he would keep within the fenced yard and the fence would protect his house from annoyances.

Member Anicich moved to grant Mr Mohammed a variation to allow a 5' high chain link fence along the side street lot line from the front building line to the rear lot line. Second by Member Neaves. The vote: Members Anicich, Neaves, Doveikis, Cieplak, Zwartz and Kozlowski voted yes; Member Adamonis was absent. Motion carried. Petitioner advised to get a fence permit.

4. GARAGE AREA (R-1) 10317 S Tripp Ave. Petitioner not present. Item held till end of agenda.

APPEALS BOARD, REGULAR MEETING MINUTES, MARCH 2, 1977
continued

5. PARKING (C-2)

4931 W 95 Street. Dennis O'Malley, contingent buyer, requesting variation to allow a 2400 sq.ft. area 1 story building, no basement, containing 2 stores 20 X 60' each on a 40 X 108' lot.

Mr O'Malley has been in the real estate and appraising business in Oak Lawn for 19 years; he presented an elevation of the proposed building for Members to view. He explained that the stores will be about 1100 sq.ft. each on the interior. The building to the west on a corner lot was built some years ago and to the front, side and rear lot lines; to the east there is a 25 X 40' building built to the side lot lines. The proposed new building will observe the 5' front setback.

Mr O'Malley said he will occupy one store and he expects 2 attorneys to occupy the other. Each office will have one secretary. Mr O'Malley will have 1 other employee. There will be 2 secretaries, an attorney and himself in the offices during the day, that will be 4 cars parked at the rear of the building most all of each day; 4 additional parking spaces will be available off the alley; the parking will be paved and striped. Total parking will be short 2 stalls.

In the past there had been several proposals for this site and all were less acceptable. Member Cieplak recalled that when 95 Street was widened these businesses were granted 100% parking variation.

Member Cieplak moved to grant the request for a 20% parking variation at 4931 W 95 St. for construction of a 1 story 2400 sq.ft. building with no basement. Second by Member Anicich. The vote: Members Cieplak, Anicich, Zwartz, Doveikis, Neaves and Kozlowski voted yes; Member Adamonis was absent. Motion carried.

6. HOME OCCUPATION, 2 TRUCKS, 1 IS A 1-TON (R-1)

8801 S Central Ave. Geo Patton, owner, requesting variation to allow a 2nd truck, a 3/4 ton pick up truck and a 1 ton van in conjunction with a home occupation. Both will be parked behind the building line.

Mr & Mrs Patton were present. Mr Patton said he has a garage in which he stores a small amount of material; the garage is 3 cars wide and was built years ago. One truck is used for gutter work and 1 is used for trim. His son works with him. The trucks will be parked behind the building line (not behind the house) on a driveway. He works out of his home. He has 2 cars and the driveway is 3 cars wide; the garage is used for the cars. The truck used for gutter work only has a machine in it, the aluminum comes in rolls and the shaping and cutting is done in the truck.

The house to the south faces south, subject house faces north; the resident on the north gave written approval and stated the trucks do not interfere and that Mr Patton always keeps his driveway neat. Letter is part of subject file.

Member Neaves moved to grant the request to allow a 2nd vehicle which is a 1 ton van and a 3/4 ton pick up truck to be parked along side the house, behind the building line. Second by Member Cieplak who added that it is a rare occasion when he has seen anything parked in front of the house and due to the fact that we have a letter from the neighbor on the north stating they have no objection, by the nature of his business it would not be profitable for him to be storing materials, and in the last several years this home has been improved very much. The vote: Members Neaves, Cieplak, Anicich, Doveikis, Zwartz and Kozlowski voted yes; Member Adamonis was absent. Motion carried.

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

6475 W 88 Place. John Ziola, contractor, requesting variation to allow a single family residence to project into the side street setback.

Copies of the spot survey were distributed to Members. Nashville Avenue, the side street, is a meandering street and the side lot line has an arc; the setback required here is 30'. The building comes into the setback line because of the arc: The Bldg Dept can see no future problem here.

Member Doveikis moved to grant a side street setback variation to allow the home to project into the setback as indicated on the spot survey made by Jack M Schick, surveyor, on August 4, 1966, rather than the 30' required. Second by Member Anicich. The vote: Members Doveikis, Anicich, Zwartz, Cieplak, Neaves and Kozlowski voted yes; Member Adamonis was absent. Motion carried. Petitioner advised that a certified copy of the minutes would be available after the next meeting on April 6, 1977.

APPEALS BOARD, REGULAR MEETING MINUTES, MARCH 2, 1977
continued

8. SIGN MATERIAL (PL) Not in time for agenda.
9630 Southwest Highway. Village of Oak Lawn requesting variation to allow an all wood sign at the south end of the property.

Chief Bldg Inspector Cody presented a drawing of the sign for review. The sign will be made of redwood.

Member Anicich moved to allow the sign which will be constructed of redwood; second by Member Neaves. Member Cieplak said his interpretation of our ordinance - due to the fact that the sign will be on Public Land - is that a motion is superfluous at this time, however he would concur and vote yes. The vote: Members Anicich, Neaves, Zwartz, Cieplak, Doveikis and Kozlowski voted yes; Member Adamonis was absent. Motion carried.

4. GARAGE AREA (R-1) 10317 S Tripp Avenue. Petitioner not present. Member Doveikis moved to table to the next meeting, on April 6, 1977; second by Member Zwartz. Members Doveikis, Zwartz, Anicich, Neaves, Cieplak and Kozlowski voted yes; Member Adamonis was absent. Motion carried.

9. ADJOURNMENT

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

/s/ Albin Kozlowski
Chairman pro tem

/s/ Buena Gerke
Secretary

VILLAGE OF OAK LAWN, ILLINOIS
Village Hall @ 5252 W James St
APPEALS BOARD
Wednesday - Apr. 6, 1977
REGULAR MEETING MINUTES #77-4

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

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

APPROVAL OF MINUTES of regular meeting #77-3 held on March 2, 1977: Motion by Member Neaves to approve the minutes as published. Second by Member Doveikis. Members Neaves, Doveikis, Anicich, Kozlowski and Chairman Cieplak voted yes; Member Adamonis abstained due to having been absent that meeting; Member Zwartz was absent. Motion carried.

OLD BUSINESS

1. GARAGE AREA (R-1) Kurt Moller, contingency buyer, 10317 S Tripp Ave. Petition withdrawn. Motion by Member Anicich, second by Member Kozlowski, to remove the item from the agenda. Members Anicich, Kozlowski, Neaves, Adamonis, Doveikis and Chairman Cieplak voted yes; Member Zwartz was absent. Motion carried.

NEW BUSINESS

2. ADDITIONAL GARAGE AND FRONT SETBACK (R-1) 4011 W 110 Street. S D Henson, owner, requesting variation to allow a 20 X 22 frame garage to be added in front of an existing 1-car brick garage; the addition would be 21'6" from the front lot line.

Mr Henson presented a spot survey for review. There is a 5' easement along the west lot line so present garage could not be widened; according to figures on the spot survey proposed garage would be about 8' into the front setback. Present attached garage which is 13 X 21' adjoins a breezeway that is used for a breakfast nook. In general discussion it was suggested that the breezeway be altered for additional garage area and an addition be built on the back for a new eating area. Petitioner rejected this idea. Present garage is used for storage of tools and garden equipment.

Member Adamonis moved to deny the request for building the garage on the front because with the specifications shown on the spot survey the garage would be too far past the front building line. Second by Member Neaves. The vote: Members Adamonis, Neaves, Doveikis, Kozlowski, Anicich and Chairman Cieplak voted yes; Member Zwartz was absent. Motion carried. Petitioner advised of his privilege, if he so chooses, to appeal the decision to the Board of Trustees.

3. SIDE SETBACK FOR CARPORT (R-1) 9530 S Nashville Ave. Charles Clark, owner, requesting variation to allow a 13'9" X 20' carport to be 1'3" from the side lot line instead of required 5'.

Mr Clark stated that he built the carport last March; it has a 3' concrete footing under the north wall; (there was no permit for the carport); he wants to put an overhead door on the back end of the carport to keep the wind from blowing thru from the west. A spot survey was available for review.

Chief Bldg Inspector Cody explained that the carport as it is presently constructed does not meet minimum structural requirements and will have to be corrected. Mr Clark agreed to do this. The house to the north was estimated to be about 8' from the mutual lot line.

Member Kozlowski moved to allow petitioner to enclose the back of the carport with the stipulation that he meet all the requirements of the Bldg Dept to increase the structural and install a fire wall within 90 days providing a letter of approval from the neighbor on the north is submitted to the Bldg Dept. Second by Member Anicich. Members Kozlowski, Anicich, Neaves, Adamonis and Chairman Cieplak voted yes; Member Doveikis voted no; Member Zwartz was absent. Motion carried.

APPEALS BOARD, REGULAR MEETING MINUTES, APRIL 6, 1977
continued

4. TRUCK SIZE & PARKING IN FRONT OF GARAGE (R-1)

9344 S Parkside Ave. Harry Corless, owner, requesting variation to allow parking a 1 1/2 ton van used for home occupation partially in front of the detached garage (a corner lot).

Mr Corless explained that he parks the 1 1/2 ton bakery truck on the driveway in the parkway, but not on the sidewalk. He has had this truck since June, 1976. His garage is built 5' from the side street lot line, having been granted a variation of side street setback in 1967. It was suggested that Mr Corless park the truck on his property next to his garage. He said a tree and bushes would have to be removed in order to do that. He was advised that allowing the truck to be parked in the right-of-way would make the Village party to any liability that might occur due to the truck being parked in the parkway.

Member Anicich moved to deny the request to allow the 1 1/2 ton van used for home occupation to be parked on the parkway. Second by Member Doveikis. In discussion it was stated that a neighbor parks a camper on the parkway and the next door neighbor parks a school bus on their driveway everyday for the past 2 years and that is where petitioner got the idea. After further discussion and urging petitioner to try to get the truck onto his property, Member Anicich withdrew his motion and Member Doveikis withdrew his second.

Member Anicich moved to table this item to the next meeting, May 4, 1977. Second by Member Doveikis. Members Anicich, Doveikis, Adamonis, Kozlowski, Neaves and Chairman Cieplak voted yes; Member Zwartz was absent. Motion carried.

5. FENCE, CORNER LOT (R-1)

9542 S Natoma Ave. G. Fleischman, owner, requesting variation to allow a 42" high chain link fence 5' inside the side street lot line, from the front house foundation to the rear lot line, to enclose the rear yard and protect bedroom windows which are on the side of the house next to the side street.

Mrs Fleischman stated that the existing picket fence would be removed and shrubs will be planted from the front of the house to the front lot line. Many school children from a nearby school travel past the side of the house.

Member Kozlowski moved to grant a variation to allow a 42" high chain link fence 5' from the side street lot line, from the front of the house to the rear lot line. Second by Member Anicich. Members Kozlowski, Anicich, Adamonis, Doveikis, Neaves and Chairman Cieplak voted yes, Member Zwartz was absent. Motion carried.

6. CONDENSER ON SOUTH SIDE OF HOUSE (R-1)

9133 S Sproat Ave. Kenneth Jankist, owner, requesting variation to allow an air conditioning unit to be on the south side of the house instead of at the rear as required by ordinance.

Mr Jankist explained that this would allow additional yard space at the back of the house; there is 13' from the house to the side lot line and about 18' to the house next door. He presented a letter of consent from the neighbor on the south. Mr Jankist said the unit would be adjacent to his house, opposite the neighbor's garage. Chairman Cieplak read aloud the neighbor's letter. Letter is part of subject file.

Member Kozlowski moved to grant the variation to allow the unit on the south side of the house instead of at the rear as required by code since the neighbor approves. Second by Member Adamonis. Members Kozlowski, Adamonis, Doveikis, Neaves, Anicich and Chairman Cieplak voted yes; Member Zwartz was absent. Motion carried.

7. 1 TON TRUCK PARKING IN FRONT SETBACK (R-1)

6747 W 89 Place. Frank Dalia, owner, requesting variation to allow parking a 1 ton vehicle in the front setback, on the garage driveway, in conjunction with a home occupation.

On question Mr Dalia said the truck has a 9' long bed plus a 6' cab and he is sure the truck does not project onto the public walk. It was the opinion of the Board that the truck, including the motor, is more than 16' long and that the truck does project onto the walk. Because firm figures were not available on which to make a decision, Member Adamonis moved to table this item for 60 days, to June 1, 1977, since Mr Dalia will be out of town at the time of the next meeting, or till a spot survey is available and the length of the truck is established. Second by Member Neaves. Members Adamonis, Neaves, Kozlowski, Doveikis, Anicich and Chairman Cieplak voted yes, Member Zwartz was absent. Motion carried.

APPEALS BOARD, REGULAR MEETING MINUTES, APRIL 6, 1977
continued.

8. LAND COVERAGE (R-1)

5717 W 101 Place. Richard DeBoer, owner/contractor, requesting variation of land coverage to allow 37% coverage instead of 35% allowable, for a new home.

Mr DeBoer explained that he wants to extend the attached garage 4' in length and 2' in width to allow a 20 X 25' attached garage that would permit storage of lawn mower etc. The lot is 7423 sq.ft. in area and is on a cul-du-sac. House plan #7106 by Anderson Assoc. was reviewed by Board Members.

Member Adamonis moved to grant the petitioner additional 2% land coverage for the new house at 5717 W 101 Place. Second by Member Anicich. Members Adamonis, Anicich, Neaves, Doveikis, Kozlowski and Chairman Cieplak voted yes, Member Zwartz was absent. Motion carried.

9. FENCE, CORNER LOT (R-1)

5551 W 90 Street. Dr Hugh Morsi, owner, requesting a variation to allow a 5' high redwood basketweave fence to the lot line on 55th Court.

Dr Morsi presented a spot survey for review. He changed his request to a 4' high picket fence along 55th Court side lot line and the 5' basketweave along the rear lot line. The fence would run to about 32' from the front lot line. There is an existing 5' high basketweave fence partially along the rear lot line.

Member Doveikis moved to grant the variation to allow a 5' high redwood fence to the side street lot line and a 4' high picket fence along the 55th Court lot line to 32' south of the north (front) property line. Second by Member Adamonis. Members Doveikis, Adamonis, Anicich, Neaves, Kozlowski and Chairman Cieplak voted yes, Member Zwartz was absent. Motion carried. Petitioner advised to get a fence permit.

10. LOT FRONTRAGE (R-1)

8910 S Parkside Ave. Frank Lynch, contractor, requesting variation of lot size to allow a 40' lot instead of the required 50' lot.

Mr Lynch said that the lots on either side are built upon. It was reported there are about 2 blocks of 40' lots in this area which were annexed to Oak Lawn in 1965. Mr Lynch said he would build a bungalow or bilevel. There will be room on the lot for a detached garage without any further variation. He has not bought the lot but will if the variation is allowed.

Member Neaves moved to recommend that the Board of Trustees allow a variation of lot size to allow a 40' wide lot instead of 50' as required, since this block was subdivided into 40' lots. Second by Member Kozlowski. Members Neaves, Kozlowski, Adamonis, Anicich, Doveikis and Chairman Cieplak voted yes, Member Zwartz was absent. Motion carried. Petitioner to be notified of date for the next Board of Trustees meeting.

11. USE OF PUBLIC WALK (C-2)

9733 1/2 Southwest Highway. Bill Hazen, owner of Southwest Saw & Supply, requesting variation to allow lawn mowers and roto tillers to be parked along the public walk until Oct. 1, and snow blowers to be parked from Oct. to Feb. 15th each year.

Mr Hazen said he must display his wares, there is no parking on Southwest Hy in this block, this is the only way he can display his wares and let customers know he does sell them. This year with having roto hoes displayed outside he has sold 5 units. He has been at this location for a year and a half; previously he was at 2 locations outside the Village of Oak Lawn. He operates a chain saw inside the shop; services are required in conjunctic with the sales. The building is set back 5' from the front lot line which is adjacent the public walk.

Chief Building Inspector Cody explained that in C-2 zoning the ordinance specifies that all display be inside an enclosed building. Also, card tables and displays on the public walk along 95 Street take place only on Sidewalk Sales Days twice a year, not as a regular operation.

Mr Hazen asked that his request be amended to allow the display in the 5' front setback in front of the building rather than on the public walk. He was advised this also would not conform to the C-2 ordinance. Member Kozlowski asked if the display could not be in the window. Mr Hazen said he has only 16' width, 1/2 a store, 1 display window; he has a lawnmower in the window but the speed with which traffic moves along Southwest Hy they could not tell that he is there and he cannot afford a big sign; with the wares out front traffic stops even though it is posted 'no parking' and people get out of the cars and look at the machines. He said a petition is being sent to the Village and State to get the parking on Southwest Highway changed.

continued

APPEALS BOARD, REGULAR MEETING MINUTES, APRIL 6, 1977
continued.

11. USE OF PUBLIC WALK (cont'd)

After further discussion, Member Neaves moved to deny the request. Second by Member Doveikis. Members Neaves, Doveikis, Anicich, Adamonis, Kozlowski, and Chairman Cieplak voted yes, Member Zwartz was absent. Motion carried. Petitioner advised of his privilege, if he so chooses, to take his appeal to the Board of Trustees and he would be advised of the date for that meeting.

12. 1 1/2 TON TRUCK PARKING IN FRONT OF ATTACHED GARAGE (R-1)

9700 S Merrimac Ave. Norman DeYoung, owner, requesting variation to allow a 1 1/2 ton truck in connection with a home occupation and to allow the truck to be parked in front of the attached garage which is entered off 97 Street.

Mr DeYoung said there is 22' to the garage and the truck does not project over the sidewalk; he has been in business for 16/17 years; a second truck will be turned in to a dealer this coming weekend; by the time the snow falls or Oct. this year he hopes to be living in Tinley Park; he has opened an office there. He does not own this house, his father owns it. He acquired the 1 1/2 ton truck about a month ago and keeps about \$1000 worth of scaffolding, ladders, etc. on it. He deals in roofing, siding and remodeling. He has always parked a truck on the driveway in front of the garage. A spot survey was requested so a more firm decision could be arrived at. Mr DeYoung did not believe a spot survey was necessary.

Member Doveikis moved to deny the request to park a 1 1/2 ton truck on the residential site. Second by Member Cieplak. In further discussion Member Anicich questioned the petitioner's willingness to procure a spot survey. The vote on the motion: Members Doveikis, Cieplak, Adamonis voted yes; Members Neaves, Kozlowski and Anicich voted no; Member Zwarts was absent. Motion failed.

Member Neaves moved that the petitioner get a spot survey and bring it to this Board in 30 days, the meeting May 4, 1977, to prove where the buildings are on the lot. Second by Member Anicich. Members Neaves, Anicich, Doveikis, Adamonis and Kozlowski voted yes, Member Cieplak voted no, Member Zwartz was absent. Motion carried.

13. VARIATION OF USE (C-2)

6619 W 95 Street. Harell E Sollis, owner, requesting variation to allow an existing frame building, 1 story with basement, to be used for a meat market.

Mr Sollis said the petition may be misleading; there will be no butchering, he bought the building with the intention of carrying a line of specialty items; everything will be delivered ready for dispensing out of a dairy box, such as packaged lunch meats and staple items. Parking is solely in front of the building. If parking is required it could be provided if business would warrant it. There is about 27' to the public walk. Presently the back portion of the building is rented with a lease for 1 year. Mr Sollis said he inquired about zoning being proper but went no further as to the zoning requirements.

Chief Bldg Inspector Cody stated that the ordinance allows tenancy of one unit by the proprietor of the building; the parking area in front would have to be hard surfaced; this existing non-conforming building will have to be 50% brick veneered to meet ordinance and a time limit has been discussed for both objectives. Mr Sollis said in his estimation the parking area should come first, probably before the snow falls; he would appreciate a year term in which to get the veneering done. The tenant of the rear of the building would be phased out at the end of their lease; the interior of the building will be modernized completely, immediately. The rear portion of the building is not needed and has not been considered for the proposed operation.

Mr Cody stated that subject building is sound. In previous similar instances a bond twice the amount of the improvement costs has been required from the owners and this has worked out well.

Member Adamonis moved to grant Mr Sollis his request for variation to allow the existing frame building to be used for his business and to work with the Bldg Dept for a 24 month performance bond in assuring the Village that this work will be done, including the parking. Second by Member Kozlowski. Member Anicich asked what plans he has for the rear of the building when the tenant moves out. Mr Sollis said he has no plans presently, he will have to work that out so as to utilize that space so it will not be a total loss. Member Adamonis reiterated that is part of the zoning requirement that the owner can live in the building but nobody else. Member Anicich said he wanted to be sure that was covered. The vote: Member Adamonis, Kozlowski, Neaves, Anicich, Doveikis and Chairman Cieplak voted yes, Member Zwartz was absent. Motion carried.

APPEALS BOARD, REGULAR MEETING MINUTES, APRIL 6, 1977
continued

14. USE OF 5' FRONT SETBACK (C-2)

9751 Southwest Highway. Robert Kibitz, owner, requesting variation to allow display of motor cycles for sale in the 5' front setback in front of the store.

Mr Kibitz said his problem is the same as at the Saw Shop; he would like to use the 5' front setback to display up to 4 motor cycles which would set off his store from the two neighboring which have big signs. The cycles would be off the public walk.

In C-2 zoning, merchandise displays are required to be in wholly enclosed buildings.

Member Neaves moved to deny the request. Second by Member Doveikis. The vote: Members Neaves, Doveikis, Anicich, Kozlowski, Adamonis and Chairman Cieplak voted yes, Member Zwartz was absent. Motion carried. Petitioner advised of procedure for appealing the decision to the Board of Trustees and he will be advised of the date for the meeting.

15. PARKING (C-2)

10929 S Cicero Ave. August DiCola, owner, requesting variation to build an 8-unit commercial building with a total floor area of 7995 sq.ft. requiring 15,990 sq.ft. of parking. This would be 787 sq.ft. short of requirements or 4% short.

Mr DiCola presented site plans for review. The plan will be altered to allow a 4' setback at the rear of the building instead of 6' as shown; that would allow a 41' deep building instead of 39' deep; each store then would be about 1000 sq.ft. area and would make them more rentable; this would not cut down on the 38 parking stalls; parking area is to code. Presently he expects to rent to a Real Estate, Travel Agency, Beauty Shop and possibly a dress shop.

Chief Bldg Inspector Cody stated there would be no difficulty to the property on the east if the building is 4' from the rear lot line. The doors off the alley will be 3' steel doors.

Member Doveikis moved to allow the petitioner a 4% parking variation at approximately 10929 S Cicero Avenue. Second by Member Neaves. Members Doveikis, Neaves, Anicich, Kozlowski, Adamonis and Chairman Cieplak voted yes, Member Zwartz was absent. Motion carried.

16. PARKING IN SIDE SETBACK (R-1)

10041 S Cook Avenue. Michael J Loftus, owner, requesting variation to allow a 3/4 ton panel truck to park in the side street setback, in front of the garage. Truck is used in conjunction with a home occupation.

Mr Loftus said the van is 15 or 16' long. Board Members had looked at this site. Member Adamonis questioned the neighbors' attitude. There has been no objections from the neighbors. The van does not protrude onto the public walk.

Member Adamonis moved to allow the 3/4 ton truck to park in the side street setback in front of the garage, providing a letter from the neighbor to the east expressing no objections is presented to the Bldg Dept. Second by Member Kozlowski. Members Adamonis, Kozlowski, Neaves, Anicich, Doveikis and Chairman Cieplak voted yes, Member Zwartz was absent. Motion carried.

17. ADJOURNMENT

Motion by Member Kozlowski, second by Member Adamonis, to adjourn. Members Kozlowski, Adamonis, Neaves, Anicich, Doveikis and Chairman Cieplak voted yes, Member Zwartz was absent. Chairman Cieplak declared the meeting adjourned at 10:25 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 4, 1977
REGULAR MEETING MINUTES #77-5

Chairman Cieplak called the meeting to order at 8:05 P.M.

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

APPROVAL OF MINUTES of regular meeting #77-4 held on April 6, 1977: There being no additions or corrections, Member Adamonis moved to approve the minutes as published. Second by Member Kozlowski. Members Adamonis, Kozlowski, Anicich, Doveikis, Neaves, and Chairman Cieplak voted yes; Member Zwartz abstained voting due to having been absent that meeting. Motion carried.

OLD BUSINESS

1. TRUCK SIZE & PARKING IN FRONT OF GARAGE (R-1) Tabled 4-6-77
9344 S Parkside Avenue. Harry Corless, owner, requesting variation to allow parking a 1 1/2 ton van, used for home occupation, partially in front of the detached garage (a corner lot).

Mr Corless stated he will not park the truck in his back yard because that would not look good. On question, he stated he has not looked for any other place to park the truck.

Following a discussion between Board Members and Mr Corless, Member Anicich moved to deny the variation to allow parking a 1 1/2 ton van in the parkway. Second by Member Kozlowski. The vote: Members Anicich, Kozlowski, Doveikis, Adamonis, Zwartz, Neaves and Chairman Cieplak voted yes. Motion carried. Petitioner advised of procedure for appealing the decision, if he so chooses, to the Board of Trustees. This item recalled at end of agenda.

2. TRUCK SIZE & PARKING IN FRONT OF ATTACHED GARAGE (R-1) Tabled 4-6-77
9700 S Merrimac Ave. Norman DeYoung, owner, requesting variation to allow a 1 1/2 ton truck, in connection with a home occupation, and to allow the truck to be parked in front of the attached garage which is entered off 97 Street.

Mr DeYoung presented a spot survey for Members to review (this house is owned by his father). He explained that he measured his truck and it is 19' long; there is 23'2" from the side street lot line to the garage and he parks the truck in that 23'. The second truck which he had has been disposed of. On question, he said he still expects to move from Oak Lawn by about October. (Spot survey to be filed with Bldg Dept. records.)

Member Neaves moved to grant the request to park the 1 1/2 ton truck in front of the garage. Second by Member Doveikis. Members Neaves, Doveikis, Anicich, Zwartz, Adamonis, Kozlowski and Chairman Cieplak voted yes. Motion carried.

NEW BUSINESS

3. SIDE STREET SETBACK (R-1)
4236 W 103 Street. Ronald Swatkowski, owner, requesting 2' side street setback to allow a 4' wide X 20' long wooden deck and stairway to be added, on a 30' lot.

Mr Swatkowski presented a drawing which Members reviewed. This house was built long before the Oak Lawn ordinances were in effect. He has lived here for 6 years; the building is 6' from the east property line; he will remove the existing porch and build a new one; the porch will not be enclosed, it will be 4' wide and have a railing 16' long and 4' for the stairway.

Member Doveikis moved to allow the replacement and extention of the porch making sure the porch and stairway stay inside the 2' setback limit. Second by Member Neaves. Members Doveikis, Neaves, Anicich, Adamonis, Kozlowski, Zwartz and Chairman Cieplak voted yes. Motion carried.

APPEALS BOARD, REGULAR MEETING MINUTES, MAY 4, 1977
continued

4. GARAGE, SIDE STREET & REAR SETBACKS (R-1)
9601 S 52 Avenue. Kenneth Skertich, owner, requesting a 22 X 20' garage 3' from the side street lot line and 3' from the rear lot line.

It was reported that many garages in this area are built to the lot lines. A spot survey was not available. Mr Skertich said he wants to have as much yard space as possible; the alley is dedicated.

After a general discussion, Member Adamonis moved to grant the request for a 22 X 20' garage to be 5' from the side street lot line and 3' from the rear lot line. Second by Member Kozlowski. Members Adamonis, Kozlowski, Neaves, Zwartz, Anicich, Doveikis and Chairman Cieplak voted yes. Motion carried.

5. FENCE, CORNER LOT (R-1)
7001 W 96 Street. Claude Lamb, owner, requesting a 5' high chain link fence along the side street lot line (Sayre Ave.) from the rear of the house to the detached garage.

Mr Lamb changed his request to a 4' high chain link fence. He presented spot survey copies which showed the proposed fence placement.

Member Anicich moved to grant the variation for a 4' high chain link fence to the side street lot line from the rear of the house to the garage to enclose the rear yard. Second by Member Doveikis. Members Anicich, Doveikis, Adamonis, Kozlowski, Zwartz, Neaves and Chairman Cieplak voted yes. Motion carried.

6. FENCE TO FRONT LOT LINE (R-1)
6325 W 92 Street. Robt Ratcliff, owner, requesting variation to allow a 5' high chain link fence along both side lot lines to the front lot line.

Mr Ratcliff wants to replace a former wood picket fence that was in extremely poor condition; his lot is 100' wide; the posts have been installed. On Member Doveikis question, Mr Ratcliff said he would not be satisfied with the fence stopping at the building line.

Board Members requested that a similar fence reported to be down the block be investigated and determined whether or not a permit had been issued for it. Mr Ratcliff said he had to take time off from work to attend this meeting and he does not want to have to come back to the next meeting, in June; he preferred a decision be made now.

Following a general discussion, Member Adamonis moved to deny the variation to allow fencing to the front lot lines along both sides of the lot. Second by Member Zwartz. Members Adamonis, Zwartz, Kozlowski, Neaves, Anicich, Doveikis and Chairman Cieplak voted yes. Motion carried. Petitioner advised of the procedure for appealing the decision, if he so chooses, to the Board of Trustees. He stated he "did not want to mess with it."

7. GARAGE, CORNER LOT (R-1)
9646 S Normandy Avenue. Jas Tinerella, owner, requesting variation to allow a 24 X 24 frame garage to the side street lot line of a corner lot, and 5' from the rear of the house.

Mr Tinerella changed his request to a 20 X 22 garage. Plot plan drawings were presented for review; the lot is 52' wide. There is a deck 12 X 30' across the back of the house and 6 X 24' along the side of the house.

Member Anicich moved to grant the variation to allow a 20 X 22' garage with 1 hour fire delay wall on the east side of the garage, to the side street lot line and 5' from the house. Second by Member Doveikis.

In further discussion Mr Tinerella decided to move the garage to the rear lot line, allowing more room between it and the house, since there are no utilities in the alley. Member Anicich withdrew his motion and Member Doveikis withdrew his second.

Member Anicich moved to grant a variation to allow the 20 X 22' garage to the side street and rear lot lines. Second by Member Doveikis. Members Anicich, Doveikis, Adamonis, Kozlowski, Neaves and Zwartz and Chairman Cieplak voted yes. Motion carried.

APPEALS BOARD, REGULAR MEETING MINUTES, MAY 4, 1977
continued

8. FENCE, CORNER LOT (R-1)
10701 S Komensky Ave. Michael Wakeham, owner, requesting a 5' high cyclone fence along the side street lot line (107 St.) from the rear of the house to the rear lot line.

Mr Wakeham stated that a lot of people travel along 107 Street to the stores on (Crawford) Pulaski Road. He would like some privacy in the yard.

Member Adamonis moved to grant the variation and allow a 5' high cyclone fence to the side street lot line to enclose the rear yard. Second by Member Kozlowski. Members Adamonis, Kozlowski, Zwartz, Neaves, Doveikis, Anicich and Chairman Cieplak voted yes. Motion carried. A fence permit is required.

9. SIDE SETBACKS (R-3)
8820-40 S Mobile Avenue. Peter Costello, owner, requesting variation to allow 6' side yard on 1 side and 12' on the other instead of 20' total required.

H E Miller, architect, presented site plans and building plans for review. There will be 2 buildings with a 24' common driveway between them. The side setback variation will allow larger bedrooms and more rentable apartment units. There will be landscaping along the rear of the property, behind the parking area. The parking area, controlled by the Metro. Sanitary Dist. and the Village Eng'g Dept. will meet requirements. Board Members suggested that some sort of barrier be installed across the rear of the site to prevent trespassing from and to the commercial area on the west.

Member Kozlowski moved to grant the variation to allow a total of 18' for the side setbacks as requested rather than the 20' required. Second by Member Neaves. Members Kozlowski, Neaves, Adamonis, Anicich, Doveikis, Zwartz and Chairman Cieplak voted yes. Motion carried.

10. FENCE TO FRONT LOT LINE (R-1)
5858 W 88 Place. M H Mohammad, owner, requesting variation to allow a 4' high chain link fence to the front lot line of a corner lot.

Mr Mohammad said that in the past month he has had trouble twice with windows being broken; one night he found someone trying to get into his car. He is having a garage built; the 5' high fence for which he had been granted a variation to build along the side street lot line to the front foundation wall of his house has not been installed.

Following a general discussion, Member Zwartz moved to deny a fence 4' high going to the front lot line since this Board has already given a variance for a fence to the side street lot line. Second by Member Adamonis. Members Zwartz, Adamonis, Kozlowski, Neaves, Doveikis, Anicich and Chairman Cieplak voted yes. Motion carried. Petitioner advised of procedure for appealing the decision to the Board of Trustees, if he so chooses.

11. FENCE, CORNER LOT (R-1)
9700 S Brandt Ave. Rev. Karl Landgrebe, relative of owner, requesting a 5' high chain link fence to the front lot line of a corner lot.

Rev. Landgrebe explained that the petition was for the corner lot carrying the address of 9804 S 52 Avenue. He presented a drawing of that site; due to vandalism and the fact that the relative is elderly and alone, the fence is desired; the 42" high picket fence has been there for many years and it will remain as is.

Member Adamonis moved to table to the next meeting, June 1, 1977, so Members can look at the site. Second by Member Zwartz. Members Adamonis, Zwartz, Kozlowski, Neaves, Doveikis, Anicich and Chairman Cieplak voted yes. Motion carried..

12. GARAGE REAR SETBACK (R-1)
9532 West Shore Drive. Robt Medema, owner, requesting variation to allow a detached garage 3' from the alley instead of 5' required.

Mr Medema presented the spot survey for review and indicated the placement of the contemplated garage thereon. The alley at the rear is a dedicated alley but is not used. He said he plans a frame garage having outside measurements of 21.5 X 21.5'.

Member Doveikis moved to grant the variation to build a 21.5' X 21.5' frame garage 3' from the alley instead of the 5' required. Second by Member Anicich. Members Doveikis, Anicich, Adamonis, Kozlowski, Zwartz, Neaves and Chairman Cieplak voted yes. Motion carried.

13. VARIATION TO DISALLOW FACILITIES FOR HANDICAPPED (C-2)

6650-6 6700 W 95 St. & 9444 S Normandy (vacated street). Edmond N Zisook, architect, for Chicago Health & Racquet Club, requesting variation of Section 316.0 of B.O.C.A. Code to allow a proposed health club to be excluded from the required facilities which would accommodate handicapped persons.

Mr Zisook said that because of the nature of the club it would preclude people that would not need these facilities covered in Section 316.0 of BOCA Code. Chief Bldg Inspector Cody read aloud Section 316.0 of BOCA Code which applies to public buildings. On question Mr Zisook said there will be no spectators gallery or area nor restaurant facilities, only soft drink/fruit juice dispensing. Vacated Normandy Avenue will be part of the improved site. There will be no tennis courts; there will be exercise rooms raquet ball courts; entry to the facilities would be by membership and the building will be multi-level.

Member Zwartz moved to grant the requested variation for the proposed health club building, to eliminate the requirement of Section 316.0 of the BOCA Code, and that the variation apply only to the health club's particular use and not to the premises or any other use of the building. Second by Member Doveikis. Members Zwartz, Doveikis, Anicich, Neaves, Kozlowski, Adamonis and Chairman Cieplak voted yes. Motion carried.

14. FENCE HEIGHT (R-1)

9205 S Kedvale Avenue. Beverly Fence Co., contractor, requesting variation to allow a scalloped top fence with pillars 7' high to enclose the rear yard in which there is a built-in swimming pool.

Mr Leuba, owner, explained that the low point of the scalloped fence will be 6' high; the 5 brick pillars will each be topped with a 2" cap and a little lantern; he has talked with the neighbors and they are very happy about this type of fence. A drawing of the proposed fence and a spot survey were presented for review.

Member Anicich moved to grant the variation to allow the pillars of the scalloped fence to be 7' high for the fence to enclose the rear yard. Second by Member Kozlowski. Members Anicich, Kozlowski, Doveikis, Adamonis, Zwartz, Neaves and Chairman Cieplak voted yes. Motion carried.

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

6768 W 88 Street. E A Korosa, owner, requesting variation to allow extending a fence to the front lot line on the west side of the property.

Mrs Korosa explained that children are wearing a path across the lawn, they have damaged 2 Malibu lights and shrubbery and they litter the front yard. Members having looked at this site explained that a fence here would set a precedent in the area

Discussion led to petitioner agreeing to 2' high posts and chains or other 2' high barrier rather than the fence. A permit is not needed for a 2' high installation.

REAR YARD & LAND COVERAGE (R-1)

16. 5828 W 100 Place. Geo M Eck, contractor, requesting variation to allow 36% land coverage instead of 35% allowable and rear yard of 20' instead of 30' required.

John Blyth represented Mr Eck; he stated that there will be an attached garage and because the lot is on a cul-du-sac one side of the lot is 112.98' long and the other side is 139.97' long, the 44' wide house with attached garage must be set back further to clear the front setback line and that reduces the rear yard.

Member Doveikis moved to grant the variation for land coverage of 36% and rear yard of 20' depth as requested. Second by Member Adamonis. Members Doveikis, Adamonis, Anicich, Neaves, Zwartz, Kozlowski and Chairman Cieplak voted yes. Motion carried.

17. REAR YARD (R-1)

5829 W 100 Place, Geo M Eck, contractor, requesting variation of rear yard to allow 22' depth instead of 30' required.

John Blyth, representing Mr Eck, stated that the lot is on a cul-du-sac which causes the front setback line to not be parallel, the house must be set back further and this reduces the rear yard. The lot is 113.49' long on the east side and 140.36' long on the west side.

Member Zwartz moved to grant the variation of rear yard to allow 22' depth instead of 30' required. Second by Member Anicich. Members Zwartz, Anicich, Adamonis, Neaves, Kozlowski, Doveikis and Chairman Cieplak voted yes. Motion carried.

18. FENCE, CORNER LOT (R-1)

5190 W 88 Place (or 8815 S 52 Ave). Geo Krenzelak, owner, requesting a 6' high stockade fence along the side street lot line from the rear of the house to the detached garage, to enclose the rear yard.

Mr Krenzelak presented a copy of the spot survey for review. He explained that a swimming pool is planned for the rear yard. Petitioner was advised that the posts and fence must be within his lot line, not to the public walk. A fence permit is required.

Member Neaves moved to grant a 6' high stockade fence from the rear of the house to the detached garage, along the side street lot line, to enclose the rear yard. Second by Member Adamonis. Members Neaves, Adamonis, Zwartz, Neaves, Doveikis, Anicich and Chairman Cieplak voted yes. Motion carried.

19. FENCE HEIGHT BETWEEN HOUSES (R-1)

9615 Robertson Ave. F H Pralle, owner, requesting variation to allow a 6' high verticle board fence along the side lot line between houses; on the north.

Mr Pralle presented a copy of the plot plan with the fence placement indicated thereon and a letter of consent from the neighbor on the north. Letter is part of subject file.

Member Anicich moved to grant the variation for a 6' high verticle board fence between the houses, on the north lot line, since the neighbor does not object. Second by Member Doveikis. Members Anicich, Doveikis, Neaves, Zwartz, Kozlowski, Adamonis and Chairman Cieplak voted yes. Motion carried.

20. RELEASE OF 3' OF UTILITY EASEMENT

10309 S Lamon Avenue. Geo Kowalchuk, owner, requesting release of north 3' of easement to allow building a garage.

Mr Kowalchuk said he has put in the concrete without a permit; the spot survey he has does not show the easement. The survey in the Bldg Dept file shows the easements. There is a sewer line in this easement and the slab is on top of the sewer line. Mr Kowalchuk had letters of release from 3 utility companies but not from the Eng'g Dept. The concrete slab was not done by a licensed contractor. Chief Bldg Inspector Cody reported that the Bldg Dept has made some suggestions, such as move the slab or take over maintenance of the sewer line; there is about 110' of tile sewer line; the garage slab is 22 X 24'. It was suggested that the garage be placed at the back of the lot instead because there would be plenty of room for driving 2 cars into it, and to consider a rear setback variation instead of a side setback into the easement.

Chief Bldg Inspector Cody and a member of the Eng'g Dept will go to the site to ascertain the lot measurements since there are 2 conflicting surveys and the lumber is piled on petitioner's lot and a telephone vote will be taken on a decision so that petitioner will not be delayed till the next Board meeting.

On May 5th, Mr Cody met with petitioner and after discussion of various possibilities it was decided that the south 4' of the existing slab be cut off and an additonal 4' of slab be poured on the north end and that the north 3' of the 10' easement be vacated by the Village of Oak Lawn. Letter of release of the north 3' of the 10' easement received from the Eng'g Dept.

By telephone Board Members were informed of the decision made in the field and each gave approval of recommending to the Board of Trustees that the north 3' of the 10' south easement be released. Members Adamonis, Anicich, Doveikis, Kozlowski, Neaves, Zwartz and Chairman Cieplak voted yes. Motion carried.

#1. TRUCK SIZE & PARKING IN FRONT OF GARAGE - 9344 S Parkside Ave. Recalled.

Attorney Robt Kenny, Jr. asked the Board's indulgence because he was not able to get to the meeting earlier when this item was called. He explained that Mr Corless is a soft spoken man and does not speak up; the neighbors do not object to the truck being parked on the driveway approach in the parkway; Mr Corless depends on the truck for his and his family's livelihood. To park the truck in the yard between the house and garage would result in an unsatisfactory appearance of his property, it would not be desireable. Mr Corless stores trays over night in his garage so it would not be convenient to park the truck a distance from his home.

On question as to whether his appeal was as an attorney or a neighbor, Mr Kenny said he was speaking as an attorney.

continued

#1. 9344 S Parkside Ave. continued

After a general discussion Member Anicich withdrew his motion to deny and Member Kozlowski withdrew his second on that motion.

Member Zwartz moved to table the request for 6 months and to request a legal opinion on trucks parked in the public right-of-way and if an opinion is received in less than 6 months petitioner will be recalled on the agenda. Second by Member Neaves. Members Zwartz, Anicich, Neaves, Doveikis, Kozlowski, Adamonis and Chairman Cieplak voted yes. Motion carried.

The Bldg Dept will contact the Village Attorney for a legal opinion on the liability of a Village in allowing a truck to be parked in the right-of-way.

21. ADJOURNMENT

Member Doveikis moved to adjourn. Second by Member Kozlowski. Members Doveikis, Kozlowski, Neaves, Zwartz, Adamonis, Anicich and Chairman Cieplak voted yes. Chairman Cieplak declared the meeting adjourned at 10:55 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 1, 1977
REGULAR MEETING MINUTES #77-6

Chairman Cieplak called the meeting to order at 8:00 P.M.

ROLL CALL Present: Members Anicich, Doveikis, Kozlowski, Neaves, Staudt, Zwartz
and Chairman Cieplak
Chief Bldg Inspector Cody
Absent: None.

APPROVAL OF MINUTES of regular meeting #77-5 held on May 4, 1977: There being no additions or corrections Member Neaves moved to approve the minutes as published. Second by Member Doveikis. Members Neaves, Doveikis, Anicich, Zwartz, Kozlowski and Chairman Cieplak voted yes, Member Staudt abstained due to not having been present. Motion carried.

OLD BUSINESS

1. TRUCK SIZE & PARKING IN SETBACK Tabled 4-6-77
6747 W 89 Place. Frank Dalia, owner, requesting variation to allow parking a 1 ton vehicle in the setback, on the garage driveway, in conjunction with a home occupation.

The spot survey from the house file was available for review. Mr Dalia, on question, stated his truck is 17' long. The survey showed the side street setback to be 17.5'. Chief Bldg Inspector Cody reported that twice in the past month when a survey of the neighborhood was made, the truck has not been overhanging the public right-of-way and the neighbors have no complaints about the truck. Member Kozlowski questioned whether any equipment kept on the truck could be pulled off by kids with any danger to themselves. Mr Dalia said that the truck normally is empty, sometimes a 50' roll of wire may be on the truck but he has trouble handling that. He is in the fencing business.

Member Anicich moved to grant the variation to allow parking the 1 ton vehicle in the setback, on the garage driveway, in conjunction with a home occupation. Second by Member Kozlowski. The vote: Members Anicich, Kozlowski, Neaves, Doveikis, Staudt, Zwartz and Chairman Cieplak voted yes. Motion carried.

2. FENCE, CORNER LOT (R-1) Tabled 5-4-77
9804 S 52 Ave. Rev. Karl Landgrebe, relative of owner, requesting a 5' high chain link fence to the side street lot line of a corner lot.

Rev. Landgrebe explained that he is representing his mother-in-law; he presented a sketch of the site; the 3' high picket fence which has been there many years along part of the lot lines will remain; proposed fence will enclose the rear yard. The homeowner is elderly and not able to be out and around and there has been much vandalism there.

Member Neaves moved to grant the variation to allow a 5' high chain link fence to the side street lot line from the west end of the garage to the rear lot line. Second by Member Kozlowski. The vote: Members Neaves, Kozlowski, Staudt, Anicich, Doveikis and Chairman Cieplak voted yes. Motion carried.

NEW BUSINESS

3. A/C CONDENSER, SIDE OF HOUSE (R-1)
5732 W 102 St. Geo J Dodaro, Jr, owner, requesting variation to allow a condenser unit on the east side of the house.

Mr Dodaro explained that his house is a bilevel; there is 23' between the two houses and the neighbor's garage is opposite where the unit will be; and the furnace would be closer to the unit if it is on the side near the rear of the house. Written consent from the neighbor at 5728 W 102 St was presented. Letter is part of subject file. A spot survey was available for review.

Member Doveikis moved to grant the variation to allow the air conditioning unit on the east side of the house since a letter of approval from the neighbor was received. Second by Member Staudt. The vote: Members Doveikis, Staudt, Zwartz, Kozlowski, Neaves, Anicich and Chairman Cieplak voted yes. Motion carried.

APPEALS BOARD, REGULAR MEETING MINUTES, JUNE 1, 1977

Continued

4. FENCE, CORNER LOT (R-1)
10544 S Keeler Ave. Mrs Bernard Hau. Petitioner not present. Item held till end of agenda.

5. FENCE, CORNER LOT (R-1)
5237 W 94 St (Oak St) Ronald Lindskog, owner, requesting variation to allow a 6' high stockade fence along the side street lot line of a corner lot, from the rear of the house to the detached garage; to replace existing fence.

A copy of the spot survey was available for review. Mr Lindskog explained that the stockade fence will replace an existing wire fence; he has a dog and wants to eliminate the possibility of children putting their fingers thru the fence; also he takes care of a relative's Doberman from time to time. The yard grade is high and the fence, from inside the yard, will be about 4' high. The yard is level but the public walk slopes down to the south. On question, Mr Lindskog said the fence height will be measured from the public walk.

Member Zwartz moved to grant the variation to allow a 6' high stockade fence, only because of the topography of the back yard, to enclose the rear yard and replace the metal fence. Second by Member Neaves. The vote: Members Zwartz, Neaves, Kozlowski, Staudt, Anicich, Doveikis and Chairman Cieplak voted yes. Motion carried.

6. GARAGE SIZE (R-1)
4327 W 109 Street. Bruno Valentor, owner, requesting variation to allow a frame garage 26 X 30' so as to house a boat, and removal of the existing attached 1-car garage.

Mr & Mrs Valentor were present. They decided to build a brick garage; they had no plans for the garage because they first want to have the size determined. There is no way to expand the attached garage which was added after the house was built; when that garage is removed the original brick of the house will be exposed. On question, Mr Valentor said he does not have a boat presently but is planning about a 22' long boat. Chief Bldg Inspector Cody reported that with the removal of the attached garage the land coverage will be no problem. Proposed garage area is 264 sq.ft. over maximum allowable. Mr Valentor stated he would put 2 overhead doors on proposed garage, a 16' and a 12' and would have a hip roof.

Board Members were concerned with setting a precedent on 3-car garages. They questioned the need for a 4 wall enclosure for a boat. Alternatives were discussed. Chairman Cieplak, in review, observed that there is difficulty assessing the proposed garage without any idea as to where on the lot the garage would be built and no idea of what the garage is going to look like, and petitioner is not sure of the size of the boat he will buy, all of which causes the Board Members to be 'shooting in the dark'. This variation would have to be a recommendation to the Board of Trustees because the size exceeds the jurisdiction of the Appeals Board; present request is for about 40% additional garage area.

Member Anicich moved to table till the next meeting, July 7, 1977, when petitioner will present a plot plan and building plan. Second by Member Doveikis. The vote: Member Anicich, Doveikis, Neaves, Staudt, Kozlowski, Zwartz and Chairman Cieplak voted yes. Motion carried.

7. FENCE, CORNER LOT (R-1)
10801 S LaCrosse Ave. Richard Patenaude, owner, requesting variation to allow a 6' high board fence between houses on the south side of the lot, and along the side street lot line from the rear of the building to the rear lot line.

Mr Patenaude said he wants his fence to match an existing fence along the rear and partially along the inside lot line on the south side where the fence is about 1/2 way forward from the rear lot line; a liquor store is abutting the rear of the property. The fence along the side street lot line would be 2' inside that lot line and would run from the attached garage to the rear lot line.

Member Doveikis moved to grant the variation for a 6' high fence between houses providing a letter of approval from the neighbor to the south is submitted to the Bldg Dept. and 2' inside the side street lot line to enclose the rear yard. Second by Member Anicich. The vote: Members Doveikis, Anicich, Kozlowski, Staudt, Zwartz, Neaves and Chairman Cieplak voted yes. Motion carried.

APPEALS BOARD, REGULAR MEETING MINUTES, JUNE 1, 1977

Continued

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

8945 S Austin Ave. Ronald Gravelle, owner, requesting variation to allow a 4' high chain link fence to the front lot line.

Mrs Darlene Gravelle presented a sketch of the site for review. There is no survey of the property available. The house is set further back than the neighbors'; the lot is 100' deep. Mrs Gravelle said the fence would be to keep children and dog inside the yard and if bushes in front of the fence would please the Board that is what will be done. Bushes alone would not restrain children or dogs, and Austin Ave is a busy street.

It was suggested that the fence stop at the front building line, or 25' from the front lot line. It was decided that the Chief Bldg Inspector Cody would establish the front building line for petitioner on Friday morning, 6-5-77. If petitioner agrees to keeping the fence at the building line no variation will be needed.

Member Doveikis moved to table to the July meeting pending the recommendation of the Bldg Dept being accepted. Second by Member Anicich. The vote: Members Doveikis, Anicich, Neaves, Staudt, Kozlowski, Zwartz and Chairman Cieplak voted yes. Motion carried.

9. HOME OCCUPATION EMPLOYEES (R-1)

10108 Parke Ave. Harold E Miller, owner, requesting variation to allow 2 full time employees in conjunction with home occupation.

Mr Miller, architect, stated he has resided at this address since July 1, 1963; he worked for the Village of Oak Lawn during the summers from 1943 to 1958; he has been working in his home since he got his license in 1963. The Zoning Ordinance was passed in December 1963; (revised in April 1975). Having recently received a letter from the Bldg Dept regarding the home occupation ordinance he has reviewed the ordinance. His home is 72 X 26' and less than 1/2 the basement or about 25% of the floor area is used as an office. He has a 21' wide driveway and can park 4 cars on it. The lot is 104' in width and 4 cars can be parked at the curb. He has had 1 employee for 10 or 12 years and another for about 6 years; they work on a 40 hour basis, 5 days a week; a.m. starting time varies and p.m. day ending varies accordingly but not later than 6 p.m. Petitioner has 3 cars, a snowmobile and a camper; the snowmobile and camper are parked along side the house on stone, behind the setback line; there is 45' between the garage and the neighbors property line. He is not registered for a home occupation presently.

Mr Miller said he parks his cars on the driveway and his employees park at the curb during the day so he does not feel that at any time there is a hazard in front of his residence. One attempt to move his business to a business zoning failed due to the recent financial crunch and rising costs. His customers are by appointment and generally one at a time; he requests customers, if turning around, to not use the neighbors driveway. About 2 1/2 or 3 years ago there was an anonymous complaint thru the Bldg Dept.

Member Zwartz stated for the record he "is aware of Mr Miller's position in the Village and his reputation as an architect and from several contractors the fact that he is knowledgeable about ordinances and regulations that have to do with zoning etc. Have you never been aware of this section of the ordinance?" Mr Miller stated that this is a new ordinance, and yes, he was aware of the 1963 home occupation ordinance.

Member Doveikis moved that Mr Miller be allowed the variation for 1 additional employee providing he can provide a letter from immediate neighbors indicating they have not been caused any hardship because of parking in the area as everything else seems to be in order.

Member Neaves questioned the attitude of one neighbor with whom there seems to be a problem, although anyone living in any neighborhood has someone they do not like, and maybe there should be a change in the motion for that reason. Chairman Cieplak suggested that a representative sampling of the immediate neighbors as to any objections or having suffered any hardship be requested. Member Doveikis said that was what he wanted to say. Member Anicich brought attention to the fact that we are talking about 2 full time employees and referred to Section 2(b) and (h) of the ordinance on Home Occupations. And Section 2(a) states that all home occupations shall be considered as a revocable special use.

Member Doveikis withdrew his motion. Member Neaves withdrew his second on the motion. Petitioner Miller stated that he is still working toward an office outside his home but has no firm plans presently. -3-

continued

APPEALS BOARD, REGULAR MEETING MINUTES, JUNE 1, 1977
Continued

9. HOME OCCUPATION EMPLOYEES - 10108 Parke Ave. continued
Member Doveikis moved to grant the variation for 2 employees for a home occupation and to be called to our attention again in 1 year - that is, to allow 2 employees for a period of 1 year. Second by Member Neaves. The vote: Members Doveikis, Neaves, Anicich, Kozlowski, Zwartz, Staudt and Chairman Cieplak voted yes. Motion carried.
10. PARKING (C-2)
10840 S Cicero Ave. Jas Meintanis, owner, requesting variation to allow a building consisting of 8 small stores, each less than 2000 sq.ft. area to be built to a total of 7,995 sq.ft. (41 X 195) which would be 985 sq.ft. short of parking requirements or 6% short.

H E Miller, architect, presented site and building plans which Members reviewed. Plan showed a 39 X 195 building and they are asking to change to a 41 X 195 building. There will be 4' from the rear of the building to the rear lot line to allow doors to swing out. Chief Bldg Inspector Cody stated that the additional 2' depth on the building will not effect the parking requirement or the parking available. Mr Miller said that the building meets code requirements, however, the concern of any owner is economics and the additional 2' does not change parking. There is an alley at the rear of the site. Each store will be below 2000 sq.ft. area; code requires a fire wall at a maximum of 3000 sq.ft. so by doing this at no point in time will they be going through that wall so as to require additional parking.

At present there are no prospective tenants for the building. Mr Meintanis said there will be no grocery store or anything like that. Mr Miller said there will be more than 320 sq.ft. of parking per car, including the driveway; traffic will be free-flowing and he understands that there will be a stop light at 110 Street & Cicero so again there will be a free-flowing of traffic and there will not be an overburdening of Cicero Avenue.

Member Anicich moved to grant a variance of 6% of parking. Second by Member Doveikis. The vote: Members Anicich, Doveikis, Zwartz, Kozlowski, Staudt, Neaves and Chairman Cieplak voted yes. Motion carried.
11. A/C UNIT AT SIDE OF HOUSE (R-1)
9116 S Mobile Ave. Frank Jungman, owner, requesting variation to allow a/c condenser at the south side of the house instead of the rear as required.

Mrs Eleanor Jungman was present. Mrs Jungman presented a sketch showing proposed placement of the unit and a letter of approval from the neighbor on the south. Letter is part of subject file. Mrs Jungman explained that the unit will be hidden by bushes; there is approx. 30' to the neighbor's house and a basement window only is on that side of the neighbor's house.

Member Kozlowski moved to grant the variation to allow the air conditioning unit on the south side of the house since a letter from that neighbor expresses no objections. Second by Member Staudt. The vote: Members Kozlowski, Staudt, Zwartz, Neaves, Anicich, Doveikis and Chairman Cieplak voted yes. Motion carried.
12. VARIATION OF HOME OCCUPATION ORDINANCE (R-1)
4828 W 91 Place. Jeff Harrison, homeowner's son, requesting variation to allow sign painting in the garage in a residential area.

Mr Harrison stated that it is the only place he has to work right now; he has been working here for 9 months and so far there have been no complaints from the neighbors. He has been in sign painting for 7 years. The largest sign he paints is 4 X 16'; the paints are kept in a metal cabinet and he has a fire extinguisher in the garage; he has not used a spray gun; only 1 truck delivers materials about once a month; he has a van with which he picks up materials, the van was a recreational vehicle; he does not stock the sign material. The largest size can of paint is 1 gallon. He has no other employee. He does not have customer vehicles parking at the site, he delivers the signs himself and installs them. Starting this month he will advertise in the Yellow Pages. The Board advised Mr Harrison that the home address must not appear in the ad; only the phone number is allowed. He hopes that within 6 months he can have a shop; as soon as he can afford it.

Chairman Cieplak observed that the Home Occupation Ordinance provides that if there are complaints or problems the business can be closed immediately. It was suggested that the Fire Dept. check this out also.

continued

APPEALS BOARD, REGULAR MEETING MINUTES, JUNE 1, 1977

Continued

12. VARIATION OF HOME OCCUPATION - 4828 W 91 Place - continued

Member Neaves moved to grant the variation for sign painting in the garage in a single family residential area. Second by Member Kozlowski. The vote: Members Neaves, Kozlowski, Zwartz, Anicich, Doveikis, Staudt and Chairman Cieplak voted yes. Motion carried.

13. SIDE STREET SETBACK FOR ADDITION (C-2)

9621 Southwest Hy. Geo Wondriska, owner, requesting variation to allow an addition to extend to the side street lot line, and from the existing frame structure to the rear of the lot.

Mr Wondriska stated this will be the 2nd phase of altering the building which was a frame house. The masonry addition on the front of the building was the 1st phase. Board Members reviewed the site plan presented (site plan is part of subject file). Now the dilapidated frame garage will be removed and a masonry garage and storage area will be added at the rear of the building; the remaining frame residence will be brick veneered and the addition out to the side, facing McVicker Ave, will be of masonry. There will be a new roof. There is about 8'7" to the McVicker Ave side lot line from the existing building. Parking area meets requirements and will be paved and drained to meet Village requirements. Old trees will be preserved at the front of the site where it will be landscaped as part of the motif of the antique business. Renovating this structure will coincide with the Village efforts to up-grade structures along Southwest Hy.

Member Neaves moved to grant the variation to allow an addition to extend to the McVicker Ave side lot line and a masonry addition to the rear lot line. Second by Member Staudt. The vote: Members Neaves, Staudt, Kozlowski, Zwartz, Anicich, Doveikis and Chairman Cieplak voted yes. Motion carried.

14. FENCE, CORNER LOT (R-1)

9257 S Melvina Ave. A. Noffsinger, owner, requesting a 6' high chain link fence along the side street lot line of a corner lot, from the rear lot line to the southwest corner of the garage; a distance of approx. 36'.

Mr Noffsinger presented a sketch of the site. The fence would enclose the rear yard of a corner lot; he will put in a garden this year and later a pool.

Member Kozlowski moved to grant the variation to allow a 6' high chain link fence along the side street lot line from the garage to the rear lot line to enclose the rear yard. Second by Member Doveikis. The vote: Members Kozlowski, Doveikis, Staudt, Neaves, Zwartz and Chairman Cieplak voted yes. Motion carried.

15. A/C UNIT BETWEEN HOUSES (R-1)

10828 S LaPorte Ave. J A Byrnes, owner, requesting variation to allow an a/c condenser on the north side of the house.

Mr Byrnes stated that he has a retarded child and for his safety and protection he would like the unit outside the back yard area; there is 10' to the lot line and 24' to the neighbor's house. When discussing this with the neighbors on the north the only comment by the gentleman was that if the Village thought it should be at the rear of the house then that is where it should be; he made no other comment. They are good neighbors, they have a very large dog and they are safety conscious. Only the neighbor's kitchen would face the area and it is obscured by an 8' high hedge. The neighbor has air conditioning window units. Chief Bldg Inspector Cody stated that the intent of the ordinance was where homes are 12 or 14' apart and the unit would be under somebody's bedroom window; in his opinion there is no way this unit will effect the neighbor. Petitioner was sure the condenser will be enclosed with a fence.

Member Anicich moved to grant the variation to allow an air conditioning condenser to be put on the north side of the building because of the retarded child and a distance of 24' between homes and because the unit will be fenced. Second by Member Doveikis. The vote: Members Anicich, Doveikis, Zwartz, Kozlowski, Staudt, Neaves and Chairman Cieplak voted yes. Motion carried.

APPEALS BOARD, REGULAR MEETING MINUTES, JUNE 1, 1977
Continued

16. SIDE STREET SETBACK (R-1)

10401 S Knox Ave. C. Solewski, owner, requesting variation of side street setback to allow 10' instead of 15' required since property adjoins a Green Strip.

Mr Solewkis explained that the proposed home with attached garage will be 44' wide on a 60' lot, allowing 5' setback on the south and the 10' on the Green Strip. Chief Bldg Inspector Cody explained Green Strips to the new Board Members. It was reported that houses along the 104 Street Green Strip at Knox, Kenton and Kilpatrick Avenues have had variations to build 10' from the lot line.

Member Doveikis moved to grant a 10' side street setback instead of the 15' required because the property is adjacent a Green Strip. Second by Member Anicich. The vote: Members Doveikis, Anicich, Staudt, Neaves, Kozlowski, Zwartz and Chairman Cieplak voted yes. Motion carried.

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

9528 S Campbell Ave. Oakdale Construction Co., contractor, requesting variation to allow a detached garage 2' from the side lot line instead of 3' required and 3' from the rear lot line instead of 5' required; lot is 37.5' wide.

Mr Anzine of Oakdale Construciton Co. explained that the garage will have a 9' overhead door on the alley side and a double overhead door on the front; the driveway is in; there is a 16' alley. Homeowner plans a pool in the yard later.

Member Kozlowski moved to grant the variation for 2' side setback and 3' rear setback providing a letter from the neighbor expressing no objection is submitted to the Bldg Dept. Second by Member Zwartz. The vote: Members Kozlowski, Zwartz, Staudt, Neaves, Doveikis, Anicich and Chairman Cieplak voted yes. Motion carried.

18. FENCE, CORNER LOT (R-1)

6627 W 89 Place. Wayne Lundquist, owner, requesting variation to allow a 4' high basketweave fence to the side street lot line (Natoma Ave) from the rear lot line forward for about 34'.

Mrs Marcia Lundquist explained that the fence was erected to the side street lot line instead of the building line. A spot survey was available for review. The fence starts 96' from the front lot line and this would cause no traffic problems.

Member Zwartz moved to grant the variation for a 4' high basketweave fence along the side street lot line, 1' inside the line, from the garage to the rear lot line. Second by Member Kozlowski. The vote: Members Zwartz, Kozlowski, Staudt, Neaves, Doveikis, Anicich and Chairman Cieplak voted yes. Motion carried.

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

10455 S Keeler Ave. Mrs Bernard Hau, owner, not present. Member Neaves moved to table to the next meeting. Second by Member Kozlowski. The vote: Members Neaves, Kozlowski, Staudt, Zwartz, Doveikis, Anicich and Chairman Cieplak voted yes. Motion carried.

19. ADJOURNMENT

Member Doveikis moved to adjourn. Second by Member Staudt. Members Doveikis, Staudt, Anicich, Zwartz, Kozlowski, Neaves and Chairman Cieplak voted yes. Chairman Cieplak declared the meeting adjourned at 10:15 p.m.

/s/ Charles G Cieplak
Chairman

/s/ Buena Gerke
Secretary

The next meeting of the Appeals Board will be on Thursday, July 7, 1977, 8:00 p.m.

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

Thursday, - July 7, 1977
REGULAR MEETING MINUTES #77-7

Chairman pro tem Kozlowski called the meeting to order at 8:10 p.m.

ROLL CALL Present: Members Anicich, Doveikis, Neaves, Zwartz and Kozlowski; Member Staudt arrived at 8:15 p.m.

Chief Bldg Insp. Cody

Absent: Chairman Cieplak (ill)

APPROVAL OF MINUTES of the regular meeting #77-6 held on June 1, 1977:

Member Neaves moved to approve the minutes as published; second by Member Anicich. Member Zwartz requested making a contingent to the motion. Prior to adjournment of the last meeting he had made a point that a request be made to the Bldg Dept for a cassette type recorder for the Appeals Board sessions and it was not put into the minutes. He purposely made the suggestion so it would be in the minutes and asked that this be corrected. Member Zwartz's suggestion was as follows:

"Member Zwartz address the Chairman and asked if we could get any kind of money allocated from somewhere, and Mr Cody said he may ask Mr Faitz, if we could get some kind of money to get a cassette recorder that would be easier to carry and be more modern in transcribing. Chairman Cieplak said he thought that would be fine, especially now that the Bldg Dept is not located in this building, upstairs, and due to the fact that the recorder has to be carried further and the transportation of it, a lighter weight model and something easier to operate would be very much in line."

Member Neaves and Anicich agreed to the amendment to the minutes. The vote: Members Neaves, Anicich, Doveikis, Zwartz and Kozlowski voted yes; Member Staudt not present; Member Cieplak was absent.

OLD BUSINESS

1. FENCE, FRONT LOT LINE (R-1) Tabled 6-1-77

8945 S Austin Ave. Ronald Gravelle, owner, requesting variation to allow a 4' high chain link fence to the front lot line.

After the previous meeting, the Bldg Dept went to subject site and established the building line for the homeowner. Petitioner agreed to the fence being erected at the building line so no variation is needed.

2. GARAGE SIZE (R-1) Tabled 6-1-77

4327 W 109 St. Bruno Valentor, owner, requesting variation to allow a (frame) changed to brick, garage 26 X 30' so as to house a boat, and removal of the existing attached 1 car garage. Letter 6-20-77 changing request to 24 X 28.5' garage.

Member Staudt arrived, 8:15 p.m.

Mrs Valentor presented site and garage plans which Members reviewed. She said they are now considering a 15.5' X 5' boat and a 24 X 28.5' brick garage. This over-size garage will be within this Board's jurisdiction. On question, Mrs Valentor said the overhead door will be 16 X 8' as the total garage height will be 12'; she wants it as low as possible with no storage area under the roof. The garage plan showed double service doors to one side of the overhead door.

Member Anicich moved to grant the variation for a 24 X 28.5' brick garage per plans, which is 20% over the allowable square foot area. Second by Member Doveikis.

The vote: Members Anicich, Doveikis, Neaves, Staudt, Zwartz and Kozlowski voted yes; Member Cieplak was absent. Motion carried.

3. FENCE, CORNER LOT (R-1) Tabled 6-1-77

10544 S Keeler Ave. Mrs Bernard Hau, petitioner not present. Item held till end of agenda.

4. RELEASE 2' OF EASEMENT (R-1)

10312 S Keeler Ave. C. Solewski, owner/contractor, requesting release of the south 2' of the north 5' easement due to encroachment.

continued

APPEALS BOARD, REGULAR MEETING MINUTES, JULY 7, 1977
continued

4. RELEASE OF 2' OF EASEMENT (R1) 10312 S Keeler Ave. continued

Mr Solewski explained that the foundation is 6" into the easement and the fireplace is a 1'4" protrusion into the easement and this became evident when the spot survey was made. A spot survey was available for review. Letters from Oak Lawn Eng'g Dept. No.Ill.Gas Co., Com.Ed.Co. and Ill.Bell Tel.Co. granted release of the south 2' of the north 5' easement. Letters are part of subject file.

Member Doveikis moved to recommend to the Board of Trustees that the release of south 2' of the north 5' easement be granted due to letters of release having been received from the utility companies and Eng'g Dept. Second by Member Neaves. The vote: Members Doveikis, Neaves, Anicich, Staudt, Zwartz and Kozlowski voted yes; Chairman Cieplak was absent. Motion carried.

5. SIZE & NUMBER OF VEHICLES, HOME OCCUP. (R-1)

5944 W 87 Place. Ron Hovey, owner, requesting variation to allow parking 3 vehicles on the rear of the property, in conjunction with a home occupation; a 1 ton vehicle, a 3/4 ton vehicle and a 1/2 ton vehicle used in Mobile Home repair business.

Mr Hovey, on question, said he has 2 employees, himself and another; the small van is used for lawn mower/s, the big van is used for moving material from job to job, the other is a snow plow truck. He repairs Mobile Homes and he maintains the grounds of Trailer Parks. He has been in the business for 17 years. He has made room in his rear yard for the trucks; the rear yard is on an alley which is at the rear of business zoning. He has over \$1000 dollars invested in the back yard in stone and blacktopping; he has an office downstairs in the home; he has not looked for proper zoning in which to park the trucks; Gas stations do not want trucks parked on the property due to thefts.

Member Anicich said he drove by subject site and could see all three trucks from the street. On question Mr Hovey said there had been no complaints from the neighbors that he knows of. Member Zwartz said he saw 1 truck in the back yard, 2 on the driveway and 2 cars in the front - 1 on the parkway and 1 at the curb - at 5:30/45 p.m. Across the street are 2 homes valued at about \$60,000 each. Mrs Hovey said the pickup truck and camper were parked on the driveway.

Chief Bldg Insp. Cody observed that the Village has expended a lot of money in trying to bring up that area as far as appearance goes and getting new construction to conform to codes, and this sort of home occupation defeats the whole purpose. One 3/4 ton truck is allowed by ordinance for home occupations. Mr Hovey said that at 91 Street someone has 4 or 5 trucks. He pays over \$100 for stickers for his vehicles and they take his money at the Village Hall. He stated his home is over \$70,000 and the fence belonging to a neighbor looks like ridiculous and stands out like a sore thumb against his home.

On question Mr Hovey said he has tried to find other location for the trucks and in a year or 1 1/2 years he will be out of here. In fact he is working on a deal now trying to find a place in Chicago Heights; an area of over 3 acres where he will be able to house all of his equipment. He not only has the problem of where to park the trucks but the problem of where to put materials also. In the step van he has over \$10,000 worth of merchandise and just does not park that everywhere. Following a general discussion, Mr Hovey agreed to find other location for the trucks.

Member Neaves moved that a variation for 6 months be granted in which Mr Hovey is to find a place to park the 2 larger vehicles, and to take action again at that time if he has not done it. Second by Member Anicich. There being no further discussion, the vote: Members Neaves, Anicich, Doveikis, Staudt, Zwartz and Kozlowski voted yes; Member Cieplak was absent. Motion carried.

6. FENCE, CORNER LOT (R-1)

4200 W 100 Street. Bill Szymczak, owner, requesting variation to allow a 5' high wood privacy fence along the side street lot line of a corner lot, from the rear lot line to the attached garage.

Mr Szymczak presented plot plans for review. Fence would enclose rear yard only. There would be 23' of fence from the rear line to the building. Petitioner was advised that the lot line is about 1' from the inside of the public walk.

Member Anicich moved to grant the variation to enclose the rear yard with a 5' high wood fence as requested. Second by Member Doveikis. The vote: Members Anicich, Doveikis, Zwartz, Staudt, Neaves and Kozlowski voted yes; Member Cieplak was absent. Motion carried.

APPEALS BOARD, REGULAR MEETING MINUTES, JULY 7, 1977
continued

7. A/C CONDENSER, NORTH SIDE OF HOUSE (R-1)

10120 S Mansfield Ave. Daniel Langan, owner, requesting variation to allow a a/c condenser at the north side of the house.

Mr Langan explained that on the west wall, to the north, there is a stairway from the utility room and a window on the south end of that wall; to put the compressor on the sidewalk between the two would limit access to the stairway. Presently he has no garage and keeps a lawnmower in the utility room; the neighbor's bedrooms are on the opposite side of the house, and there are no windows on this side. Mr Langan presented written consent from the neighbor on the north; letter is part of subject file.

Member Zwartz moved to grant the variation to allow the condenser on the north side of the house since there is written consent from the neighbor on the north. Second by Member Anicich. The vote: Members Zwartz, Anicich, Doveikis, Neaves, Staudt and Kozlowski voted yes; Member Cieplak was absent. Motion carried. Petitioner advised that an electrical permit is required.

8. CARPORT ON FRONT OF ATTACHED GARAGE (R-1)

9824 S 53 Ave. J A Franzen, owner, requesting variation to allow a 14 X 24' carport on the front of an 18 X 22 attached garage.

Mr Franzen said he bought the materials and had a weeks vacation so started building the carport and did not realize he needed a permit. A building inspector came by and advised him he needed a permit; this was on June 13th and the Appeals Board meeting being this date he continued the construction. He doubled the rafters as the Bldg Dept advised. There was discussion of the underpinning of the 4 X 4 supports. In case of frost heave there could be separation from the building. A building permit is still required.

After a general discussion, Member Doveikis moved to grant the variation to allow a 14 X 24' carport on the front of the 18 X 22 attached garage providing petitioner follows the specifications required by the Bldg Dept. Second by Member Staudt. The vote: Members Doveikis, Staudt, Anicich, Neaves, Zwartz and Kozlowski voted yes; Member Cieplak was absent. Motion carried.

9. GARAGE RENTAL FOR AUTO HOBBY SHOP (R-3)

9535 S 53 Ave. Edward Paoletti, renter, requesting variation to allow an auto restoration hobby shop in the garage at 9535 S 53 Avenue for his personal cars.

Mr Paoletti, 6203 Birmingham, Chicago Ridge, Ill. stated he has leased this garage for 3 years; previously the garage had been rented for some dump trucks and before that some motorcycle gang had it, according to the neighbors. He was on vacation June 13, and working on a wrecked '69 corvette which he bought; there is a '68 Corvette in the garage also which he has owned for 5 years, he has a '37 Ford, a '38 Ford, a '39 Plymouth, a '69 Cutlass, a '67 Chevy pickup truck. He had the titles to all of these cars with him. He leaves them at his father's house in Chicago Ridge. The day Inspector Hall walked into the garage he was welding a leg on a kitchen chair. Mr Hall asked for his business permit and petitioner told him he is not running a business. Petitioner is an electrician working 40 to 50 hours a week and only works in the garage in his spare time. He had his electric bills for the garage and the largest was the last one for \$5. the others were less. There are 4 cars in this garage. He has a couple of electrical compressors, most of them are in parts; he has a portable welder which he keeps at his father's house and which he uses occassionally. He keeps 2 industrial fire extinguishers in the garage. He is in the garage only on weekends or 2 to 3 hours at night.

On question, he said the people from the building park along the alley and block the driveway. The house next to the garage is vacant. There is a "sold" sign on this property; the zoning is R-3. Eventually all the buildings will come down. Present owner advised petitioner that within 30 or 60 days he will know who to pay the rent to. Chief Bldg Inspector Cody reported that within a years time the buildings will be leveled. The problem presently is that the off-street parking for the building is not there.

After a general discussion, Member Anicich moved to grant the variation to allow the petitioner to restore his antique cars, staying within the fire code of the Village of Oak Lawn and to deny use of the welder or heavy-draw electrical equipment in the garage. Second by Member Neaves. In further discussion it was stated that the use of this garage is only temporary. The vote: Member Anicich, Neaves, Doveikis, Staudt, Zwartz and Kozlowski voted yes; Member Cipelak was absent. Motion carried.

APPEALS BOARD, REGULAR MEETING MINUTES, JULY 7, 1977
continued

10. FENCE, CORNER LOT (R-1)

9102 S 52 Court. C Diesel, owner, requesting variation to allow a fence to the side street lot line of a corner lot.

Mr Diesel explained that he wants the fence to enclose the yard because school children from Covington School have worn the grass by using the yard as a short cut around the corner; flowers are picked as soon as they bloom, clothes can not be hung out on the line without fear of them being ruined; children climb the trees; smoking and leaving burning cigarettes on the window sills and general destruction of the property with writing dirty words on the back of the house. There was no site plan available; the lot is 48.71 X 125.52. Mr Diesel stated that the fence will run from the garage to the side street lot line, to the rear lot line and along the rear lot line; he is planning a 6' high stockade fence; fence would also run from the side of the house to the neighbor's fence. Petitioner advised that 5' high maximum is allowed between homes. He agreed to the 5' height between the houses. A fence permit is required.

Member Neaves moved to grant the request for a variation for the fence to the side street lot line of the corner lot, from attached garage to the rear lot line. Second by Member Staudt. The vote: Members Neaves, Staudt, Anicich, Doveikis, Zwartz and Kozlowski voted yes; Member Cieplak was absent. Motion carried.

11. FENCE, CORNER LOT (R-1)

9202 S 52 Avenue. (corner lot) Dale Gacki, owner, requesting variation to allow a 5' high wood or chain link fence to the side street lot line from the rear of the house to the detached garage, to enclose the rear yard.

Mr Gacki presented the spot survey for Members to review. He stated that primarily he wants the fence for the safety of his 2 year old daughter; she runs into the street.

Member Doveikis moved to grant the variation to allow a 4' high chain link fence to the side street lot line to enclose the rear yard. Second by Member Anicich. The vote: Members Doveikis, Anicich, Neaves, Staudt, Zwartz and Kozlowski voted yes; Member Cipelak was absent. Motion carried.

12. A/C CONDENSER, WEST SIDE OF HOUSE (R-1)

5104 W 105 Place. T McLaren, owner, requesting variation to allow an a/c condenser on the west side of the house instead of at the rear as required by ordinance.

Mrs McLaren explained that a small patio was made larger and the house is 25' across the back with a porch and sliding glass doors; now that the patio is enlarged the condenser is right in the middle. Adjoining driveways allow 35' between the homes. Chairman pro tem Kozlowski read aloud the letter giving consent from the neighbor. Letter is part of subject file.

Member Doveikis moved to grant the variation since written consent from the neighbor on the west was presented. Second by Member Staudt. The vote: Members Doveikis, Staudt, Anicich, Zwartz, Neaves and Kozlowski voted yes; Member Cipelak was absent. Motion carried.

13. GARAGE SIDE SETBACK (R-1)

9911 S Mansfield Ave. Wayne Chmiel, owner, requesting variation to allow a 22 X 20 frame garage to be 1' from the south side lot line at the front corner, then the rear will be 3' from the side lot line.

Member Staudt left the meeting.

Mr Chmiel presented a scaled drawing of the site. The house is under construction. The house is canted on the lot and the proposed garage would follow the same angle, allowing the rear corner to be 3' from the side lot line. The lot is on a cul-de-sac is 70' wide but only 102' deep on the south side and having an 8' easement at the rear.

There will be 12' between the rear of the house and the garage so it would be less difficult to get the second car into the garage if it is angled. In discussion it was brought out that if the overhang is reduced to 8" and a gutter installed along the south side the problem of flooding a neighbor would be eliminated.

Mr Chmiel said he will build his own garage and keep the same roof line as on the house.

Member Neaves moved to grant the variation to allow a 22 X 20 frame garage to be 1' from the south lot line at the front corner then the rear will be 3' from the side lot line and a gutter to be installed on that side of the garage. Second by Member Zwartz. The vote: Members Neaves, Zwartz, Anicich, Doveikis and Kozlowski voted yes; Member Cieplak was absent; Member Staudt not present. Motion carried.

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continued

14. DELIVERIES & OUTSIDE STORAGE, HOME OCCUPATION (R-1)

9045 S Sproat Ave. Gene Fornowski, owner, requesting variation for home occupation to allow intermittent delivery of materials and minor outside storage of goods in fenced-in area.

Mr Fornowski explained that there is truck delivery a couple of times a week but all big material is delivered to the job site. Its plumbing material. The cast iron material stored in the yard is behind a chain link fence. Odds and ends of material left over from jobs is stored in the yard behind a screened area; nothing can be seen; he has narrow scaffolding which is used on jobs. Chief Bldg Insp. Cody reported that the site is kept clean, there has never been complaints from the neighbors. A truck is stored on the property; his personal car is stored a block away; two trucks are taken home by the two drivers. He does not want to create a problem in the residential area; he gets anxious if the boys all show up at one time in the morning, having 2 vehicles outside.

Member Doveikis moved to grant the variation of home occupation to allow intermittent deliveries and outside storage for a home occupation. Second by Member Neaves. The vote: Members Doveikis, Neaves, Anicich, Zwartz and Kozlowski voted yes; Member Cieplak was absent; Member Staudt not present. Motion carried.

15. GARAGE SIDE SETBACK (R-2)

5349 W 89 St. Mrs Irma Schulock, owner, requesting variation to have a detached garage moved to 6" from the side lot line.

Mrs Schulock explained that a ²nd car can not be put into the garage as it is; the lot is short and there is not much room between the building, which is a two flat, and the garage. There are 3 cars at the site. She would like the garage 6" from the east lot line.

Members Explained that the garage overhang would be over the neighbors property and suggested 1' setback instead. Mrs Schulock agreed to the 1' setback.

Member Anicich moved to grant a variance to move the garage to 1' from the east side lot line. Second by Member Neaves. The vote: Members Anicich, Neaves, Doveikis, Zwartz and Kozlowski voted yes; Member Cieplak was absent; Member Staudt not present. Motion carried.

Member Staudt returned to meeting.

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

9333 S Kenton Ave. Robt Schimmel, petitioner not present, item held till end of agenda.

17. A/C CONDENSER SOUTH SIDE OF HOUSE (R-1)

10529 S Lorel Avenue. D. Blouin, owner, requesting variation to allow a a/c condenser on the south side of the house instead of at the rear as required by ordinance.

Mrs Blouin presented a letter from the neighbor which Chairman pro tem Kozlowski read aloud. The letter expressed no objections. Letter is part of subject file.

Member Doveikis moved to grant the variation to allow the condenser on the south side of the house since the neighbor has given consent. Second by Member Zwartz. The vote: Members Doveikis, Zwartz, Anicich, Neaves, Staudt and Kozlowski voted yes; Member Cieplak was absent. Motion carried.

18. TANDEM PARKING (R-3)

10900-04 S Keating Ave. Wm J Tunney, contractor, requesting variation to allow tandem parking for a 9 unit condominium development.

Mr Tunney presented site plans or Members to review. Entry to parking will be off the alley. Parking will be assigned so each unit has two tandem stalls.

Chief Bldg Inspector Cody reported that tandem parking on an assigned basis has worked out very well at another building built by Mr Tunney.

Motion by Member Anicich to grant Mr Tunney, contractor, a variance to allow tandem parking for a 9 unit condominium building. Second by Member Doveikis. The vote: Members Anicich, Doveikis, Neaves, Staudt, Zwartz and Kozlowski voted yes; Member Cieplak was absent. Motion carried.

APPEALS BOARD, REGULAR MEETING MINUTES, JULY 7, 1977
continuous

19. REAR YARD SETBACK (R-1)

4204 W 103 Street. Wm J Tunney, contractor, requesting variation to rear yard to allow 16'6" instead of 22' required.

Mr Tunney presented proposed site plan for Members to review. The lot is 112' deep due to some of the original depth having been taken off for the widening of 103 Street. The attached garage is forward from the front of the residence and that is what will cause the rear yard to be reduced. The lot is 50' wide. Mr Tunney stated that the price of the property would warrant a home that would be feasible to put on it. The alley at the rear is used only by the one residence which is right behind this site. He wants to save 4 of the trees that are at the back.

Member Staudt moved to grant a rear yard variation from 22' to 16'6" for a home to be built at 4204 W 103 Street. Second by Member Neaves. The vote: Members Staudt, Neaves, Anicich, Doveikis, Zwartz and Kozlowski voted yes; Member Cieplak was absent. Motion carried.

20. SIDE & FRONT SETBACK ("O")

4500 W 103 Street. John P. Ellis, petitioner not present. Petitioner requested this item be tabled to the next meeting. Motion by Member Neaves, second by Member Anicich, to table for 30 days, to 8-3-77. The vote: Members Neaves, Anicich, Doveikis, Staudt, Zwartz and Kozlowski voted yes; Member Cieplak was absent. Motion carried.

21. FENCE HEIGHT & SETBACK, CORNER LOT (R-1)

6150 W 93 Street. M Whitchurch, owner, requesting a 6' high stockade fence along the building line on 93 Street, between houses, and along the front lot line (Moody Ave) from the north lot line to parallel the south corner of the house.

Mr Whitchurch presented a spot survey for Members to review. He said he has a St Bernard dog and wants to be sure children do not get into the yard. The house faces 93 Street, but Moody Avenue is the front of the lot; 93 Street is the side street. The survey showed a 15' building line on the 93 Street and a 25' setback line on Moody Avenue. There is an old fence, erected before the area was annexed to Oak Lawn, which extends to the front (Moody Ave.) lot line, just north of petitioner's north side lot line. This old fence is non-conforming and while it exists nothing can be done about it.

Member Anicich explained to Mr Whitchurch that because 93 Street was improved the contractor built the house to face 93 Street, but Moody Ave will be improved and that is the recorded frontage of the lot. There is nothing in the codes governing the location of a front door as related to lot lines. There is no building north of subject site. The property abutting the west (rear) lot line has a fence along what is the rear of property which faces Melvina Avenue. After a general discussion petitioner said he will keep the fence along the side street building line, which would be enclosing the rear yard and a variation is not needed for that.

Member Anicich moved to deny a fence along the front lot line on Moody Avenue. Second by Member Doveikis.

Petitioner changed his request to allowing a 6' high fence along the front building line from the north corner of the house to the north lot line.

Member Anicich and Doveikis withdrew the motion and second thereon. Member Anicich moved to allow a variance to permit a 6' high fence along the building line on Moody Ave. from the north corner of the house to the north lot line. Second by Member Doveikis. The vote: Members Anicich, Doveikis, Neaves, Staudt, Zwartz and Kozlowski voted yes; Member Cieplak was absent. Motion carried.

22. A/C CONDENSER SOUTH SIDE OF HOUSE (R-1)

10201 S Keeler Ave. Regina Walsen, owner, requesting variation to allow an a/c condenser on the south side of the house, between homes.

Mrs Walsen said that when the house was purchased the conditioner was there, having been put in about 8 years ago. When a new one was needed they learned it was not allowed on the side of the house. There is a driveway on the south of the house and the unit will be right against the building. Chairman pro tem Kozlowski read aloud a letter of consent from the neighbor on the south. Letter is part of subject continued

APPEALS BOARD, REGULAR MEETING MINUTES, JULY 7, 1977
continued

22. A/C CONDENSER 10201 S Keeler Ave. continued
file. Petitioner stated that it would be a hardship to put the unit at the rear of the house and then it would be an eyesore from along 102 Street.

Member Doveikis moved to grant the variation to allow the condenser on the south side of the house since the neighbor has consented. Second by Member Staudt. The vote: Members Doveikis, Staudt, Anicich, Neaves, Zwartz and Kozlowski voted yes; Member Cieplak was absent. Motion carried.

23. BASIN MATERIAL (M-1)
5516 W 110 Street. G J Feldkamp & Son Plumbing, requesting variation to allow reinforced concrete for triple garage basin instead of cast iron.

Jim Lorde and Bob O'Sullivan represented the petitioner. Chief Bldg Inspector Cody explained that petitioner followed the Chicago Plumbing Code, which is used by Oak Lawn, but 2 years ago Chicago adopted the use of reinforced concrete for basins but our code has not caught up. The building involved is a mini warehouse and at this point the occupants are not known but a triple basin was required to be put in so no matter what the occupancy the sanitation will be adequate. Feldkamp Plumbing has been working with the Chicago Code so they put the reinforced concrete basin in. Our plumbing inspector questioned it and found Feldkamp is more acquainted with the code. If this were to be a high commercial use such as paint spraying or something like that there might be a problem, but with the use they have there will be no problem. The amendments to the Chicago Plumbing Code should be received shortly and then the amendments will be adopted by Oak Lawn.

Mr Lorde said the same type basins were installed at Christ Hospital, Moraine Valley Community College and all thru Chicago. He explained that the pipe is 3" thick with reinforced mesh in it; cast iron is 3/8" thick, tops. The concrete when properly installed is less likely to crack.

Member Neaves moved to grant the variation for reinforced concrete triple basin instead of cast iron subject to the amended plumbing ordinance. Second by Member Staudt. The vote: Members Neaves, Staudt, Anicich, Doveikis, Zwartz and Kozlowski voted yes; Member Cieplak was absent. Motion carried.

24. FENCE, CORNER LOT (R-1)
5755 W 88 Place. Thos J Mick, owner, requesting variation to allow a 4' high chain link fence along the side street lot line from the rear of the house to the detached garage, to enclose rear yard.

Mr Mick stated there is 19' between the house and the garage, he wants to run the fence from the rear of the house to the patio which is about 10'. A plot plan was available for review. A fence permit is required.

Member Doveikis moved to grant the variation for a 4' high chain link fence to enclose the rear yard. Second by Member Zwartz. The vote: Members Doveikis, Zwartz, Anicich, Neaves, Staudt and Kozlowski voted yes; Member Cieplak was absent. Motion carried.

25. NO PETITION. NOT IN TIME FOR AGENDA.
5352 W 91 Street. Mr & Mrs Dunn, owners, requesting variation to allow replacing a detached garage 3' from the side street lot line.

Chief Bldg Insp. Cody explained that thru no fault of their own petitioner's have a problem where the garage existed 3' from the property line on 53 Court; they are having another one built by Danley Lumber Co. and they did not do their usual good job of getting everything cleared up. They were going to pour the cement and the inspector caught it and they are here for a variation. There is a 15' building line at this point but the old garage was built past the building line. There was question whether or not Danley Lumber had gotten a demolition permit on the old garage or a permit for the new garage.

Member Staudt moved to grant the variation to allow Mr & Mrs Dunn to construct a new garage 3' from the side street lot line on the location of the old garage. Second by Member Neaves. The vote: Members Staudt, Neaves, Anicich, Doveikis, Zwartz and Kozlowski voted yes; Member Cieplak was absent. Motion carried.

APPEALS BOARD, REGULAR MEETING MINUTES, JULY 7, 1977
continued

- #3. FENCE, CORNER LOT (R-1) Tabled 6-1-77
10544 S Keeler Ave. Mrs Bernard Hau, owner, requesting variation to allow a 5' high chain link fence from the rear of the house to the rear lot line, along the side street lot line of a corner lot.

Petitioner not present. Member Anicich moved to table to the meeting on 8-3-77. Second by Member Staudt. The vote: Members Anicich, Staudt, Zwartz, Neaves, Doveikis and Kozlowski voted yes; Member Cieplak was absent. Motion carried.

16. FENCE TO FRONT LOT LINE (R-1)
9233 S Kenton Ave. Robt Schimmel, owner, requesting variation to allow a 4' high chain link fence to the front lot line; up both sides and across the front.

Petitioner not present. Member Anicich moved to table to the meeting on 8-3-77. Second by Member Staudt. The vote: Members Anicich, Staudt, Neaves, Zwartz, Doveikis and Kozlowski voted yes; Member Cieplak was absent. Motion carried.

Chief Bldg Inspector Cody brought up the subject of the budget to the Members' attention. There was a general discussion and Mr Cody was given the Board's suggestions for the budget for next year, which he will present to the Board of Trustees.

26. ADJOURNMENT
Member Anicich moved to adjourn; second by Member Staudt. The vote: Members Anicich, Staudt, Zwartz, Neaves, Doveikis and Kozlowski voted yes; Member Cieplak was absent. Chairman pro tem Kozlowski declared the meeting adjourned at 10:47 A.M.

/s/ Albin Kozlowski
Chairman pro tem

/s/ Buena Gerke
Secretary

VILLAGE OF OAK LAWN, ILLINOIS
Village Hall @ 5252 W James St
APPEALS BOARD
Wednesday - Aug. 3, 1977
REGULAR MEETING MINUTES #77-8

Chairman pro tem Kozlowski called the meeting to order at 8:00 p.m.

ROLL CALL Present: Members Anicich, Doveikis, Neaves, Staudt, Zwartz and Chairman pro tem Kozlowski.
Chief Bldg Inspector Cody
Absent: None. - Chas G Cieplak deceased 7-15-77 -

APPROVAL OF MINUTES of regular meeting #77-7 held on July 7, 1977: Motion by Member Staudt to approve the minutes as published. Second by Member Zwartz. The vote: Members Staudt, Zwartz, Neaves, Doveikis, Anicich and Kozlowski voted yes. Motion carried.

OLD BUSINESS

1. FENCE, CORNER LOT (R-1) Tabled 6-1-77, 7-7-77.
10455 S Keeler Ave. Mrs Bernard Hau, owner, requesting variation to allow a 5' high chain link fence from the rear of the house to the rear lot line, along the side street lot line of a corner lot.

Chief bldg inspector Cody reported that he saw Mrs Hau earlier in the week; she is very old, almost totally blind and relies on neighbors to carry her here and there; she thought the petition to the Appeals Board was the fence permit. A neighbor was to appear here tonight for her but phoned that he was not able to be here. A 3 1/2' high fence has been erected which encloses the rear yard. The spot survey shows the house to be 2'8" from the side street lot line. Chairman pro tem Kozlowski questioned whether a precedent would be set by Mr Cody's representing the petitioner. Mr Cody said that this has been done before in emergency cases, and inasmuch as a petitioner does not have to be present at a Board of Trustees meeting as long as the information is given to them. Due to the fact that 3 months have gone by now, Mr Cody told the neighbor that he would, if the Board is willing, get this done for her.

Member Neaves moved to grant the variation to allow a 3 1/2' high chain link fence from the rear of the house to the rear lot line, along the side street lot line of a corner lot. Second by Member Anicich. The vote: Members Neaves, Anicich, Doveikis, Staudt, Zwartz and Kozlowski voted yes.

2. FENCE TO FRONT LOT LINE (R-2) Tabled 7-7-77
9333 S Kenton Ave. Robt Schimmel, owner, requesting variation to allow a 4' high chain link fence to the front lot line; up both sides and across the front.

Mr Schimmel explained that he has no back yard, the house is almost to the rear lot line, and he has 3 preschool children and a dog; he has police equipment stored in his garage. Copies of the spot survey were available for Members to review. The lot is 75 X 122.61'; the front of the house is 81.50' from the front lot line. Board Members suggested alternative placement for the fence. Members, having looked at the area, reported there are no fences to the front lot lines except for 1 picket fence which has been there for many years. This fence to the front lot line would stand out noticeably. Mr Schimmel said that the other buildings in the block are apartment buildings and they have no yards; their dogs and children come into his yard.

Member Zwartz observed that with the fence at the building line petitioner would be fencing 4/5ths of the property allowing a 56.5' X 75' fenced area. Chief Bldg Insp. Cody suggested that the Bldg Dept establish the front building line for petitioner and then he could decide. Petitioner agreed to this. A variation would not be needed if the fence is installed at the building line; a fence permit would be needed.

Member Anicich moved to table this item pending the findings of the Bldg Dept inspection until the next meeting, 9-7-77. Second by Member Doveikis. The vote: Members Anicich, Doveikis, Zwartz, Staudt, Neaves and Kozlowski voted yes. Motion Carried.

APPEALS BOARD, REGULAR MEETING MINUTES, AUGUST 3, 1977
continued

3. SIDE & FRONT SETBACK ("O")
4500 W 103 Street. John F Ellis, beneficiary under land trust, requesting variation of setback off Kilbourn and off 103 Street to allow 1' instead of 5' required, for an office building.

Chief bldg inspector Cody reported that the petitioner, Mr Ellis, phoned and asked that this petition be tabled until he requests being put back on the agenda.

Motion by Member Doveikis to table Mr Ellis's request for variation indefinitely. Second by Member Anicich. The vote: Members Doveikis, Anicich, Zwartz, Staudt, Neaves and Kozlowski voted yes. Motion carried.

NEW BUSINESS

4. FENCE, FOR FRONTING ON 3 STREETS (R-1)
5204 W 93 Street. R. Samoska, owner, requesting variation to allow a 3' high chain link fence around the entire property which fronts on 93 Street, 52 Avenue and Cass Street.

Mrs Samonska said her daughter has had 1 leg amputated and may lose the other; she lost a lot of blood so is required to have fresh air and sunshine, to be out in the yard as much as possible; she can not sit outside because many dogs in the area frequent the yard, particularly a big Irish Setter. Copies of the spot survey were available for Members to review. The front of the building is 28' from the 93 Street lot line; there is 36'6" from the house to the 52 Avenue lot line; there is a fence from the house to the Cass Street lot line and along that lot line for about 74'.

Following a discussion, Member Anicich moved to allow the 3' high fence along the front (93 Street) building line to 52nd Avenue lot line to Cass Street lot line to enclose the rear yard. Second by Member Staudt. The vote: Members Anicich, Staudt, Doveikis, Neaves, Zwartz and Kozlowski voted yes. Motion carried.

5. CONDENSER, NORTH SIDE OF HOUSE (R-1)
10124 S Mansfield Ave. Fred Babczak, owner, requesting variation to allow an a/c condenser on the north side of the house instead of at the rear as required by ordinance.

Mr. Babczak presented his house plans and explained that a fireplace and an entrance to the utility room make it difficult to place the unit at the rear of the house. He indicated preferred placement of the unit and the neighbor's driveway is adjacent. Chairman pro tem Kozlowski read aloud the letter of consent from the neighbor on the north. Letter is part of subject file. Said neighbor put central a/c in last month with a variation from this Board.

Member Staudt moved to grant the variation to allow the a/c condenser on the north side of the house since the neighbor has given written consent to do so. Second by Member Neaves. The vote: Members Staudt, Neaves, Zwartz, Anicich, Doveikis and Kozlowski voted yes. Motion carried.

6. CONDENSER, SIDE OF HOUSE (R-1)
10113 S Mansfield Ave. James Spallina, owner, requesting a/c condenser on side of house instead of at rear as required by ordinance.

Mr Spallina explained that the unit will be on the north side of the house; the neighbor's driveway is adjacent; Chairman pro tem Kozlowski read aloud the letter of consent from the neighbor on the north. Letter is part of subject file.

Motion by Member Zwartz to grant Mr Spallina the variation to allow the a/c condenser on the north side of the house instead of at the rear as required by ordinance, since the neighbor has given written consent. Second by Member Staudt. The vote: Members Zwartz, Staudt, Anicich, Doveikis, Neaves and Kozlowski voted yes. Motion carried.

7. LAND COVERAGE (R-1) 10419 S Lamon Ave. Petitioner not present. Item held till end of agenda.

APPEALS BOARD; REGULAR MEETING MINUTES, AUGUST 3, 1977
continued

8. FRONT SETBACK (R-1)

5841 W 100 Street. Edmund Abo, owner, requesting variation to allow a 5' front setback encroachment for a new home so as to allow for a swimming pool at the rear.

Chief bldg inspector Cody reported that the petitioner requested this petition be tabled for 30 days, to the next meeting on 9-7-77. Motion by Member Neaves, second by Member Doveikis, to table for 30 days. The vote: Members Neaves, Doveikis, Anicich, Staudt, Zwartz and Kozlowski voted yes. Motion carried.

9. TRUCK SIZE; HOME OCCUPATION (R-1)

9701 S McVicker Ave. R E Joyce, owner, requesting variation to allow a 1 1/2 ton truck to be parked in front of the garage, on the apron which is entered from 97 Street.

On question Mr Joyce said he has lived here for 45 years and he is parking an old truck at the site. He has a home occupation which is J & R Lawn Service which has 1 job, next to the Village Annex building, for which he gets \$40. per month. He presented a petition signed by 8 neighbors which stated in part, (truck) "will not cause any grievance in the area". Written approval is part of subject file. When site was inspected a camper and a car were parked on the approach. It was suggested that the truck be parked back (south) of the garage but there is a garden there; Member Kozlowski explained that the truck presently is being parked on the parkway area and that is illegal. On question, Mr Joyce said the alley east of the garage is not used and he keeps the grass cut in the alley. Mr Joyce said he does not want to have the alley vacated. Another vehicle would have ample room to pass the truck in the alley. Village Inspector Hall sent a letter to petitioner regarding his home occupational license and the size of the truck being parked in a residential zoning. Mr Joyce has one employee named Jeff, a high school student, and that is how the name J & R Lawn Service came about.

Following a general discussion, Member Zwartz moved to grant variation to allow a 1 1/2 ton truck in connection with the home occupation and truck to be parked, not in front of his garage but in the alley, on the east of the garage since there is no likelihood of this alley being used. Second by Member Neaves. The vote: Members Zwartz, Neaves, Anicich, Doveikis, Staudt and Kozlowski voted yes. Motion carried.

7. LAND COVERAGE (R-1)

10419 S Lamon Ave. Peter Costello, owner, requesting 37% land coverage to permit construction of an in-ground swimming pool 16 X 34'; allowing 2980 sq.ft. land coverage instead of 2644 sq.ft. allowable.

Mrs Costello was present. The spot survey was available for Members to review. Chief bldg inspector Cody presented the following summary:

ITEM 7.

Land coverage at 10419 S. Lamon. Petitioner would like to install an in-ground pool. Lot area of parcel is 130.7' x 60' or 7,842 square feet. The 35% land coverage allowed by ordinance would be 2,748 square feet. The existing house is 2,583 square feet, and the proposed pool is 544 square feet or a total of 3,127 square feet. This would be a 39% land coverage or 4% over what is allowed by ordinance. Inasmuch as the pool is in the rear yard to be completely enclosed with a 6' high fence, with no encroachment into the side yards or rear easement, the 4% variation the petitioner is requesting is not unreasonable and the Building Department recommends that this petition be granted.

Motion by Member Doveikis to grant petitioner Costello the variation to allow 39% land coverage or 4% over the 35% allowable. Second by Member Staudt. The vote: Members Doveikis, Staudt, Anicich, Neaves, Zwartz and Kozlowski voted yes. Motion carried.

APPEALS BOARD, REGULAR MEETING MINUTES, AUGUST 3, 1977
continued

10. LAND COVERAGE (R-1) Not in time for agenda.
5833 W 100 St. Walter Waleski, owner/contractor, requesting variation to allow 36.5% land coverage instead of 35% allowable, for a new home with attached garage.

Chief bldg inspector Cody stated that petitioner, this morning, brought in an application for building; he indicated the land coverage was over allowable and stated that the house plans were drawn with room sizes being specifically what petitioner wanted. The architect thought 37% land coverage was allowable.

Member Staudt moved to grant Mr Waleski a variation to allow 36.5% land coverage instead of the 35% allowable by ordinance. Second by Member Anicich. The vote: Members Staudt, Anicich, Doveikis, Neaves, Zwartz and Kozlowski voted yes. Motion carried.

11. LAND COVERAGE (R-1) Not in time for agenda.
4204 W 103 Street. Wm J Tunney, contractor, requesting variation to allow 41.34% land coverage for a new home with attached garage.

Chief bldg inspector Cody reported that 17' had been taken off this lot for the widening of 103 Street. When the recent survey was submitted with the building application the difference in the lot depth was apparent. The survey shows the lot to be 112' deep. Mr Cody said he had failed to notice the difference in the lot depth and feels responsible for this; this Board granted a variation of rear yard for this site on July 7, 1977; inasmuch as he could not reach Mr Tunney by phone today, he would present this for the Board's decision - if they want to put it off for 30 days or whatever - he feels responsible for this but the survey he looked at was the original survey of the property. The variation would be for 6.34% over maximum allowable. Board Members reviewed the house plans and proposed site plan.

Member Anicich moved to grant Mr Tunney the variation of land coverage for 41.34% or 6.34% over allowable at 4204 W 103 Street. Second by Member Staudt. The vote: Members Anicich, Staudt, Doveikis, Neaves, Zwartz and Kozlowski voted yes. Motion carried.

Chairman pro tem Kozlowski and Board Members reviewed the Appeals Board 1978 proposed budget as submitted by the Finance Dept. under date of 7-21-77.

In view of the demise of Charles G Cieplak, Member Anicich moved to nominate Albin Kozlowski for Chairman. Second by Member Doveikis.
Member Staudt moved the nominations be closed. Second by Member Zwartz.
Member Anicich moved that Albin Kozlowski be temporary chairman to fill out the balance of Mr Cieplak's term as he has done a fine job replacing Mr Cieplak. Second by Member Doveikis. The vote: Anicich, Doveikis, Staudt, Neaves, Zwartz, yes. Motion carried.

12. ADJOURNMENT

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

/s/ Albin Kozlowski
Chairman

/s/ Buena Gerke
Secretary

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

Wednesday - Sept 7, 1977
REGULAR MEETING MINUTES #77-9

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

ROLL CALL: Present: Members Anicich, Doveikis, Neaves, Staudt, Zwartz and Kozlowski.
Chief Bldg Insp. Cody
Absent: None.

APPROVAL OF MINUTES of regular meeting #77-8 held on August 3, 1977: Member Neaves moved to approve the minutes as published, second by Member Staudt. The vote: Members Neaves, Staudt, Anicich, Doveikis, Zwartz and Kozlowski voted yes. Motion carried.

OLD BUSINESS

1. CHANGE IN FENCE HEIGHT REQUEST (R-1)

5204 W 93 Street. R Samoska, owner, to change decision of 8-3-77, requesting variation to allow a 4' high chain link fence around the rear and side yard of a corner lot to enclose the rear yard, instead of 3' high.

Mrs Somanska said the present fence at the rear of the property is 4' high instead of 3' and she would like the new fence to match the existing. A section of the existing fence will be removed and the fence along the rear lot line will be extended to the 52 Avenue lot line; the side & rear yard will be enclosed, up to the front building line.

Member Neaves moved to grant the petitioner's request to allow a 4' high chain link fence around the rear and side yard of the corner lot to enclose the rear yard, instead of the 3' high. Second by Member Anicich. The vote: Member Neaves, Anicich, Doveikis, Staudt, Zwartz, Kozlowski voted yes. Motion carried.

2. FENCE TO FRONT LOT LINE (R-2) Tabled 8-3-77

9333 S Kenton Ave. Robt Schimmel, owner, requesting variation to allow a 4' high chain link fence to the front lot line; up both sides and across the front.

Mr Schimmel not present. Chief Bldg Insp. Cody reported that there had been discussions with the petitioner since the last meeting of this Board and he has the impression that arrangements have been made whereby petitioner will abide by the ordinance and keep the fence at the front building line.

Member Zwartz moved to remove this petition from the agenda since the petitioner has arranged through Mr Cody to keep the fence at the front building line according to Mr John Cody who has been in contact with Mr Schimmel, Mr Schimmel agreed that he will keep the fence within the front building line. Second by Member Doveikis. The vote: Members Zwartz, Doveikis, Anicich, Neaves, Staudt and Kozlowski voted yes. Motion carried.

3. FRONT SETBACK (R-1) Tabled 8-3-77

5841 W 100 Street. Edmund Abdo, requesting variation to allow a 5' front setback encroachment for a new home so as to allow for a swimming pool at the rear.

Chief Bldg Inspector Cody reported that petitioner wants this item tabled until he requests that it be back on the agenda (he believes it will be in 60 days).

Motion by Member Anicich to table this item until such time as Mr Abdo requests it back on the agenda. Second by Member Neaves. The vote: Members Anicich, Neaves, Doveikis, Staudt, Zwartz and Kozlowski voted yes. Motion carried.

NEW BUSINESS

4. USE IN C-2 ZONING (C-2)

10601-19 S Cicero Ave. Terry Kunes, owner, requesting to appeal denial of automobile lease and rental business at this location.

continued

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APPEALS BOARD; REGULAR MEETING MINUTES, SEPTEMBER 7, 1977

continued

4. USE IN C-2 ZONING - 10601-19 S Cicero Ave. cont'd
Chief Bldg Insp. Cody reported having talked with Mr Kunes and his attorney, Mr Brooks, today; this item will be coming up on the Development Board on Sept. 19th for clarification of the uses allowed in C-2 zoning. The Zoning Ordinance will be amended to allow car leasing facilities in C-2; therefore, this item is withdrawn from this Board.
5. RELEASE OF 3' of 5' EASEMENT (R-1)
10508 S Lockwood Ave. Herbert Graf, owner, requesting variation to allow release of 3' of 5' easement on the southwest diagonal rear lot line for a 20 X 22 detached garage.

Mr Graf presented written releases from N.I.Gas Co., Ill.Bell Tel.Co. and Com.Ed.Co. for the 3' of the 5' easement. Letters are part of subject file. A release from the O.L.Eng'g Dept. was reported to be forthcoming. Copies of the spot survey were available for review. The driveway is on the south side of the house.

Member Staudt moved to recommend that the Board of Trustees grant release of the 3' of the easement providing release is granted by the Eng'g Dept. since releases from the utilities companies have been received. Second by Member Anicich. The vote: Members Staudt, Anicich, Doveikis, Neaves, Zwartz and Kozlowski voted yes. Motion carried.

6. RELEASE OF 5' of 10' EASEMENT (R-1)
5712 W 102 St. James Eastman, owner, requesting variation to allow release of the west 5' of the east 10' easement to allow construction of a detached garage.

Mr Eastman explained that he wants to build a 24 X 20' garage; there is an 8' easement along the rear of the lot and a 10' along the east side. Spot survey was available and reviewed. Chief Bldg Insp. Cody reported that the Eng'g Dept informed him that they would release 4' but not 5' because the water line is under the drive. Written releases from Ill.Bell Tel.Co. and Com.Ed.Co. only were presented and are part of subject file. Petitioner wants to confer with the garage builder before deciding to accept release of 4' of the easement. There was discussion of procedure to be followed if petitioner decided to accept the 4' release or not to accept it, depending on the contractor's findings.

Member Anicich moved to recommend that the Board of Trustees deny release of the 5' of the 10' easement because of a water line being in the easement but to grant release of 4' of the easement to allow construction of a detached garage. Second by Member Staudt. The vote: Members Anicich, Staudt, Doveikis, Neaves, Zwartz and Kozlowski voted yes. Motion carried.

7. FRONT SETBACK FOR ALTERATION (R-1)
9710 S 55 Avenue. Michael Kearney, owner, requesting variation to allow an 8' X approx. 28' addition which will extend the living room, leaving the front setback 13' deep.

Copies of the spot survey were available for review. Mr Kearney explained that he removed the front porch and wants to replace it with an extension to the living room. A general discussion brought out that the entrance to the addition will be on the north end and would not project into the front setback. The front door is presently about 3' above the ground. Mr Kearney had no plans or drawings. He would remove the present entrance to the front room, extend that room and make the entry at the end of the addition. He decided to reduce the addition to 6' in width with the entry at the north end; the addition would then leave 15' to the front lot line.

Member Anicich moved to grant a variance to allow a 6' X about 28' addition, which will extend the living room and allow a 15' front setback instead of 13', with the entry on the north end of it. Second by Member Neaves. The vote: Members Anicich, Neaves, Doveikis, Staudt, Zwartz and Kozlowski voted yes. Motion carried.

APPEALS BOARD, REGULAR MEETING MINUTES, SEPTEMBER 7, 1977
continued

8. FENCE, CORNER LOT (R-1)
7029 W 96 Place. John Palhegyi, owner, requesting variation to allow a 4' high chain link fence to the side street lot line of a corner lot, from the rear of the house to the rear lot line.

Copies of the spot survey were available for review. Mr Palhegyi explained to Board Members the proposed fence placement. The property faces 96 Place on a triangular shape lot with Avon Avenue forming a diagonal side and rear lot line. He is also asking for a 6' high stockade fence along the rear of the yard which runs along Avon Avenue. A sketch of the fence placement is part of subject file.

Member Anicich moved to grant a 4' high chain link fence along the side lot line to the rear lot line and a 6' stockade fence along the rear lot line 1' from the public walk along Avon Ave. Second by Member Doveikis. The vote: Members Anicich, Doveikis, Zwartz, Staudt, Neaves and Kozlowski voted yes. Motion carried.

9. TWO ADDITIONAL DRIVEWAYS (R-1)
9116 S Mulligan Drive. Robt Trosper, owner, requesting 2 additional driveways in addition to the driveway which leads to a 20 X 22 garage. (Sketch submitted)

Mr Trosper explained the sketch which he presented. On question he said there are 3 cars at his house but some days there are 5. He presented photos of horseshoe or semicircular driveways at other sites. He explained that from the curb along Mulligan Avenue frontage guests would have to walk 50' to the front door so he would like a driveway at that point so guests would have to walk only 8'. Off 91 Street he previously had 2 driveways but when the new street went in 1 driveway was eliminated. The 3 driveways as a matter of course were noted on the engineering charts of existing in the area; it was explained that only 1 approach per residence was figured into the contract costs. Mr Trosper said the 2 driveways off 91 St. had been there for 14 years; the contractor removed \$200 worth of stone and put it next door; they removed 1 cement approach and replaced that. When the 2 driveways were there he would just drive across the grass when another car was also in the driveway. It is easier to drive out than back out because of the increased traffic on 91 Street since it was paved. Mulligan Drive is also paved and there is a walk to the front door. He would like to be reimbursed for the stone but did not believe it would happen; he is willing to forsake the drive off front for something off 91 St.

Member Zwartz questioned code on driveways and was advised that driveways are covered in the subdivision ordinance; the object is to avoid concrete parkways and allow green area. On question, Mr Trosper stated that he is not looking to recover the costs but would like to have 1 additional driveway back in; he would like to put a horseshoe drive in off 91 Street side. (Sketch part of subject file.)

After further discussion, Member Zwartz moved to grant the petitioner the following which is other than what he requested: To deny the 2 additional driveways but grant the right to continue on with the existing driveway to the west and install a U-shaped driveway that would exit onto 91 Street without any additional expense to the Village. Second by Member Staudt. The vote: Members Zwartz, Staudt, Anicich, Doveikis, Neaves and Kozlowski voted yes. Motion carried.

10. LAND COVERAGE (R-1)
9813 S Tripp Ave. Mr Pool, contractor, requesting variation to allow 41% land coverage, total, so as to install an in-ground swimming pool.

Mr Malanowski, representing Mr Pools, explained that the pool will be 16 X 36' bringing land coverage to a total of 41% of the lot area; he presented a site plan for review. Ordinance allows 35% land usage. There will be a 3' walk around the pool. Plot plans were available for review and are part of subject file.

Member Anicich moved to grant Mr Pools, contractor, variation to allow an in-ground swimming pool with a total land coverage of 41%. Second by Member Doveikis. The vote: Members Anicich, Doveikis, Zwartz, Staudt, Neaves and Kozlowski voted yes. Motion carried.

11. LAND COVERAGE (R-1)
9817 S Tripp Ave. Mr Mack Pools, contractor, requesting variation to allow 40% land coverage total, so as to install an in-ground swimming pool.

Mr Mockaitis of Mr Mack Pools explained that land coverage will be 42% instead of 40% and that the pool will be 16 X 32'. Plot plan was available for review and is part of subject file. There will not be a pump house. continued

APPEALS BOARD, REGULAR MEETING MINUTES, SEPTEMBER 7, 1977
continued

11. LAND COVERAGE (R-1) 9817 S Tripp Ave. continued
Member Staudt moved to grant the variance to install an in-ground swimming pool at subject site with a 42% land coverage total. Second by Member Zwartz. The vote: Members Staudt, Zwartz, Anicich, Doveikis, Neaves and Kozlowski voted yes. Motion carried.
12. PARKING VARIATION (C-2)
9544 Southwest Hy. Jas Meintanis, owner, requesting 6% parking variation so as to allow a 40 x 175' building which would house 6 small stores of 3000 sq.ft. each or less.
Mr Meintanis and Phillip Reilly of H.E.Miller Architects office were present. Site plans were presented for Members to review. Mr Meintanis said the building will contain 6 small retail stores similar to the building he is constructing at 109 Street on Cicero. Chief Bldg Insp. Cody explained that 2' off the depth of the building will not do anything for the parking or anything else; petitioner will observe the new amendment to the ordinance which allows no parking in the front 5' of the property. Also, petitioner has been cooperative with the Bldg Dept on the building under construction on Cicero Ave and is building a quality building.
Member Anicich moved to grant the petitioner a 6% parking variation so as to allow a 40 X 175' building which will house 6 small stores of 3000 sq.ft. in each or less. Second by Member Doveikis. The Vote: Members Anicich, Doveikis, Neaves, Staudt, Zwartz and Kozlowski voted yes. Motion carried.
13. FENCE, CORNER LOT (R-2)
9345 S Kolmar Ave. John Gibson, owner, requesting variation to allow a 6' high stockade fence from the rear of the building to the rear lot line, along the side street lot line, for a 2-unit apartment building.
Because petitioner had to be at work his brother, who is part owner, was present. He explained that a basement entrance at the rear corner of the building would be hampered if a fence was at the building line; there are some shrubs that would have to be moved and later on a swimming pool is intended; he has 2 dogs that would exercise inside the fence. Petitioner presented a rough sketch of proposed fence placement. A spot survey was available for review. On question, petitioner said, being a native of Chicago he has gone ahead and installed the fence posts without a permit; the pool will not be in-ground because there is not enough room for one. He plans putting a driveway at the rear of the yard and parking in tandem across the back of the lot and erecting the fence to the driveway.
Chief Bldg Insp. Cody explained that for this 2 flat there should be a 2-car pad or 2-car garage, not tandem parking, this building having been built before the 2-cars per unit requirement went into effect.
Member Anicich moved to table this item to the next meeting, Oct. 5th, so Mr Cody can review this site with the owner. Second by Member Neaves. The vote: Members Anicich, Neaves, Doveikis, Staudt, Zwartz and Kozlowski voted yes. Motion carried.
14. FENCE, BETWEEN HOUSES (R-1)
8900 S 55 Court. L. Roselli, owner, requesting variation to allow a 6' high wood fence along the south side lot line, from the front lot line to the rear of the house.
Mr Roselli explained that his neighbor has a fence up to the rear of the house; it is about 3" inside the neighbor's lot line and any time Mr Roselli does anything in his garden and cleaning along the fence, the neighbor jumps the fence to observe what he is doing and claims he is using his land. Mr Roselli wants the fence for privacy. He does not want to put up a fence along this neighbor's fence but to start the fence where the neighbor's fence ends and run it forward to the front lot line. It seems that "everything the neighbor has is precious to him but anything anybody else has is nothing to him". Petitioner said he could not maintain hedges in the front setback because the neighbor will not let him on his grass; he wants a 6' fence so as to avoid hedges. There was a general discussion of the problem and Board Members made suggestions and explained that a grass area in front of homes is the policy of the Village.
Member Anicich moved to deny a 6' high wood fence along the south lot line from the front lot line to the rear of the house. Second by Member Doveikis. The vote: Members Anicich, Doveikis, Neaves, Staudt, Zwartz and Kozlowski voted yes. Motion carried.

APPEALS BOARD, REGULAR MEETING MINUTES, SEPTEMBER 7, 1977
continued

15. GARAGE, SIDE STREET SETBACK (R-1)

7000 W 95 Place. G. L. Kraft, contractor, requesting variation to allow a frame detached garage to be constructed 3' from the side street lot line of a corner lot.

Mr Kraft presented photo and plot plan drawing for review. Sayre Avenue dead ends at the rear (north end) of subject lot and will never be put thru to 95 Street.

Member Doveikis moved to allow variation for a detached garage 3' from the side street (Sayre Ave.) lot line. Second by Member Anicich. The vote: Members Doveikis, Anicich, Neaves, Staudt, Zwartz and Kozlowski voted yes. Motion carried.

16. ELIMINATE PORTION OF PUBLIC WALK (R-1)

9836 S Massasoit Ave. J. W. Johnstone, owner, requesting variation to allow eliminating public walk across part of the property frontage which is an arc (cul-du-sac) and would meet RR right-of-way on the north.

Copies of the spot survey were presented for review. Mr Johnstone presented a scaled drawing of the cul-du-sac and the lots on either side of it (drawing is part of subject file) and explained that the walk would be a hazard because it would end at a drainage ditch south of the railroad tracks where there is a steep 20' decline; subject walk would not access the property or any other property so he is asking to eliminate a portion of the walk across the north part of the lot. The cul-du-sac is not a complete semicircle because it could not be extended into the drainage ditch area.

Board Members considered and discussed possibilities which could be involved. This is a unique situation. Chief Bldg Insp. Cody said there should be a retaining wall required at the end of the walk.

Member Anicich moved to grant the request to eliminate that part of the public walkway which would run north from the north line of the house to the north lot line for the safety of kids who might run off the walk into the drainage ditch. Second by Member Neaves. The vote: Members Anicich, Neaves, Doveikis, Staudt, Zwartz and Kozlowski voted yes. Motion carried.

17. FENCE, BETWEEN HOUSES (R-1)

10006 S Major Ave. Eugene Franks, owner, requesting variation to allow a 6' high San Juan wood fence along the north side lot line, between houses.

Copies of the spot survey were available for review. Mr Franks explained that his neighbor's house on the north is about 8' longer than his. He presented a letter from the neighbor giving approval for the fence height as per sketch on the spot survey. Letter and sketch are part of subject file. The fence will be 5' high with a 1' cross-cross on the top. A 6' fence will be around the rear yard in contemplation of a swimming pool.

Member Neaves moved to grant the 6' high San Juan fence along the north side lot line between houses since the neighbor has given approval. The vote: Members Neaves, Doveikis, Staudt, Zwartz, Anicich and Kozlowski voted yes. Motion carried.

18. ROOF LINE, NEW HOUSE (R-1)

6342 W. 90 Street. Edward Lowell, owner, requesting variation to allow a new home to have a hip roof while the new building next west has a hip roof also. Building under construction.

Mrs Lowell explained that the gable roof is awkward to maintain and the south exposure would attract birds for nesting which would contribute to additional maintenance that would likely work a hardship on the owners in the future. Subject house will have different color and style (Norman style) brick and different color and patterned roof than the next house; the entry will be different and the windows will be different. The new house 2 doors west will be a raised ranch with gable roof and the older house on the east has a different roof line. Mrs Lowell does not believe the hip roof on this house will violate or jeopardize the intent of the ordinance. The Village was concerned about the drainage at this site and to avoid drainage onto the land next petitioner went along with a step in the foundation.

Member Staudt read aloud Section 7-9 of the ordinance which pertains to elevations.

continued

APPEALS BOARD, REGULAR MEETING MINUTES, SEPTEMBER 7, 1977
continued

18. ROOF LINE (R-1) 6342 W 90 Street continued
Member Staudt moved to grant the variance to allow a new home at 6342 W 90 Street to have a hip roof as long as the window configuration will be different by using French Provincial snap-in windows, and the style of brick and stone base will be different from the home on the west. Second by Member Doveikis. The vote: Members Staudt, Doveikis, Neaves, Zwartz and Kozlowski voted yes; Member Anicich voted no. Motion carried.
19. RELEASE OF 20' EASEMENT (R-1) Not in time for agenda.
6644 W 90 Street. Mr Al Mockus of Baird & Warner, representing McDonnell Bros. explained that although the creek which had been in subject easement has been removed and relocated along Nashville Avenue, the title still reflects the easement but the subdivision plat does not show an easement. Mr Mockus presented letters releasing the easement from O.L. Eng'g Dept., Ill.Bell Tel.Co. and Com.Ed.Co. which are part of subject file. Metro. Sanit. District claims there is no easement at said location but it is recorded on the title.
Mr Mockus read aloud a title report: "Easement in the north 10' (rear) which would be the utility easement, and the easterly 20' of the premises in question as shown on plat." The easterly 20' is what he is concerned about because it should be wiped away on the title. There is nothing deeding it away and no problem with the covenants.
Member Neaves moved to recommend to the Board of Trustees to vacate the 20' easement along the southeasterly property line of lot 3 in McDonnell Bros. resubdivision of lot 14 in block 3 in Arthur T McIntosh & Co.'s Ridgeland Unit #2. Second by Member Staudt. The vote: Members Neaves, Staudt, Anicich, Doveikis, Zwartz and Kozlowski voted yes. Motion carried. Petitioner was advised of procedure for requesting to be on the agenda of the Board of Trustees meeting on 9-20-77.
20. ADJOURNMENT
Member Doveikis moved to adjourn. Second by Member Zwartz. Members Doveikis, Zwartz, Staudt, Neaves, Anicich and Kozlowski voted yes. Acting Chairman Kozlowski declared the meeting adjourned at 9:45 p.m.

/s/ Albin Kozlowski
Acting Chairman

/s/ Buena Gerke
Secretary

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

Wednesday Oct. 5, 1977
REGULAR MEETING MINUTES #77-10

Acting Chairman Kozlowski called the meeting to order at 8:07 P.M.

ROLL CALL: Present: Members Anicich, Doveikis, Neaves, Staudt, Zwartz and Kozlowski.
Bldg Insp. Pryce
Absent: None.

APPROVAL OF MINUTES of the regular meeting #77-9 held on September 7, 1977: Member Staudt referred to Item 17 in which the second to the motion was omitted, specifically, 'Second by Member Doveikis'. Member Neaves moved to accept the minutes with the correction. Second by Member Staudt. The vote: Members Neaves, Staudt, Zwartz, Anicich, Doveikis and Kozlowski voted yes. Motion carried.

OLD BUSINESS

1. FENCE, CORNER LOT (R-2)

9345 S Kolmar Ave. John Gibson, owner, requesting variation to allow a 6' high stockade fence from the rear of the house to the rear lot line, along the side street lot line, for a 2-unit apartment building.

James Gibson, on question, said Chief Bldg Inspector Cody did meet him at the site. He presented the same sketch which he presented at the previous meeting that indicated tandem parking at the rear of the lot and that does not meet ordinance requirement. There was no report available from Mr Cody as to any findings or decisions on this matter; however, Bldg Inspector Pryce explained that 3 variations would be needed for the rear yard arrangement as presented by Mr Gibson: a variation for tandem parking, a variation for the width of his parking because he is proposing 8' width, and a variation for the fence to the side lot line.

Board Members, having looked at this site, explained to Mr Gibson that the fence must be inside his lot lines and not outside the lot line along the public walk where the posts are presently installed. Mr Gibson reiterated that the fence along the building setback line would interfere with the basement stairway which is at the rear corner of the building, and there is shrubbery which he would have to pull out. The reason for tabling this item last month was so proper off-street parking would be installed. Member Anicich proposed granting a variation for the fence subject to the parking requirements being decided at the next meeting, in that way the fence could progress to the point of off-street parking. Members of the Board concurred, so did the petitioner.

Member Anicich moved to grant Mr Gibson's request to allow a 6' high stockade fence from the rear of the building along the side lot line, 1' from the public walk. Second by Member Neaves. In further discussion petitioner was advised that if necessary part of the fence may have to be removed for the parking area. The vote: Members Anicich, Neaves, Doveikis, Staudt and Kozlowski voted yes; Member Zwartz voted no. Motion carried. Petitioner advised to get a fence permit.

2. EASEMENT RELEASE (R-1) Tabled 8-3-77, 9-7-77.

5841 W 100 Street. Edmund Abdo, owner, requesting release of the north 5' of the south 8' easement, for a new house. Also, a 5' encroachment into the front setback.

Mr Abdo presented the house plan for review. The proposed house is 26' wide and 78' long with an attached garage. He plans a 16' X 32' swimming pool in the rear yard. A survey was available for review; the lot is 60 X 125'; it is the last one, furthest west, in the last block and is the last lot within the westerly boundary line of the Village at that point. Mr Abdo had letters granting release of the 5', he said. The letters are not a part of subject file.

Mr Abdo explained that the front of the house will face Mayfield Avenue, the side street, and the side of the house (end) will encroach into the front setback along 100 Street. A 2' wing wall will be eliminated from the end of the house where it otherwise would protrude into the front setback. The possibilities of reducing the length of the house were questioned by Board Members. Mr Abdo said

continued

APPEALS BOARD, REGULAR MEETING MINUTES, OCTOBER 5, 1977
continued

2. 5841 W 100 St. - cont'd

he had considered this and it would not be desirable because it would reduce the bedrooms and he did not want to do that. Land coverage, including the swimming pool, will be within the 40% land coverage allowable on a corner lot.

Member Anicich moved to recommend that the Board of Trustees grant release of the 5' of the south 8' easement if letters of release from the utilities companies were sent to Mr Abdo and that a variation be granted to allow the house to be built 5' into the front setback since this will be the last house in Oak Lawn, at the west end of the Village, so as to allow for an in-ground swimming pool. Second by Member Neaves. The vote: Members Anicich, Neaves, and Staudt voted yes; Members Doveikis and Kozlowski voted no; Member Zwartz abstained. Following a discussion of the meaning of an abstain vote, Member Zwartz changed his vote to no. The motion failed.

NEW BUSINESS

3. CARPORT ON FRONT OF GARAGE (R-1)

9232 S 49 Avenue. Ray Dykema, owner, requesting variation to allow a 12 X 22' carport to be constructed in front of the existing 1 car attached garage.

Mr Dykema presented spot survey which Members reviewed. The attached garage is in a location which prevents any extension to the side so he has no alternative but to build a carport.

Member Staudt moved to grant the variation to Ray Dykema to allow a 12 X 22' carport to be constructed in front of the 1-car attached garage. Second by Member Zwartz. The vote: Members Staudt, Zwartz, Anicich, Doveikis, Neaves and Kozlowski voted yes. Motion carried. Petitioner advised to get a permit.

4. EASEMENT RELEASE (R-3)

11015 S Keating Ave. A. Schubkegel, owner, requesting release of the west 4' of the 8' easement which runs along the east property line, to allow a 2-car masonry garage.

Mr Schubkegel explained that he has no garage and would like permission to build one. He had no plot plan or site plan. Mr Schubkegel had a letter from the Eng'g Dept which reported there is a storm sewer and a water line in the easement and they denied release of this easement. No releases from the utility companies were available.

Mr Don Harper, 9418 S 76 Ave., Hickory Hills, Ill. represented the Oakview Assoc. which has a 32 unit condominium complex. Many of the owners were present.

Mr Harper explained that half of these units face the easement. He presented a site plan of the buildings on the abutting properties involved and explained ingress/egress of traffic at the rear of them. One of the objections to the proposed garage is that the owners of the Oakview Condos bought these units with an open space policy with some esthetics for shrubbery, etc. in mind. There are 2 buildings of 16 units each which are to the immediate east of buildings at 11001-15 S Keating Avenue where there are 22 rental units. If this proposed garage is granted, additional garages would likely follow. Garages have their purpose but the rights of people that purchase condominiums should be respected also. Any building at the rear of these sites would have an area that people could hide behind and senior citizens are concerned with this.

Acting Chairman Kozlowski read aloud the following petition which was signed by 30 of the condominium owners: "We the owners of Oakview Condominium Association wish to object to the release of 4' of easement to the owners of 11015 S Keating for the purpose of building garages. We feel that such a structure would destroy the esthetic character and spaciousness of the area. All of us who purchased this property were impressed with the beauty of the neighborhood and would like it to continue that way. One half of our apartments face to the rear of our buildings, therefore, these garages would be an eyesore and block the view of the owners on the lower floors. We also feel it is a safety factor to have open space near our parking lot rather than a structure behind which someone might hide."

Acting Chairman Kozlowski advised the petitioner that since he has no drawings there is nothing that a decision could be based on. Mr Schubkegel stated that he would have drawings for the next meeting and would find out where the sewer is in the easement. Acting Chairman Kozlowski read aloud the letter from the Eng'g

continued

APPEALS BOARD, REGULAR MEETING MINUTES, OCTOBER 5, 1977
continued

4. 11015 S Keating Ave. - cont'd

Dept which in part stated: "Our review and visual inspection of the premises indicates that at the present time there is an existing sanitary sewer which exists on the rear lot line and there is also a storm sewer outlet that exists 3' west of the east lot line. This is in addition to other electrical and telephone lines which presently exist within this easement. We therefore, based on the above, can not recommend that any of the existing easements on this property be released."

Mr Harper said he is connected with the Metro.Sanit.Dist. of Chicago and they require 10' easements and there have been problems with 10' easements in getting to service, maintain and operate collection facilities. It is his belief that any encroachment into the easement could run into a potential problem.

Member Doveikis moved that the petitioner, A. Schubkegel, owner, requesting release of the west 4' of the easement along the east property line to allow a 2-car masonry garage be denied. Second by Member Neaves. Member Anicich suggested that reference be made to the Eng'g dept recommendation and the presence and petition of 30 people objecting to the garage. Member Doveikis said it was his opinion that this be denied strictly on the recommendation of the Eng'g Dept and the petition had nothing to do with our problem. He added to his motion (- garage be denied) due to the recommendation of the Eng'g Dept. Second agreed to the addition on the motion. The vote: Members Doveikis, Neaves, Anicich, Staudt, Zwartz and Kozlowski voted yes. Motion carried.

5. SIDE YARD SETBACK (R-1)

9144 S Tripp Avenue. M. Yercich, owner, requesting variation of side yard setback to allow 5' on each side instead of required 6', for a new house.

Mr Yercich explained that this new home will be the same as the home they had at 9136 S Kedvale on a 60' lot. The decision was to move back to this location after 3 years in Florida. Mr Yercich presented the house plans for review.

Member Anicich moved to grant the variation to allow 5' side yard setbacks instead of 6' required at 9144 S Tripp Avenue. Second by Member Doveikis. The vote: Members Anicich, Doveikis, Neaves, Staudt, Zwartz and Kozlowski voted yes. Motion carried.

6. FENCE, CORNER LOT (R-3)

9901 S Ridgeland Ave. J. Othman, owner, requesting variation to allow a 4' high chain link fence around the entire property of a corner lot; Ridgeland Ave frontage, 99 Street side, inside lot line and rear lot line.

Arlene Susemiehl represented the petitioners. She reported that the petitioner is ill and not able to be present; it is her belief that the fence is requested for the protection of children and pets. Board Members were of the opinion that the petitioner should be present for discussion of the request.

Member Doveikis moved to table this item so the petitioner can be present at the next meeting on Nov. 2, 1977. Second by Member Staudt. The vote: Members Doveikis, Staudt, Anicich, Neaves, Zwartz and Kozlowski voted yes. Motion carried.

7. LAND COVERAGE, CORNER LOT (R-1)

9200 S Sproat Ave. L V Frasca, owner, requesting variation to allow a total of 2964 sq.ft. land coverage or 346 sq.ft. over the 40% allowable on a corner lot.

Mr Frasca presented plot plans which Members reviewed. He explained that the present attached garage would be converted to a rec.room because it is too small for a garage; the new garage will be 24 X 24 with an 8' storage area at the back of the garage. Mr Frasca presented letters from the 2 neighbors to the south and 1 to the west, which expressed no objections to the proposed addition. Total lot coverage per centage and possible alternatives were discussed. Item held till end of agenda so as to give petitioner time to decide what course he will follow. To go to the Board of Trustees for land coverage in excess of that within the jurisdiction of the Appeals Board or reduce the size of the addition to permit a decision by the Appeals Board.

APPEALS BOARD, REGULAR MEETING MINUTES, OCTOBER 5, 1977
continued

8. GARAGE SIZE (R-1)

9424 S Kolmar Ave. C Florynski, owner, requesting variation to allow rebuilding a frame garage 16 X 38' on existing foundation.

Mrs Florynski explained that the existing garage is collapsing and the size of the building exceeds that allowed by ordinance. A car and a 3/4 ton pickup truck are parked diagonally in the garage, the balance is used for storage. The foundation is in good condition and a walk which is in good condition would have to be removed to allow a change in the size of the garage; to rebuild on the existing foundation would be more economical.

Member Anicich moved to allow rebuilding a garage on the existing 16 X 38' foundation. Second by Member Doveikis. The vote: Members Anicich, Doveikis, Neaves, Staudt, Zwartz and Kozlowski voted yes. Motion carried.

9. BARBED WIRE ON EXISTING FENCE (C-2)

6130 W 95 Street. Rob't R Hawkinson, owner, requesting variation to allow 3-strand barbed wire to be attached to the top of the existing fence which runs along part of Melvina and Meade Avenue lot lines.

Bill Hawkinson explained that the need for barbed wire has been evidenced by vandalism; trucks have been stolen, stealing of tires and batteries etc and damage to cars. When watch dogs were kept on the premises people complained about the noise and smell. Any injury on the barbed wire would not amount to that of a dog's attack. Tenants in the buildings on the north have reported that kids are congregating there but what they are doing is not known. The barbed wire would be to deter vandalism.

Mr Hawkinson explained that the barbed wire will start 6 or 8" below the top of the fence and will be angled in, and this will conform to ordinance. A sketch indicating the fence placement was presented for review and is part of subject file.

Member Anicich moved to grant the variation for 3-strand barbed wire to be attached to the top of the existing fence which runs along part of Meade and Melvina lot lines. Second by Member Staudt. In discussion it was brought out that the barbed wire will be added to the entire fence as it is indicated on the site drawing but a variation is not needed for the other portions of the fence. The vote: Members Anicich, Staudt, Doveikis, Zwartz, Neaves and Kozlowski voted yes. Motion carried.

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

9921 S Elm Circle Drive. M L Finger, owner, requesting fence to front property line, along the northeasterly side lot line which abuts a 10' walkway.

Mr Finger explained that he wants a 3-rail rustic type 4' high fence which will run from the front of the house to the front lot line; also he is requesting to be allowed to continue the 6' high chain link fence from the rear of the house to the front building line where it will meet the 4' high rustic fence. Along the front lot line he would like 10' lineal of the 4' rustic fence to deter trespassing. The 6' high cyclone or chain link fence along the side of the house, between the public walkway and the house, is requested for security purposes because children throw mud, stones, etc at the windows as they walk along this public walkway. Board Members advised that along the front lot line anything under 24" would be allowed and would not need a permit. Mr Finger agreed to the lower fence along the front lot line.

Member Staudt moved to grant Mr Finger the variation to continue the 6' high cyclone fence to the front building line and from that point a 4' high rustic wood fence to the front property line. Second by Member Anicich. The vote: Members Staudt, Anicich, Doveikis, Neaves, Zwartz and Kozlowski voted yes. Motion carried.

APPEALS BOARD, REGULAR MEETING MINUTES, OCTOBER 5, 1977
continued

11. EASEMENT RELEASE (R-1)

9535 S Kostner Ave. Dennis R Schermerhorn, attorney, requesting release of the west 5.1' of the 10' easement at the rear of the property.

Dennis R Schermerhorn, attorney, of LaGrange, represented the owners of the property. He explained that the garage was built onto the utility easement creating a cloud on the title to the extent of the utility easement rights. A spot survey was presented for review. Present owners have contracted to sell the property and the closing has been suspended pending the release of the portion of the easement. In 1966 the Village vacated the alley and retained an easement in it. Later in that same year the brick garage was constructed 5.1' into the easement.

Oak Lawn Engineering Dept released that portion of the easement subject to two provisions which are spelled out in a letter which is part of subject file. Letters of release were presented from Ill.Bell Tel.Co.; N.Ill.Gas; Com.Edison Co. and are part of subject file. Mr Schermerhorn has copies of all these letters.

Member Neaves moved to recommend to the Board of Trustees that the 5.1' of the 10' easement at the rear of the property be released. Second by Member Zwartz. The vote: Members Neaves, Zwartz, Anicich, Doveikis, Staudt and Kozlowski voted yes. Motion carried.

12. CARPORT ON FRONT OF ATTACHED GARAGE (R-1)

4101 W Grant Street. N J Surdyk, owner, requesting variation to allow a 14 X 20' carport on the front of an attached 1 car garage.

Mr Surdyk changed his request to a 14 X 22 carport. A spot survey was available for review. The front of the attached garage is 34'3" from the front building line; the front of the carport will be 12'3" from the front building line, and 5'6" from the west side lot line. Board Members having looked at this site reported that this will be the 1st carport in this block; there are some in the next block.

After further discussion, Member Anicich moved to grant the variation to allow a carport on the front of the attached garage not to exceed the 5' side setback and not to exceed 25' in length. Second by Member Neaves. The vote: Members Anicich, Neaves, Doveikis, Staudt, Zwartz and Kozlowski voted yes. Motion carried.

#7. LAND COVERAGE, CORNER LOT (R-1) continued

9200 S Sproat Ave. Mr Frasca said he decided to stay with the 24 X 32' for the addition. Lot area 6546.7 sq.ft.; 40% = 2618.5 sq.ft.; 2964 sq.ft. = 45.3% total.

Member Staudt moved to recommend to the Board of Trustees that a variation to exceed 42% land coverage for Mr Frasca at 9200 S Sproat, allowing 346 sq.ft. over the 40% allowable. Second by Member Doveikis. The vote: Members Staudt, Doveikis, Anicich, Neaves, Zwartz and Kozlowski voted yes. Motion carried.

ADJOURNMENT

Member Staudt moved to adjourn. Second by Member Zwartz. The vote: Members Staudt, Zwartz, Neaves, Anicich, Doveikis and Kozlowski voted yes. Acting Chairman Kozlowski declared the meeting adjourned at 10:25 P.M.

/s/ Albin Kozlowski
Acting Chairman

/s/ Buena Gerke
Secretary

VILLAGE OF OAK LAWN, ILLINOIS
Village Hall @ 5252 W James St
APPEALS BOARD
Wednesday, - Nov. 2, 1977
REGULAR MEETING MINUTES #77-11

Acting Chairman Kozlowski called the meeting to order at 8:09 p.m.

ROLL CALL: Present: Members Anicich, Staudt, Zwartz and Kozlowski
Chief Bldg Inspector Cody
Absent: Members Neaves (ill) and Doveikis.

APPROVAL OF THE MINUTES of the regular meeting #77-10 held on October 5, 1977:
There being no additions or corrections Member Zwartz moved to approve the minutes as published, second by Member Anicich. The vote: Members Zwartz, Anicich, Staudt and Kozlowski voted yes. Motion carried.

OLD BUSINESS

1. FENCE, CORNER LOT (R-3) Tabled 10-5-77
9901 S Ridgeland Ave. J. Othman, owner, requesting variation to allow a 4' high chain link fence around the entire property of a corner lot; Ridgeland Ave. frontage, 99 Street side, inside lot line and rear lot line.

Jamil Othman, 9515 Kilpatrick, owner, explained that he will move into the Ridgeland Avenue property; he wants the fence to contain children and pets. Member Anicich reported other fences along 99 Street but not along Ridgeland Avenue; he questioned Mr Othman's willingness to comply with the fence along 99 Street but not along Ridgeland Avenue frontage. Mr Othman said, oh yes, sure. Chief bldg inspector Cody explained that Ridgeland Avenue is zoned for apartments; there has been a lot of investment along that street with removal of older homes and construction of new apartment buildings; to erect a fence to the front lot line would destroy a lot of work that has been done over the years by the Village; 99th will be an arterial street.

The spot survey was available for review. The house is set 26.16' from the front lot line and about 12' from the south lot line; the front corner of the house is 14.22' from the side street lot line (99 Street), the rear corner is 7.63' from the side street lot line.

Mr Othman suggested that when public walks are installed along Ridgeland Avenue he would take the fence down. There was a general discussion. Member Anicich suggested the fence along 99 Street lot line to the front building line. Petitioner said there is another problem - the fence along the south side (inside) lot line belonging to the neighbor, is onto his lot. The Board advised Mr Othman how to handle that.

Member Anicich moved to table this item to the next meeting, 12-7-77, so petitioner can reconsider this. Second by Member Staudt. The vote: Members Anicich, Staudt, Zwartz and Kozlowski voted yes; Members Neaves and Doveikis were absent. Motion carried.

NEW BUSINESS

2. STORAGE OF HOBBY CARS (R-1)
9960 Elm Circle Drive. John Carollo, owner, requesting variation to allow storage of 3 racing/hobby cars in the area behind the detached garage.

Mr Carollo said the reason for his request is to make it right - for having supposedly abandoned cars on his property; Officer Glisch of Oak Lawn told him to get the cars off the property or they would be towed away. Mr Carollo presented photos of 2 cars; he has been racing for 2 years as a hobby - stock car racing - he is rebuilding 2 of them, they are hard to come by without paying excessive money. Neighbors have not complained about noise because he does nothing after dark; he gets along very well with the neighbors, they come out to the racetrack. One neighbor is a widow and he often helps her. Members reported they could see none of the cars from in front of the site. On question, Mr Carollo said he has a paint sprayer, and welder and compressor; there is no way the electrical sprayer and welder can be heard. He has a tow truck used for pulling a racecar to and from the track.

continued

APPEALS BOARD, REGULAR MEETING MINUTES, NOVEMBER 2, 1977
continued

2. STORAGE OF HOBBY CARS - 9960 Eom Circle - continued

He bought this house 3 years ago; he had manual tools for 2 years and electrical tools which are quiet, for the past year. Mr Carollo reiterated, he never makes any noise after dark. Normally the truck stays on the driveway but presently it is out of view because a neighbor is trying to sell her house. Chief bldg Insp. Cody explained that a tow truck is illegal in residential zoning, but a 3/4 ton truck is allowable. Mr Carollo said that a lot of people in Oak Lawn use a tow truck for transportation back and forth to work; he knows of 2 in the neighborhood that do that.

Following a discussion of shrubbery, fencing, etc. Member Anicich moved to table this item until the next meeting so petitioner can get letters from neighbors. On question, Mr Carollo said he has a fire extinguisher in the garage and he stores no paint in the garage. Chief bldg insp. Cody advised that the Fire Prevention bureau should also check this out. Second on the motion by Member Staudt. The vote: Members Anicich, Staudt, Zwartz and Kozlowski voted yes; Members Neaves and Doveikis were absent. Motion carried.

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

4815 W 107 Street. Francis Brady, owner, requesting variation to allow a 42" high cyclone fence along the side lot line (east) parallel an alley to the front lot line, and along the west side lot line from the house to the front lot line.

Copies of the spot survey were available for review. Mr Brady said that he will put no fence on the west side of the property from the house to the front lot line the fence will only be along the east lot line, parallel an alley, because vehicles drive over the lawn and make U turns there.

Member Anicich moved to grant the variation for a 42" high cyclone fence along the east side lot line, from the front building line to the front lot line, parallel the alley. Second by Member Zwartz. The vote: Members Anicich, Zwartz, Staudt and Kozlowski voted yes; Members Neaves and Doveikis were absent. Motion carried.

4. GARAGE SIDE SETBACK (R-1)

10124 S Harnew Road East. D Jachera, owner, requesting variation to extend an existing garage to 2' from the side lot line; addition on the side would be 4'4" to allow a 23'8" X 21' garage.

Mr Dennis Jochera explained that he wants to put a 16' door on the garage which is presently 19' wide and little over 20' in length; the addition would go onto the south side of the existing garage. The present gable roof will be extended. Part of the garage sets behind the house; he has 2 cars and wants to get them off the street. There is a breezeway between the house and garage.

Member Staudt moved to grant the petitioner the variation to extend the existing garage to 2' from the south side lot line allowing a 4'4" addition for a 23'8" X 21' garage. Second by Member Zwartz. The vote: Members Staudt, Zwartz, Anicich and Kozlowski voted yes; Members Neaves and Doveikis were absent. Motion carried.

5. PARKING VARIATION (C-1)

9500 S Cicero - 4803-09 W 95 St. Geo. L Gerakitis, owner, requesting variation of parking to allow rebuilding fire damaged building/s.

Attorney Ralph L Rehnquist presented affidavit of disclosure since subject property is in Trust with Central Nat'l Bank in Chicago, Trust #13233; Jenny L and George L Gerakitis are sole beneficiaries. Subject building was burned 3 months ago; it was substantially destroyed, roof caved in; a restaurant occupied 40' of the frontage on 95 Street and 2 or 3 other stores were west of it; the building was built in 1950 or 1951 at which time both 95 Street and Cicero Avenue were 4 lane streets allowing parking in front of and along side of the building. When Cicero Ave and 95 St were widened that parking was gone. They and many shop owners along the street were promised there would be parking at the rear. Petitioners own no other property and it is estimated there are 5 parking spaces available. There is a 15' strip between the rear of the restaurant area and the rear lot line; there is a 40' X 57'3" area at the rear of the other stores for parking, garbage removal, etc. A site plan is part of subject file. The variation requested is for almost 100% of parking requirements to allow this property to be rebuilt. Should this be denied there could likely be a parking lot at the southwest corner of 95 Street & Cicero Ave or a very small building that would be economically feasible to construct and conform to the parking code of Oak Lawn.

continued

APPEALS BOARD, REGULAR MEETING MINUTES, NOVEMBER 2, 1977
continued

5. PARKING - 9500 Cicero-4803-09 W 95 St. continued

On question, Mr Rehnquist said they plan to build on the present foundation and use as much of the present walls as possible. Member Zwartz asked if a structural engineer had verified that the existing structure can be renovated without complete demolition. Mr Geo Larson, architect, was present and stated, in his opinion (comments were inaudible) - "the front walls may have to be changed because I think the owner intends to make a little different looking front to make it a little more up to date." He has not made a close examination because until they tear the building out to a degree -- but from the outside of the building he would say the walls can be saved. Member Zwartz asked if the presently required 5' front setback would be observed, if the front is remodelled, along 95 Street. Mr Larson said they would see if they could match the brickwork that is there now since the foundations presently are to the public walks.

Chief bldg insp. Cody stated that outside of this Board the Bldg Dept would require a structural analysis of all of the walls of the building; also, he reported that the east side of the building, along Cicero Avenue, has been the target of 3 accidents with cars coming over the curb; the sidewalk is a bare 4' wide at that point. In his opinion the Bldg Dept would insist on the 5' setback along Cicero Avenue.

Mr Rehnquist said he understood that the only objection to restoring the building to the original form was the parking; he did not know there was any other problem other than the normally required setback along Cicero Avenue. He requested that the Board act on the variation for parking and the petitioner would take whatever steps are required by the Bldg Dept in restoring the building. They would like to restore the building with the walls in tact if possible. If an inspection results in a determination that the walls must be replaced petitioner will replace them; we are not asking you to act on that phase of it. Whatever code requirements are, if they can not meet them as far as construction, they will have to put up new walls. Any loss of space there will be a serious financial loss to the petitioners. Petitioners have been citizens of the Village of Oak Lawn for many years and that property notwithstanding the fact that a few cars have run into it has been a good location.

Ordinance Sec. 22-3-32 was called to Mr Rehnquists attention. He said the insurance should be settled within the next week or 10 days; there are tenants that have a lease to the restaurant; owners do not operate any of the businesses; lease requires that the building be restored within 90 days after the insurance has been paid and ready for occupancy within 120 days, or after an agreement is reached.

Mr Cody: It seems like too much responsibility is being placed on this Board - the decision of the Board. Mr Rehnquist: The building itself probably is not 50% demolished but the cost of restoring would be more than 50% of the total because of electrical work, air conditioning, plumbing, fixtures, etc. Mr Cody explained that the ordinance reads "50% of the cost" not 50% of the building; also, if a building plan is presented for construction and the building is to the Cicero Ave. and the 95 Street lot lines it would have to come back before this Board and it is delayed again.

Mr Rehnquist said Mr Morrow, real estate agent for the owners, talked with Dir. of Bldg & Zoning, Mr Faitz, who at the time indicated the parking was the sole consideration for which there had to be a variation. Mr Rehnquist requested that this Board make a motion granting a parking variation and requiring that the petitioners conform to the building code - this is a recommendation to the Board of Trustees - and in the meantime he would go into this further and if when it goes before the Trustees there is going to be further requirements they can be handled at the time.

Member Zwartz moved to recommend that the Board of Trustees grant the petitioners, Mr & Mrs Gerakitis, 100% variation of parking under the conditions that building permits be issued conforming to the building and zoning codes. Second by Member Anicich. The vote: Members Zwartz, Anicich, Staudt and Kozlowski voted yes; Members Neaves and Doveikis were absent. Motion carried.

6. GARAGE, SIDE STREET SETBACK (R-1)

6140 W 93 Street. Donald Witthoft, owner, requesting variation of side setback on a corner lot to allow relocation of a detached garage to be 5' instead of required 15'

Mr & Mrs Witthoft were present. A site plan was presented for review; it showed the present location of the garage and the proposed new location. Mr Witthoft said that for the past 18 months Moody Avenue has been under construction; it is a nice street now and they like it. Chief Bldg inspector Cody explained that the moving of this garage is part of a tax recorded public improvement; part of it is

continued

APPEALS BOARD, REGULAR MEETING MINUTES, NOVEMBER 2, 1977
continued

6. GARAGE, SIDE STREET SETBACK - 6140 W 93 St - continued
that we take the expense of moving this garage; a chronological history of the site dates back to the time it was annexed to Oak Lawn; the Eng'g Dept has furnished a site plan proposing the garage in line with the house which is 10'9" from the side street lot line. There is a new subdivision abutting the rear (north) of subject lot and it fronts on Moody Avenue; the front setback on those lots is 25'; there will be a new home built to the rear of the Witthoft property and who buys the new home would be staring at the Witthoft garage for the rest of their life. Mr & Mrs Witthoft, looking at their property from the front (93 Street) were of the opinion that the garage would be in the "middle" of their yard if it were set 10' to 15' from the side street lot line. Mr Witthoft said they are planning a new garage next year. Mrs Witthoft was of the opinion that since there is no home on the vacant lot at the rear that a home with an attached garage on the south could be built and then this garage would be less objectionable. Chief bldg insp. Cody explained that the Bldg Dept or the Village can not dictate what kind of house will be built on the vacant lot at the rear of this site, it could be a bungalow with detached garage or a bilevel with attached garage or some other type.

The Board suggested the garage be placed closer to the house. Petitioners said they would loose too much of their yard that way. The lot is 158.75' deep and 53.52' wide after the 16.48' was dedicated for Moody Avenue. It was suggested that the garage be attached to the rear of the house. Petitioner explained that there is no way to do that because they have recently built a 12' patio there and they have table and chairs there, and to move the garage to 10' from the side street lot line would allow 5' between the garage and a 12 X 12' shed which was built in the past 2 months. Mrs Witthoft said it would be expensive to remove a tree which would be between the shed and garage; also, some of the tree roots would have to be cut and removed if the garage foundation is put in 5' from the side street lot line. Board Members advised Mrs Witthoft of their personal experiences with trees that overhang garages, and if the roots are cut the tree may die anyway.

Mrs Witthoft said she wants to talk to the people that own the abutting lot and see how they feel about it; also, the Village wants to move the garage while the road crew is there, they have to haul away 50' of driveway plus the present garage foundation, then clean it up and level it again.

Member Anicich moved to table to the next meeting, 12-7-77, so petitioner can contact the owner of the property to the north for permission to build the garage with a 5' setback off the side street lot line. Second by Member Staudt. The vote: Members Anicich, Staudt, Zwartz and Kozlowski voted yes; Members Doveikis and Neaves were absent. Motion carried.

7. GARAGE, SIDE STREET SETBACK (R-1)
9200 S Massasoit Ave. Geo Miller, owner, requesting variation to allow a 23 X 25 detached garage to be constructed 3' from the side street lot line.

Mr Miller explained that he would build 4' from the sidewalk or 3' inside his side lot line and 5' from the rear lot line. He has 2 evergreen trees he wants to preserve which are 12' high. Properties on the other 3 corner have garages 3' from the lot lines. Garage to west is about 8' from the side lot line.

Member Anicich moved to grant Mr Miller a 3' side setback from the side street lot line. Second by Member Zwartz. The vote: Members Anicich, Zwartz, Staudt and Kozlowski voted yes; Members Neaves and Doveikis were absent. Motion carried.

8. ADJOURNMENT
Member Anicich moved to adjourn. Second by Member Staudt. All voted yes.
Acting Chairman Kozlowski declared the meeting adjourned at 9:55 P.M.

/s/ Albin Kozlowski
Acting Chairman

/s/ Buena Gerke
Secretary

VILLAGE OF OAK LAWN, ILLINOIS
Village Hall @ 5252 W James St
APPEALS BOARD
Wednesday - Dec. 7, 1977
REGULAR MEETING MINUTES #77-12

Acting Chairman Kozlowski called the meeting to order at 8:03 P.M.

ROLL CALL Present: Members Anicich, Doveikis, Neaves, Staudt, Zwartz and Kozlowski.
Chief Bldg Inspector Cody.
Absent: None.

APPROVAL OF MINUTES of the regular meeting #77-11 held on November 2, 1977: Member Zwartz moved to approve the minutes as published. Second by Member Doveikis. The vote: Members Zwartz, Doveikis, Anicich, Staudt and Kozlowski voted yes, Member Neaves abstained due to having been absent. Motion carried.

OLD BUSINESS

1. FENCE, CORNER LOT (R-3) Tabled 10-5-77, 11-2-77
9901 S Ridgeland Ave. J Othman, owner, requesting variation to allow a 4' high chain link fence around the entire property of a corner lot.
Petitioner not present. Item held till end of agenda.
2. STORAGE OF HOBBY CARS (R-1) Tabled 11-2-77
9960 Elm Circle Drive. John Carollo, owner, requesting variation to allow storage of 3 racing/hobby cars in the area behind the detached garage.

Chief building inspector Cody read aloud the report of the investigation of subject garage, made by Lt.R. Johnson and Lt.R. Herman of the Fire Prevention Bureau: (they) "found the garage to be clean and absent of excessive flammables -- recommended a fire extinguisher be mounted in the garage. Mr Carollo had been advised that he had the right to refuse to have the garage inspected but he said he was very happy to have it checked and he would have a fire extinguisher mounted in the garage." Report is part of subject file. Member Staudt said he also got a favorable report in conversation with the Fire Marshall and with neighbors who said they were glad to have Mr Carollo for a neighbor. Mr Carollo presented written approval, signed by 6 of his immediate neighbors, which stated "no objections to the storing of 3 hobby stock cars and a tow truck in the back yard." Written approval is part of subject file. Member Zwartz complimented Mr Carollo on the neatness of his property. There is 43' between the detached garage and the rear lot line.

Member Staudt moved to grant Mr Carollo the variation to allow storage of 3 racing or hobby cars and a tow truck behind the detached garage since we have received the written approval of his neighbors and the Fire Marshall has inspected the premises. Second by Member Neaves. On question, Mr Carollo said that there usually are 2 cars but at this time he happened to have 3. The vote: Members Staudt, Neaves, Anicich, Doveikis, Zwartz and Kozlowski voted yes. Motion carried.

3. GARAGE, SIDE STREET SETBACK (R-1) Tabled 11-2-77
6140 W 93 Street. Donald Witthoft, owner, requesting variation of side setback on a corner lot to allow relocation of a detached garage to be 5' instead of 15' required from side street lot line.

Mrs Witthoft phoned requesting this item be held until the next meeting which will be on January 4, 1978.

NEW BUSINESS

4. RELEASE PART OF EASEMENT (R-1)
5750 W 101 Street. Frank Boyle, contractor, requesting release of the west 3.5' of the east 8' easement parallel the east lot line to allow the fireplace and 1.85' of the side of the house into said easement per copy of spot survey.

Chief building inspector Cody reported that this item will be on the agenda when the water main in the easement is relocated.

APPEALS BOARD, REGULAR MEETING MINUTES, DECEMBER 7, 1977
CONTINUED

5. PARKING INTO SIDE STREET SETBACK (R-3)

9701 S Ridgeland Ave. S. Flood, contractor, requesting variation to allow parking to encroach 5' into the side street setback for a new 3 unit apartment building.

Mr Flood distributed proposed site plans to Board Members for review. The lot is 50.13 X 110.52'; there will be 6 parking spaces for the 3 apartment units as required by ordinance. Site plan is part of subject file. He explained that with the 15' side street setback there is not enough room to park 6 cars without the 5' encroachment into the setback.

Chief building inspector Cody, in considering the proposed site plan, suggested that stalls 3 & 4 be turned around so entry would be from the alley instead of from 97 Street, then the 40' of proposed asphalt along the side street setback and the parkway could be reduced to 20' which would allow access to stalls 1 & 2. Because the entire width of the alley will be required to be paved, stalls 3,4,5 & 6 would then be accessible from the alley. Mr Flood said he thought that would be the better arrangement.

On question, Mr Flood said subject alley will be blacktopped along with the building construction. As for blacktopping the alley behind his building at 6815 W 95 Street he said he would have the blacktopping laid behind the 95 Street site next spring - asphalt should be available about the middle of April.

Member Zwartz moved to grant Mr Flood, contractor, the variation to allow the parking area to encroach 5' into the side street setback providing the alley is improved for the entire width and the approach from 97 Street is 20' in width instead of 40'. Second by Member Staudt. The vote: Members Zwartz, Staudt, Neaves, Doveikis and Kozlowski voted yes. Motion carried.

6. SEMI TRACTOR IN FRONT SETBACK (R-1)

5712 W 90 Street. Dale Sprinkle, owner's son, requesting variation to allow a semi tractor to be parked in the driveway in front of an attached garage (in the front setback).

Mr Sprinkle stated that the deisel tractor must be plugged in during the winter or it would take a couple of days to get it going again; he has no other place to park it. He has lived at this address all of his life and has had the tractor for 1 1/2 years; he drives in the State of Illinois, not cross country; he is self employed; leaves the house at 3 a.m. and returns at 7 p.m. On question, he said he has tried parking at a gas station but they want him to buy their fuel and he can not afford it; the trailer is parked in Gary, Ind. Member Anicich reported that in this area he saw 3 boats, 1 Van, a camper truck, a camper, 2 cars and a semi all of them exposed at the front of the property and he asked Mr Sprinkle about a bus parked at this site. Mr Sprinkle stated that it is a camper; he reported a 44 Van that is parked across the street with a tractor. He was advised that the Village is working on clearing the residential areas of commercial vehicles and in time other violations will have their turn.

After some discussion, Member Neaves moved to grant Mr Sprinkle permission to park the semi tractor at the site for 6 months, and no more than 6 months, so he will have time to find some other place to park it since it would be a hardship at this time of the year - and 6 months should be ample time. Second by Member Staudt. The vote: Members Neaves, Staudt, Anicich, Doveikis, Zwartz and Kozlowski voted yes. Motion carried.

7. RELEASE PART OF EASEMENT (R-1)

6105 W 91 Street. Dale E Berry, attorney, requesting release of the east 1' of west 5' easement at the rear of 6105 W 90 Street to allow the encroachment of the existing detached garage.

Petitioner requested this item be held until the next meeting, January 4, 1978.

APPEALS BOARD, REGULAR MEETING MINUTES, DECEMBER 7, 1977
CONTINUED

8. FENCE TO SIDE STREET LOT LINE (M-1)

4630 W Southwest Highway. Wm Kuhl, owner, requesting variation to allow a 7' or 8' high chain link fence with barbed wire atop, along the Knox Avenue property line from the existing fence forward toward Southwest Hy. A spot survey to be presented.

Mr Kuhl presented a site plan for Members to review. He stated that the fence will be 6' high with 3 strands of barbed wire angled in at the top. It will tie into the fence that exists partially along the Knox Avenue lot line, there will be 2 drive-in gates and a walk-in gate; the fence will terminate at the rear or northeast corner of the building. It will not run to the front lot line nor the front of the building. The fence will be installed 2" inside the lot line.

Member Anicich moved to grant the variation to allow a 6' high chain link fence with 3 strands of barbed wire angled in at the top along the Knox Avenue property line to enclose the rear yard. Second by Member Zwartz. The vote: Members Anicich, Zwartz, Doveikis, Neaves, Staudt and Kozlowski voted yes. Motion carried.

9. PARKING, FOR AN ADDITION (C-2)

5769 W 95 Street. S Panagoitis, owner, requesting to allow construction of an addition to the east side of the present building, approx. 12' X 83', to enlarge present inadequate kitchen facilities and an additional 26 seats. Total number of seats would then be 128, requiring 64 parking spaces. With the improvement of the parcel directly south, which was rezoned parking on 6-27-72, there will be a total of 59 off-street parking stalls; 5 short of requirements or an 8% variation in parking.

Mr Panagoitis presented a site plan showing 56 parking stalls and 64 stalls required or a variation for 12.5% of parking. The house on the lot to the south will remain and be used for storage; the garage to the south of the house will be demolished and parking will be available, according to the site plan, for 22 cars on the south side of the house.

Chief building inspector Cody explained that this restaurant was existing before 95 Street was widened and before Menard Avenue was improved, when there was more parking available. Petitioner bought the property to the south which was rezoned to parking in 1972; there was a problem with the lease where any improvements made would cancel the lease. That has been straightened out with the landlord and now petitioner wants to expand, not so much for seating but for improving the kitchen arrangement which presently is very confined. The kitchen will be enlarged and have all new equipment, plus there will be 26 more seats. The ordinance calls for any change in intensity of use that the new requirements be on the increase in size. Adding 26 seats would require 13 more stalls; the addition will take up 9 existing parking stalls so instead of 22 stalls he is providing 56 stalls and they will be used by the restaurant and the tavern which is to the east. The tavern has peak hours from 9 p.m. to 1 a.m. and the restaurant has peak hours from 4 to 8 p.m. so there is no conflict for the two uses.

In reviewing the site plan presented, the access to parking from 95 Street showed a driveway with parking on the west side of it for 5 employees cars. Member Anicich questioned the width of the driveway since no figures were shown; he suggested that the better plan might be to close the access from 95 Street and that would remove the possibility of cars exiting or entering across the sidewalk endangering pedestrians and bicycle traffic that would use the public walk, and that would direct cars directly to the parking lot off Menard Avenue where the parking will be located. Petitioner expressed preference for that arrangement.

After discussion, Member Anicich moved to grant the petitioner a parking variation for common parking for 5763 W 95 Street and 5769 W 95 Street with a total of 56 off-street parking stalls, 8 short of required, or a 12.5% variation of parking requirements. Second by Member Neaves. The vote: Members Anicich, Neaves, Doveikis, Staudt, Zwartz and Kozlowski voted yes. Motion carried.

APPEALS BOARD, REGULAR MEETING MINUTES, DECEMBER 7, 1977
CONTINUED

- #1. FENCE, CORNER LOT (R-3) Tabled 10-5-77, 11-2-77
9901 S Ridgeland Ave. J. Othman, owner, requesting variation to allow a 4' high chain link fence around the entire property of a corner lot; Ridgeland Ave. frontage, 99 Street side, inside lot line and rear lot line.
Petitioner not present. Board Members reported having recently seen a for sale sign on the property.
Motion by Member Neaves to remove this item from the agenda. Second by Member Doveikis. The vote: Members Neaves, Doveikis, Anicich, Zwartz, Staudt and Kozlowski voted yes. Motion carried.
10. ADJOURNMENT
Motion by Member Doveikis to adjourn. Second by Member Zwartz. All voted yes. Acting Chairman Kozlowski declared the meeting adjourned at 9:05 p.m.

ACTING CHAIRMAN /s/ Albin Kozlowski SECRETARY /s/ Buena Gerke