

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

Wednesday - Jan. 4, 1978  
REGULAR MEETING MINUTES #78-1

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

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

APPROVAL OF MINUTES of regular meeting #77-12 held on December 7, 1977:

Motion by Member Neaves to approve the minutes as published. Second by Member Doveikis. The vote: Members Neaves, Doveikis, Anicich, Staudt, Zwartz and Kozlowski voted yes; voting no, none. Motion carried.

OLD BUSINESS

1. COMMERCIAL VEHICLES IN RESIDENTIAL (R-1) (7-7-77)  
5944 W 87 Place. Ron Hovey, owner, Petitioner not present. Item held till end of agenda.
2. RELEASE PART OF EASEMENT (R-1) Tabled 12-7-77  
6105 W 91 Street. Dale E Berry, attorney, requesting release of the east 1' of the west 5' easement at the rear of the property to allow the encroachment of the detached garage.

Chief building inspector Cody reported that subject property has changed hands. The Village attorney has requested this item be removed from the agenda until the new owners can be advised of the problem.

3. GARAGE, SIDE STREET SETBACK (R-1) Tabled 11-2-77, 12-7-77  
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 the side street lot line.

Petitioner requested item be tabled for another 30 days, to the meeting on 2-1-78.

NEW BUSINESS

4. PARKING FOR NEW BUILDING (C-2)  
10800 Cicero Avenue. Kam-Cola Co., contractor, requesting parking variation in the amount of 12% (3,150 sq.ft.) for a new stores building.

August DiCola distributed proposed site plans to Board Members for review. The building would contain 12 stores. He explained that the building at 109 Street is completed but because of the way it cuts in at the corner of an existing building it seems to loose some value. One building will go to the Cicero Avenue frontage and will be separated by 15' which will be covered by a common roof connecting to the other section and it was his opinion that it would be much better looking shopping center. He has lost some area because of the 5' front setback required for landscaping.

After a general discussion Member Zwartz moved to grant the variation of 12% or 3,150 sq.ft. of parking area for a new building at 108th & Cicero Avenue. Second by Member Anicich. The vote: Members Zwartz, Anicich, Doveikis, Neaves, Staudt and Kozlowski voted yes; voting no, none. Motion carried.

5. RELEASE OF PORTION OF EASEMENT (R-1)  
10227 S Kostner Avenue. B J Kostubala, owner, requesting release of a portion of the north/south easement at the rear of the property for approx. 22 X 8' to allow construction of a shed.

Mr Kostubala explained that the shed would be to the property line and would be used for storage of lawn mower etc. He presented letters from Ill.Bell, Com.Ed. and N.I.Gas which stated no objections to the use of the West 10' of the vacated alley (easement). Chief building inspector Cody explained that the Village Eng'g Dept's release of the 10' is forthcoming; he suggested that this Board's action

5. RELEASE OF PORTION OF EASEMENT 10227 S Kostner Ave. continued  
be contingent upon the recommendation of the Eng'g Dept. It is doubtful that there is anything in this easement. Proposed shed does not fall into the permanent structure category as it will be on a floating slab. "Release of the easement" is not quite the correct term here as it will be only an encroachment. On question, Mr Kostubala said the shed would be about 7' high; also gasoline is stored in the garage and they have always been very careful about that.

Member Staudt moved to recommend to the Board of Trustees that petitioner be allowed to encroach on the north/south easement at the rear of his property for a 22 X 8' shed, contingent upon a letter of approval from the Village Eng'g Dept. Second by Member Doveikis. The vote: Member Staudt, Doveikis, Anicich, Neaves, Zwartz and Kozlowski voted yes; voting no, none. Motion carried.

6. RELEASE OF PART OF EASEMENT (R-1) Petition amended:  
ENCROACHMENT INTO FRONT SETBACK  
9236 S Tripp Ave. Wm Hunziker, contractor, requesting variation to allow new building to encroach 2' into the front setback.

Chief building inspector Cody explained that there is no way that any part of this easement can be released. By reducing the size of the attached garage by 2' and moving the building 2' into the front setback which is 30', proposed house can be built. Because of the curve in the street the 2' protrusion would not be obvious. Board Members reviewed the house plans and the survey of the lot. Mr Hunziker expressed his appreciation of the cooperation and help he received from the Bldg Dept.

Petitioner advised that before getting a release of a recorded setback he must clear thru the title company, if an appeal is granted, a certified copy of the decision will be available after the approval of the minutes at the next meeting of this Board.

Member Anicich moved to grant the variation to allow a 2' encroachment into the front setback which is 30' wide at that point. Second by Member Neaves. The vote: Members Anicich, Neaves, Doveikis, Staudt, Zwartz and Kozlowski voted yes; voting no, none. Motion carried.

7. PARKING VARIATION (C-2)  
9712 Southwest Highway. Parking variation in the amount of 24% in conjunction with the construction of 3 small stores. Joseph Giaccone, owner.

Dan D'Ambrosia, contractor, represented Mr Giaccone, the owner who presently has his distribution business at 9700 Southwest Hy along with a 2nd business at that location. Proposed site plans were reviewed by Board Members. A copy is part of subject file. The site having 75' frontage is located next south of 9700 Southwest Highway building. An existing house will be demolished. The Vending Co. will remain in the 9700 building. Mr Giaccone will move his business into 1 of the 3 proposed new buildings, the one at the rear lot line.

Site plan showed 2 stores 26 X 50' each lengthwise along the south side lot line and a 20' deep by 56' long building along the rear lot line with 2 parking stalls having entry from the alley; 10 parking stalls were indicated along the north side lot line. Member Anicich suggested shortening the building that abuts the alley by 10' which would allow 1 more 10' wide parking stall with access from the alley. Board Members having looked at this site agreed with Member Anicich in that this area lacks interest because of the lack of parking so any additional parking would enhance the area. Member Doveikis questioned parking available for the building on the corner where parking is along 97 Street. He also questioned the separation of the parking stalls along the alley from the driveway and was advised that bumpers would be used.

It was decided to reduce the length of the 2 buildings along the south side lot line by 5' each and to add that 10' to the rear building. This would allow 2 stores 26 X 45' with 1170 sq.ft. each along the south side lot line and the rear building would have 1120 sq.ft. area; a total of 3450 sq.ft. of building area with 13 parking stalls; 1185 sq.ft. or 17% shortage of parking. Mr D'Ambrosia accepted these changes in the site plan.

continued

APPEALS BOARD, REGULAR MEETING MINUTES, JANUARY 4, 1978  
continued

7. PARKING VARIATION (C-2) 9712 Southwest Hy. continued

Mr Giacone has 1 part time clerk and 1 full time employee. He would occupy the rear building having 1120 sq.ft. which would be used for a supply house. Others pick up supplies and leave. He would be required to pave the alley at the rear of the property.

Member Anicich moved to grant the variance of approximately 17% parking for 3 small stores at 9712 Southwest Highway. Second by Member Neaves. The vote: Members Anicich, Neaves, Doveikis, Staudt, Zwartz and Kozlowski voted yes; voting no, none. Motion carried.

#1. COMMERCIAL VEHICLES IN RESIDENTIAL (R-1) (7-7-77)

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, a 3/4 ton and a 1/2 ton vehicle used in Mobile Home repair business.

Petitioner not present. Members reported having observed 4 trucks, a car and a van parked at subject site today. It was felt that someone in the family should have contacted the Bldg Dept if petitioner was indisposed. Notice of this meeting was mailed to Mr Hovey.

Board Members suggested a letter to Mr Hovey, since the 6 months period is up, asking what he intends to do, or if he has found a place. If he does not make an appearance next month that he will clarify the situation.

Member Doveikis moved to table for 30 days and during the interim we would expect the Bldg Dept to get in touch with Mr Hovey and inform him that he is making himself liable for a citation and further action. Second by Member Zwartz. The vote: Members Doveikis, Zwartz, Anicich, Neaves, Staudt and Kozlowski voted yes; voting no, none. Motion carried.

8. ADJOURNMENT

Motion by Member Anicich, second by Member Doveikis, to adjourn. Members Anicich, Doveikis, Staudt, Neaves, Zwartz and Kozlowski voted yes. Temporary Chairman Kozlowski declared the meeting adjourned at 9:10 p.m..

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

VILLAGE OF OAK LAWN, ILLINOIS  
Village Hall @ 5252 W Dumke Dr  
APPEALS BOARD  
Wednesday - Feb. 1, 1978  
REGULAR MEETING MINUTES #78-2

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

ROLL CALL: Present: Members Anicich, Joritz, Kozlowski, Neaves, Staudt, Watts  
and Zwartz.

Chief Bldg Inspector Cody.

Absent: None.

APPROVAL OF MINUTES of regular meeting #78-1 held on January 4, 1978: Motion by Member Neaves to approve the minutes as published. Second by Member Staudt. Member Neaves, Staudt, Anicich, Zwartz and Kozlowski voted yes; new Members Joritz and Watts abstained. Motion carried.

OLD BUSINESS

1. COMMERCIAL VEHICLES IN RESIDENTIAL (7-7-77) Tabled 1-4-78  
5944 W 87 Place. Ron Hovey, owner, not present. Item held till end of agenda.
2. GARAGE SIDE STREET SETBACK (R-1) Tabled 11-2-77, 12-7-77, 1-4-78.  
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.

Owner of property to the north submitted a letter to the Building Department objecting to the garage being located beyond the side street building line. Petitioner not present. Because this petition has been tabled 3 times and nothing was heard from the petitioner, Member Staudt moved to remove this item from the agenda. Second by Member Neaves. Members Staudt, Neaves, Anicich, Zwartz and Kozlowski voted yes; new Members Joritz and Watts abstained. Motion carried.

NEW BUSINESS

3. GARAGE HEIGHT & REAR SETBACK (R-1)  
9327 S Tully Avenue. Lawrence J Randle, owner, requesting variation to allow a detached garage to be 16' high; a 22 X 22' garage plus 4'X22' for storage resulting in a 26 X 22 garage. Also variation to allow this garage 2.75' from the rear lot line because old garage is placed there.

Mr Randle explained that he has a side drive; the garage door will be 7' high conforming with regulations; he agreed to the floor of the storage area being 4" above the garage floor. He is asking to build the new garage where the old one is instead of 5' from the rear lot line so as not to take up too much of the yard; the foundation of the old garage is cracking up and a new foundation will have to be put in; he wants the additional height for the garage so it will look like the house. There will not be a loft in the garage. On question, Mr Randle said he has no side jobs and no camper or truck, he prefers a storage area on the garage rather than a shed for storage. The lot is 50' wide and the garage will be 26' wide and 22' deep. Chief building inspector Cody stated that there are other garages in this block that are built closer than 5' from the rear lot lines and there should be no problem here.

Member Anicich moved to grant the variance for the garage to be 16' high, 22X22' plus 4X22' storage area which will be raised 4" above the garage floor and to allow a variation for 2.75' rear setback instead of 5' required and with the garage door 7' high. Second by Member Neaves. Members Anicich, Neaves, Staudt, Joritz, Watts, Zwartz and Kozlowski voted yes. Motion carried.

4. PARKING VARIATION (C-2)  
4931 W 95 Street. Richard P Szarmack, owner, requesting variation to allow 6 parking stalls instead of 7 required or 14% short for 1247 sq.ft. of rentable office area. (Total building area approx. 1850 sq.ft. - 1 floor.)

Mr Szarmack, attorney, with office in Oak Lawn the past 7 years, the expected purchaser of this 40 X 108' vacant parcel, also, Mr Frank Krol, a State Farm Insurance agent who has been in business for a number of years,

continued

continued

4. PARKING VARIATION - 4931 W 95 St. continued  
were present. They will be partners in the construction of a law office and insurance office. Mr Szarmack stated that there will be 2 private offices and 2 rental offices in the proposed building which will be 1 story high and have about 1850 sq.ft. area; the nature of their business is exclusively by appointment; they share 1 girl employee; if the other 2 offices are rented there may be another girl; the tenant to be an accountant or something of that nature is contemplated. A preliminary building plan was presented showing a 2-car attached garage which would be equivalent to 2 parking stalls. Member Kozlowski questioned the garage in case there is snow such as we have presently and they can not get into the garage and the use of 2 stalls behind the garage. Mr Szarmack said the garage is truly a question mark; he does not share Mr Krol's interest in the garage, especially now that they are starting to learn the cost of construction. Member Staudt asked if entry to the building would be entirely from the front. Mr Szarmack said he could not envision anybody going down that small alley and parking a car at the rear of the building, but there will be ingress at the rear of the building. Chief building inspector Cody stated that there is a program for this year and next to improve the alleys from Cicero Avenue to about 54th Avenue. Mr Szarmack said that would change the whole complexion and he could see parking at the rear of the building being utilized in that event; he was pleased to hear that the alley will be improved because right now it is a dungeon.

Members questioned the structural and the parking arrangement. The mechanical, stamped plans have to be worked up. If the garage is important for the decision of this Board the garage would be eliminated.

Member Anicich moved to grant the variation to allow 6 parking stalls instead of 7 required or 14% short of the ordinance for a building with 1247 sq.ft. of rental space. Second by Member Staudt. The vote: Members Anicich, Staudt, Neaves, Joritz, Watts, Zwartz and Kozlowski voted yes. Motion carried.

5. REAR YARD (R-1)  
9124 S Tripp Avenue. Chris Ellis, owner, requesting variation of rear yard for a new home. Rear lot line is irregular allowing 19'8" on the north side where 27'8" is required to meet 20% of 139' depth for the rear yard.

Mr Ellis was present. Proposed site plans were reviewed by Board Members. A site plan is part of subject file. This irregular rear lot line at one point is approx. 32' from the rear of the proposed house.

Member Staudt moved to grant Mr Ellis a rear yard variation so as to allow construction of the new home at 9124 S Tripp Avenue. Second by Member Zwartz. The vote: Members Staudt, Zwartz, Anicich, Neaves, Joritz, Watts and Kozlowski voted yes. Motion carried.

6. SAME FACADES (R-3) Not in time for agenda.  
91 Place to approx. 92 Place on S Pulaski Rd. Hartz Construction Co., contractor, requesting to allow construction of multifamily units adjacent each other to be of the same facades.

Mr Don Hartz presented building plans which Members reviewed. He explained that the buildings will not be in a line, they will be staggered; the color of the brick will change on each building but the facade will be the same for each. Chief building inspector Cody explained that the buildings will be along Pulaski Road and in his opinion changing the facades on these particular buildings would be detrimental rather than an improvement. The buildings will have masonry party walls, precast floor/ceiling system and enclosed heated garages on the 1st level; there will be six 12-unit buildings having 2 bedrooms and 2 baths per unit.

Member Zwartz moved that Mr Hartz be granted the relief that he is requesting from the change of facades so the facades will remain the same, however, he does agree to change the color of brick on all the buildings of the 12 flats from 91st Place to approx. 92nd Place on Pulaski Road. Second by Member Neaves. The vote: Members Zwartz, Neaves, Anicich, Staudt, Joritz, Watts and Kozlowski voted yes. Motion carried.

APPEALS BOARD, REGULAR MEETING MINUTES, FEBRUARY 1, 1978  
continued

- #1. COMMERCIAL VEHICLES IN RESIDENTIAL (7-7-77) Tabled 1-4-78  
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, 3/4 ton and a 1/2 ton vehicle used in Mobile Home repair business.

Petitioner not present. Chief building inspector Cody reported that he went to the home of Mr Hovey and got no response. Temporary Chairman Kozlowski read aloud in review the minutes and recommendations on this petition at the hearing on 7-7-77. Member Anicich observed that people buy residential property in Oak Lawn and then they have a neighbor that does commercial work and commercial work should be in commercial zoning. Member Staudt observed that it is possible that some people who have been doing commercial work at their residence, in the area which was annexed in 1964, feel they have squatters rights so to speak and have the right to keep commercial work in residential zoning but the ordinances have been in effect since the annexation and this man was given 6 months, and he said he was going to relocate out of Oak Lawn; he has been given ample time, it has been talked about, and now he should show cause to the courts why he should not move. Mr Cody stated that Mr Hovey has made no effort to relocate his business as he had implied he would six months ago; a couple of the vehicles have not moved an inch.

Member Anicich moved to instruct the Building Dept to get a citation of violation to Mr Hovey for violation of the zoning ordinance at 5944 W 87 Place. Second by Member Neaves. The vote: Members Anicich, Neaves, Staudt, Zwartz, Joritz, Watts and Kozlowski voted yes. Motion carried.

Members discussed the subject of a chairman for this Board. Ordinance decrees the selection of a chairman by the members each year. Because two members tonight attended their first meeting it was decided by the total Members to postpone the selection of a chairman so as to allow further acquaintance.

7. ADJOURNMENT

Motion by Member Staudt, second by Member Neaves, to adjourn. All voted yes. Temporary Chairman Kozlowski declared the meeting adjourned at 9:05 p.m.

/s/ Albin Kozlowski  
Temporary Chairman

/s/ Buena Gerke  
Secretary

VILLAGE OF OAK LAWN, ILLINOIS  
Village Hall @ 5252 W Dumke Dr  
APPEALS BOARD  
Wednesday, March 1, 1978  
REGULAR MEETING MINUTES #78-3

Temporary Chairman Kozlowski called the meeting to order at 8:04 P.M.

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

APPROVAL OF MINUTES of regular meeting #78-2 held on February 1, 1978: Motion by Member Neaves to approve the minutes as published. Second by Member Staudt. No discussion, the vote: Members Neaves, Staudt, Anicich, Joritz, Watts, Zwarts and Kozlowski voted yes. Voting no, none. Motion carried.

OLD BUSINESS

None.

NEW BUSINESS

1. PARKING, FOOD SERVICE (C-2)  
4544 W 95 Street. Joseph Scalise, owner of business, requesting variation of parking and variation to allow outdoor food service. Eight parking spaces reported available; 20 seats indoors and 18 outdoors.

Mr Scalise stated that he purchased this business in December 1977; the previous owner had the outdoor seating and he took it for granted that permission had been granted; after he had been in the business about a month he found out that the tables had been in violation for about a year and a half so that is why he is before this Board now. He said that most of the patrons are from in the neighborhood and they walk to the store and that the outdoor seating is not additional seating but alternative seating for the summertime. The previous owner was given a temporary variation but a pending decision or recommendation was not forwarded to this Board for a final decision.

Member Anicich recalled that there was a health/sanitation problem involved at that time and this is the same variation that was requested previously; it would be to an advantage in judging this fairly to know what this violation is or what was written on it - he did not receive anything on this. Bldg inspector Pryce said that the report of the Sanitation Officer stated mainly that the outdoor tables could cause flies, litter, dogs going after litter, etc. and he did not think it necessary to bring the letter before this Board because it would cover the same thing as at Drive-In Restaurants. Member Anicich questioned the 47% variation of parking and what might be done to reduce that percentage. Mr Scalise said he has 8 parking stalls which includes the 4 stalls behind the flower shop next door; they use their parking area mostly for deliveries; he has only a verbal agreement for the flower shop stalls. On Member Kozlowski's question, Mr Scalise said that last summer he observed that most of the customers used the outdoor tables (3 tables each seating a maximum of 6 persons); he could not say what went on during the evenings or at night but he would not tolerate it being a "hangout"; there is a little wrought iron fence around the tables area and a roof or canopy over the area. Most of the business is carry-out rather than sit-in service.

[On 2-2-66 the Board of Trustees after review of the parking ordinance by the Village attorney denied a variation of parking to Chicken Unlimited Carry-out stating that the owner was aware of the code before he purchased the property. On 11-2-66 the Board of Appeals granted a variation to allow on-site food service for 18 seats instead of 11 allowable providing 5 parking stalls with driveway off Kenton Avenue were added in the 17' on the west side of the building]

Several possible alternatives of the seating capacity and the parking were discussed. Member Neaves moved that the petitioner's request be denied. Second by Member Anicich.

continued

APPEALS BOARD, REGULAR MEETING MINUTES, MARCH 1, 1978  
continued

1. PARKING, FOOD SERVICE, 4544 W 95 St. continued

Mr Scalise's father was recognized by the Board. He stated that it is not possible for cars to park in the area where the outdoor tables are because of the curb, there is no driveway; he reported that about 6 people sit inside the store, the rest sit outside or are carry-outs; the biggest trade is carry-outs. Temp. Chairman Kozlowski explained that since the seats are there, there must be parking for them.

The vote on Member Neaves motion: Members Neaves, Anicich, Joritz and Kozlowski voted yes; Members Staudt, Watts and Zwartz voted no. Motion carried. Petitioner advised of procedure for appealing the decision to the Board of Trustees if he so chooses.

2. PROJECTION INTO FRONT SETBACK ('O')

Approx. 4611 W 103 St. Farrell-O'Malley, owner, requesting variation to allow projection of a covered archway into the 5' front setback to serve as a covered walkway joining 2 buildings.

Harold Miller, architect, presented copies of the site plan and building plan which Members reviewed. He stated that the Bldg Dept had reviewed this proposal for 2 office buildings with a 19' wide atrium between them affording a view of landscaping from each of the offices. The buildings will be 1 story; frontage is 111'; the archway will be 20' long and 6' deep. The front of the 2 buildings will be 6' from the front lot line. So it will not look like 2 buildings from the front, it is proposed to connect them with the canopy and make it appear as one building and close off view of the atrium from the street. The 3 arches with wrought iron gates will be back from the front line of the building 1'4" so the canopy cover of the arches will not project into the front setback. Parking is legal. Mr Miller said the covered archway between the 2 buildings, whether it is called a fence or whatever, will be in the front setback which is required to be landscaped according to the Village ordinances. The archway will allow going from one building to the other under an overhang. An existing house on this site will be demolished.

Member Staudt moved to grant Farrell-O'Malley a variation to allow projection of the covered archway into the 5' front setback to serve as a covered walkway joining 2 buildings located at approx. 4611 W 103 Street. Second by Member Zwartz. There being no further discussion, the vote: Members Staudt, Zwartz, Joritz, Neaves, Watts, Anicich and Kozlowski voted yes. Voting no, none. Motion carried.

3. RESTAURANT ADDITION (C-2)

6156 W 95 Street. Nick Stavrakos, owner, requesting variation to permit construction of a 20X65' addition to east side of building for storage purposes only. There will be no increase in seating.

Mr Stavrakos, owner of the Royal Inn Restaurant, and Albert Pacelli, architect, were present. Mr Stavrakos explained that the 20' on the east of the present building was used as a driveway off of 95 Street. There is need for additional storage area. Presently they have a salad bar and they are proposing to add Sunday Brunch which will require large machinery for cleaning, etc. that will be used once a week and stored the rest of the time; walk-in freezers and working areas are proposed for the addition; the garbage containers will be enclosed instead of in the open.

Mr Pacelli presented site plans which Members reviewed. Due to the revised parking ingress and egress, about 8 more parking stalls can be added to the parking area at the rear of the building. Mr Stavrakos said they have enough seating now but they need storage area. He operates another restaurant and is hoping to central storage, buying volume and making this a distribution area should it become feasible.

Members of the Board were of the opinion that the 95 Street driveway to the parking lot, as at the Oak Lawn Restaurant, was a traffic hazard; to remove the driveway would be eliminating a "suicide" turnoff.

Motion by Member Anicich to grant the variation to permit construction of a 20X65' addition on the east side of the building for storage purposes only. Second by Member Watts. The vote: Members Anicich, Watts, Neaves, Joritz, Staudt, Zwartz and Kozlowski voted yes. Voting no, none. Motion carried.

4. EASEMENT RELEASE (R-1)

5824 W 100 Place. Richard Trench, owner, requesting release of the south 3' of the north (rear) 8' easement and all of the east 10' easement (per plat) to permit construction of a garage.

Mr Trench submitted letters of release from the utility companies and the Village Eng'g Dept. Letters are part of subject file. Photo copies of the spot survey were reviewed by Board Members. There is 18' between the east side of the house and the east lot line. Member Anicich questioned the distance between the rear of the house and the easement. It is 29 or 30' plus the 3' of easement released. Mr Trench said he is contemplating a 24X24' garage.

Member Staudt moved to recommend that the Board of Trustees grant release of the south 3' of the rear 8' easement and all of the east 10' easement to allow the construction of a garage, letters from all utility companies and the Village Eng'g Dept. being on file. Second by Member Neaves. The vote: Members Staudt, Neaves, Anicich, Watts, Zwartz, Joritz and Kozlowski voted yes. Voting no, none. Motion carried.

5. FRONT SETBACK FOR ADDITION (M-1)

4525 W 91 Street. Roger Maynard, Colonial Auto Body Shop, owner, requesting variation of front setback to allow an addition to extend 15' into the 20' front setback.

Mr Maynard and Richard Abrham, architect, were present. Mr Abrham distributed site plans which Members reviewed. The plan showed the proposed addition for an office on the front of the existing building and a new building to be built on the west of the existing building. The existing office has about 54 sq.ft. and is deemed inadequate; the proposed office space will be used for the existing and the additional shop area; entire additional shop area will be needed for enough cars to make the addition worth while economically.

This proposal had not been before the Bldg Dept for review. Members of the Board and the petitioners discussed this proposal at length.

Member Zwartz moved to table this request for a variation to the next meeting, on 4-5-78, until the Bldg Dept. gets to see the plans and a plat of survey. Second by Member Staudt. The vote: Members Zwartz, Staudt, Neaves, Joritz, Anicich, Watts and Kozlowski voted yes. Voting no, none. Motion carried.

6. RELIEF FROM PROVISIONS FOR HANDICAPPED (R-3)

9301-09 S Kilbourn Ave. Evangelical Hospital Assoc. (Christ Hosp.) requesting relief from required provisions for handicapped to allow apartment complex to be used for partial hospitalization program.

Representing petitioner were Mrs Glenda Bacon and Mr Michael Gates. Mr Gates explained that the apartment building is on the hospital site and was used for interns' apartments and now it is desired to use 2 apartments in that building for an out-patient psychiatric program at 9305 S Kilbourn Avenue. Within the hospital there is a counselling center, groups on the 5th floor for out-patients; the same services are offered in the hospital. Mrs Bacon said that there will be 2 apartments on the 2nd floor of the center portion of the building used for these out-patients; the rest of the building is offices used by the hospital; these out-patients must be ambulatory; handicapped patients will be directed to the hospital; to use a portion of the apartment building for handicapped patients would require the installation of ramps, an elevator, appropriate plumbing fixtures, water fountains, etc. and would be quite expensive. The patients that will have access to the proposed apartments will have partial hospitalization 6 hours a day and they will go home at night; they are specially referred, having been recently discharged from the in-patients.

Member Anicich moved to grant a variance to give release from the required provisions for handicapped, to be allowed for this particular apartment complex. Second by Member Joritz. The vote: Members Anicich, Joritz, Neaves, Staudt, Watts, Zwartz and Kozlowski voted yes. Voting no, none. Motion carried.

APPEALS BOARD, REGULAR MEETING MINUTES, MARCH 1, 1978

continued

7. PARKING (C-2)

9951 Southwest Hy. Maranatha Bldrs requesting variation in the amount of 500 sq.ft. or 4% of parking.

Harold Miller, architect, represented the petitioner, Maranatha-Majestic Bldrs. He explained that the building will be at the rear of the property; property 100X115'; the existing buildings along the street that are built to the front of the property are having parking problems so the parking in this case will be at the front where traffic can get in and out. The proposed building requires 2 sq.ft. of parking for each sq.ft. of building which would allow a 38'4" deep bldg. The 5' front setback will be observed, then 64' depth for parking and a 5' walk on the front of the building. A building 38'4" in depth would allow no more parking than the proposed 40' deep building. According to Mr Miller's computations this would be a 6.2% variation of parking; the Bldg Dept figured it to be 4%.

The storm sewer is in Southwest Hy and drainage will be toward the highway; the roof will be pitched forward, 4 downspouts (more than normally required) will drain to the Highway rather than to the residential at the rear. Necessary fire separation is provided so a maximum of under 3000 sq.ft. per business will be maintained. All requirements will be met; they are asking for a variation so as to make the building about 1' longer. The building will have 5 stores or offices 19X38 ea. approx.; having 800 sq.ft. or less each so if 2 or 3 stores are combined there would not be a greater parking requirement. Any use having over 3000 sq.ft. would require 3 sq.ft. of parking for 1 sq.ft. of building instead of 2-for-1. These stores are purposely kept under 1000 sq.ft. in area. Mr Miller presented site and building plans which Members reviewed.

Member Watts moved to grant the variation of parking for 4% as per staff recommendation. Second by Member Anicich. The vote: Members Watts, Anicich, Neaves, Zwartz, Staudt, Joritz and Kozlowski voted yes; voting no, none. Motion carried.

Member Staudt wanted to discuss the procedure for recording Members' votes in the minutes of the meetings. He said our ordinance requires that each Member be noted for his vote; he had looked into Parliamentary Procedure and the only time the vote of each Member is required is on financial matters, but we are faced with an ordinance type thing that was passed by the Village. It could be interpreted that we could make our own rule within the guide lines; he was looking at it from the point of helping the secretary in reporting the voting on each item where it could be an aye/nay type vote and each one going the opposite way would be indicated - all in favor, yes, or all in favor, no - motion carried. It would lessen the volume of typing for the secretary, especially when there is a lengthy agendy.

Temp. Chairman Kozlowski questioned getting the ordinance change; what procedure would we have to go thru to change it? He stated he did not think this should be taken to a vote, we could determine something here.

On question, the secretary said she could follow the ordinance, it was not too difficult. She did appreciate the intent of Member Staudt's thoughtfulness in his suggestion for reducing the volume of typing.

8. ADJOURNMENT

Motion by Member Anicich, second by Member Staudt, to adjourn. Members Anicich, Staudt, Watts, Joritz, Zwartz, Neaves and Kozlowski voted yes; voting no, none. Temp. Chairman Kozlowski declared the meeting adjourned at 9:30 p.m.

/s/ Albin Kozlowski  
Temporary Chairman

/s/ Buena Gerke  
Secretary

VILLAGE OF OAK LAWN, ILLINOIS  
Village Hall 5252 W Dumke Dr  
APPEALS BOARD  
Wednesday - April 5, 1978  
REGULAR MEETING MINUTES #78-4

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

ROLL CALL: Present: Members Anicich, Joritz, Neaves, Kozlowski, Staudt, Watts  
and Zwartz.  
Bldg inspector Dan Pryce.  
Absent: None.

APPROVAL OF MINUTES of regular meeting #78-3 held on March 1, 1978:

Member Staudt moved to approve the minutes of March 1st with any corrections necessary. Second by Member Zwartz. There being no corrections, the vote: Members Staudt, Zwartz, Anicich, Neaves, Joritz, Watts and Kozlowski voted yes; no, none. Motion carried.

OLD BUSINESS

1. FRONT SETBACK FOR ADDITION (M-1) Tabled 3-1-78  
4525 W 91 Street. Roger Maynard, Colonial Auto Body Shop, owner, requesting variation of front setback to allow an addition to extend 15' into the 20' front setback.

Petitioner reviewed his proposed plan with the Bldg Dept as directed by this Board on 3-1-78. The plans were revised to allow an addition on the west of the existing building without any projection into the front setback and no variation will be needed. On Member Staudt's question inspector Pryce reported that the front setback, as reported, was 20'.

NEW BUSINESS

2. FENCE, FRONT LOT LINE (R-1)  
7101 W Avon Ave. Michael Lynch, owner, requesting a 4' high chain link fence along part of the Nottingham Ave frontage and a 6' high chain link along the side lot line to the front lot line (Avon Ave.).

Board Members reviewed the plot plans which were available. The front of Mr Lynch's house is 54' from the Avon Ave frontage. Mr Lynch said there are kids playing on his property and he has a couple of youngsters himself that he wants to keep in the back yard; he wants a 6' high fence between the two homes up to the 25' front building line, then 6' high across the rear lot line and 4' high along the Nottingham Ave frontage from the rear lot line to the attached garage. Temp. Chairman advised that the ordinances allow 5' height between homes. Various alternatives were suggested to Mr Lynch. Mr Lynch decided to conform with the 5' height between homes to the front setback line.

Member Anicich moved to grant a variance for a 4' high fence to the side street lot line, from the corner of the garage to Nottingham Ave lot line, to the rear lot line, and the fence along the west lot line between the houses would conform with 5' height to the 25' front setback as allowed by ordinance. Second by Member Neaves. No further discussion. The vote: Members Anicich, Neaves, Joritz, Staudt, Watts, Zwartz and Kozlowski voted yes; voting no, none. Motion carried.

3. RELEASE OF 3' OF EASEMENT (PUD R2/3)  
10330 S Mayfield Ave. Frank Adams, owner, requesting release of the east 3' of the west 10' (rear) easement to allow a 7-car garage to encroach into the easement by 3'.

Mr Adams explained that he wants to set the 7-car garage 3' into the easement so as to allow more space between the garages and the rear of the apartment building. Mr Adams had been granted approval for the garages by the Development Board and Board of Trustees, this being in a P.U.D. area. Mr Adams presented site plans which Members reviewed. Letters from Oak Lawn Eng'g Dept and the utilities companies releasing the 3' of the easement were presented and are part of subject file.

Member Staudt moved to recommend that the Board of Trustees grant release of the 3' of the 10' easement to allow the 7-car garage as there is no objection from the utilities companies nor the Eng'g Dept. Second by Member Joritz. No further discussion; the vote: Members Staudt, Joritz, Anicich, Neaves, Watts, Zwartz and Kozlowski voted yes; voting no, none. Motion carried.

4. GARAGE ADDITION (R-1)

4932 Stone Circle. G. E. Courtwright, owner, requesting an 8' addition onto a 22X22' garage resulting in a 22X30' garage. Also, variation to allow the elimination of the raised floor in the garage addition.

Mr Courtwright explained that he has 2 lawnmowers and the cars sit outside; he has an antique airplane in the garage which he has been restoring for a period of about 10 years; he would like more room in the garage. Site plans were available for review. An addition is proposed for between the house and the garage which is set to the side of the house; the 8' addition on the rear of the garage would be in line with the rear of the addition on the home. He said the fuselage is 14' long; 1 side panel is on the south wall of the garage and 3 are against the rafters; they take a little more room than a car; there is a kerosene stove in one corner and a workbench on the opposite side. With the 2nd lawnmower being a riding mower he did not want to buy a little garage type storage shed. Proposed addition between the house and garage would have a floor at the same level as the garage addition if the 4" rise is adhered to. He plans a larger door on the rear of the garage addition.

Temp. Chairman Kozlowski asked the reason for eliminating the 4" rise in the floor of the garage addition. Mr Courtwright said the contractor did not think a 4" step would be too bad a situation. Temp. Chairman Kozlowski explained that maximum allowable depth for a garage would be 25'; after that it starts to look a bit commercial, such as someone possibly putting trucks or larger vehicles in a garage, which is what we are trying to eliminate by having the 4" rise in any storage area - in this addition - so if and when the property is sold somebody could not make a different use of the garage.

Inspector Pryce explained that the present rear outside wall could be left in tact, separating the addition from the garage proper, and a 4 or 5' opening put in it and then the floor level could remain the same level as in the garage.

Following a lengthy discussion, Temp. Chairman Kozlowski asked, since Mr Courtwright was pondering the decision, and with the extent of the move he is making with the additions, etc. that rather than make a hasty decision and be sorry for it later, to table this for a month to the next meeting so he could discuss this with the contractor and come to a decision; this would allow him a month in which to make a decision. Mr Courtwright decided to leave the wall in as a partition and have the floor of the addition to the garage the same level as the present garage floor.

Member Zwartz moved to grant Mr Courtwright the request for the 8' addition on the 22X22' garage, however, he must allow the existing rear wall to remain with an opening not to exceed 5' wide and with the floor the same level as the garage floor. Second by Member Staudt. No further discussion. The vote: Members Zwartz, Staudt, Anicich, Joritz, Neaves, Watts and Kozlowski voted yes; voting no, none. Motion carried.

The Board Members moved into the selection of a Chairman. Member Zwartz said, "To select a Chairman for this Board, the person he has in mind has proven himself to be quite articulate and knowledgeable of the ordinances and fair in his judgement from what he has seen since he has been with us and these traits would help him be a good parliamentarian. He took pleasure in nominating Mr Gerald Staudt for Chairman." Second by Member Neaves.

Temp. Chairman Kozlowski moved that the nominations be closed. Second by Member Zwartz. Roll call on the nomination: Members Anicich, Joritz, Neaves, Watts, Zwartz and Kozlowski voted yes; voting no, none. Member Staudt was unanimously elected Chairman.

5. ADJOURNMENT - Member Staudt moved to adjourn; second by Member Watts. All Members voted yes. Temp. Chairman Kozlowski declared the meeting adjourned at 8:55 P.M.

/s/ Albin Kozlowski  
Temp. Chairman

/s/ Buena Gerke  
Secretary

VILLAGE OF OAK LAWN, ILLINOIS  
Village Hall @ 5252 W Dumke Dr  
APPEALS BOARD  
Wednesday, - May 3, 1978  
REGULAR MEETING MINUTES #78-5

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

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

APPROVAL OF MINUTES of the regular meeting #74-4 held on April 5, 1978: There being no additions or corrections, Member Neaves moved to accept the minutes as published. Second by Member Zwartz. The vote: Members Joritz, Zwartz, Kozlowski, Neaves, Anicich, Watts and Staudt voted yes; voting no, none. Motion carried.

OLD BUSINESS - None.

NEW BUSINESS

1. GARAGE MATERIAL (R-3)  
5360 W 96 St. Philip Viso, owner, not present. Item held until the end of the agenda.
2. A/C CONDENSER AT SIDE OF HOUSE (R-1)  
4304 W 91 Place. Frank Comise, owner, requesting variation to allow a condenser unit at the side of the house at the rear corner where it will be facing the neighbor's garage.

Mrs Carol Comise explained that if the unit is set at the rear of the house it will be close to the neighbor's family room window and kitchen; that home is not occupied; it is not completed. Mrs Comise tried to get in touch with the prospective owner but has not been able to learn from the builder or the contractors the name of or how to reach the owner. On question, she did not know the model name or number of the condenser; it will be Sears most expensive and was claimed to be very quiet.

Chief bldg inspector Cody reported that he too had not been able to get in touch with the prospective owner thru the builder. Board Members having looked at the site were of the opinion that the condenser would be less objectionable if placed as proposed by the petitioner than if placed at the rear of the house in this particular situation.

Member Neaves moved to grant the petitioner's request for this variation. Second by Member Watts. The vote: Members Watts, Neaves, Kozlowski, Zwartz, Joritz, and Staudt voted yes; Member Anicich voted no because he thought the prospective neighbor should be consulted. Motion carried.

3. EXTENSION OF FENCE VARIATION (R-1)  
5858 W 88 Place. M H Mohammed, owner, requesting extension of variation granted 3-2-77 to allow a 4' high chain link fence to the side street lot line, from the front of the house to the rear lot line of a corner lot.

Mr Mohammed explained that due to illness and delayed installation a 5' high fence approved for the same location was not installed. Now he would like to install a 4' high chain link fence along the side street lot line as indicated; he will put a 5' fence at the back.

Member Anicich moved to grant the extension of the variation granted in March, 1977. Second by Member Joritz. The vote: Members Watts, Anicich, Neaves, Kozlowski, Zwartz, Joritz and Staudt voted yes; voting no, none. Motion carried.

4. FRONT SETBACK FOR AN ADDITION (R-1)  
5344 W Franklin. Gary Brockman, owner, requesting variation to allow an addition to be 23' from the front lot line (site plan available).

Board Members reviewed the site plan. This is a corner lot. Mr Brockman said he was planning to add 16' but adding 18' would allow enlargement of the dining room;  
continued

4. FRONT SETBACK FOR ADDITION - 5344 W Franklin. cont'd  
a kitchen window on the west side of the house would not allow the addition to be moved back without blocking that window.

Member Watts moved to grant the variation to allow the 23' front setback for the addition. Second by Member Anicich. The vote: Members Watts, Anicich, Neaves, Kozlowski, Zwartz, Joritz and Staudt voted yes; voting no, none. Motion carried.

5. FENCE, CORNER LOT (R-1)  
6260 W 93 Place. J P McCastland, owner, requesting variation to construct a fence past the side yard building line of a corner lot, from the rear of the garage to the rear lot line.

Mrs Sharon McCastland explained that the fence will be 6' high iron pickets; an in-ground pool is planned and they have a large dog. Ordinance requires 6' fence for in-ground pools. On Member Kozlowski's question, she said the neighbor does not object, in fact they represented McCastland when the variation for the garage setback was requested thru this Board. Mrs McCastland presented a partial site plan which Members reviewed.

Member Kozlowski moved to grant the variation for a 6' high iron picket fence from the garage to the rear lot line, providing a letter from the neighbor expressing no objections is filed with the Bldg. Dept. Second by Member Joritz. The vote: Members Joritz, Watts, Anicich, Zwartz, Kozlowski, Neaves and Staudt voted yes; voting no, none. Motion carried.

6. FENCE, CORNER LOT (R-1)  
5254 W Alexander Place. Greg Benyon, owner, requesting variation to allow a 4' high chain link fence from the rear (north) of the attached garage to the side street lot line (52 Avenue) to enclose the rear yard.

Mr Benyon proposed the fence outside the existing shrubs and was advised that the fence must be within his lot line which, according to the spot survey, is 12'10" from the north corner of the garage. On question, Mr Benyon said he wants to fence the whole yard, kids and the dog. Member Neaves advised that the fence could not be to the public walk which is 1' from the lot line. Mr Benyon stated he would construct the fence inside the hedges so as to stay within the property line.

Member Neaves moved to allow the 4' high fence from the north corner of the attached garage to the side street lot line (52 Avenue) to enclose the rear yard. Second by Member Anicich. The vote: Members Joritz, Zwartz, Kozlowski, Neaves, Anicich, Watts and Staudt voted yes; voting no, none. Motion carried.

7. A/C CONDENSER AT SIDE OF HOUSE (R-1)  
10140 S Buell Ct. J A Kasman, owner, requesting variation to allow condenser on the north side of the house instead of at the rear as required by ordinance.

Mr Kasman presented a letter of consent from his neighbor to the north, at 10136 S Buell Ct. Letter is part of subject file. The neighbor has the same model condenser, a Whirlpool with top exhaust, between the homes. To put the condenser at the rear of the house would place it on a patio and the contractor stated that the unit would be more efficient if placed as proposed where there is more shade. The neighbor's bedrooms are on the opposite side of the house and the unit would be close to their dining room. The condenser is very quiet.

Member Kozlowski moved to grant the variation to put the air conditioner condenser on the north side of the house since the neighbor has given written consent. Second by Member Watts. The vote: Members Joritz, Watts, Anicich, Neaves, Kozlowski, Zwartz and Staudt voted yes; voting no, none. Motion carried.

8. SPIRAL STAIRWAY (R-1)  
10600 S Lockwood Ave. Ken J Toth, owner, requesting variation to allow a spiral stairway as egress from 2nd floor bedroom to main level. (Ord. requires straight stairway).

Mr Toth presented building plans which Board Members reviewed. An addition onto the rear of the home will be 2 story; kitchen and rec. room downstairs, a bedroom and bath upstairs. Mr Toth said the spiral stairway would be the only access to the upstairs bedroom; it would be 6' in diameter (each stair would be 3' wide) the raisers of the stairs will be 7 1/4".

continued

8. SPIRAL STAIRWAY - 10600 S Lockwood Ave. continued

Chairman Staudt reported that in his conversation with the Fire Dept about this spiral stairway, single entry to the 2nd floor bedroom, they indicated that it is a hazard for firemen to get up or down quickly - in a business it is definitely out - but for a home there was no firm answer. They want to look at the plans along with the Bldg Dept. Firemen have lost their lives trying to get thru tight places to rescue someone. Chairman Staudt suggested sliding doors to a porch. He explained that this Board is trying to look at this with an open mind as to why he wants it. Mr Toth replied, for pattern and esthetic value; to enter the stair at the other end of the rec.room would kill some space there.

Esthetics appeared to be the point at issue. Member Kozlowski suggested an outside stairway for ingress/egress as long as the concern is for esthetics inside. Member Anicich suggested tabling this for 30 days and asking a representative of the Fire Dept to be present to express their views - he thought we might create a hazard here - for the safety of the petitioner and subsequent owners. Mr Toth suggested that he sign a release for this spiral stairway. Member Neaves was of the opinion that since we are talking fires, the sliding glass doors to a porch would be the answer. The porch would be 9' above a patio. He sees the sliding doors as another means of escape. Mr Toth said the plans were not finalized but he is sure a decorative porch and sliding doors up there is what they had in mind and what his wife would like.

Member Kozlowski asked if Mr Cody, Chief bldg inspector, had ever seen this kind of release signed by any homeowners. Mr Cody said he had never seen anything like the release of something that could effect a future homeowner; it would have to be in a recorded deed in effect if he is going to hold the Village harmless. There are spiral stairways to second floors of some townhouses but there are also secondary stairways to the 2nd floors.

Member Zwartz moved to grant Mr Toth the variation to allow the spiral staircase to the second floor under the following conditions: 1. That we do get some type of opinion from the Fire Dept that would relieve this Board of any responsibility; 2. That the Village be held harmless with a hold harmless clause that would be recorded in a covenant on his deed. 3. That a sliding door to a porch be installed. Second by Member Watts.

Member Anicich questioned this Board's need to discuss this with the Village attorney and to get the approval of our attorney so any future owners of this house would hold the Village harmless from any fire, death or whatever. Chairman Staudt advised Mr Toth that he still has to get a permit and he could check with his attorney.

The vote on Member Zwartz motion: Members Joritz, Zwartz, Neaves, Watts, Anicich, and Staudt voted yes; Member Kozlowski voted no, he could not understand a covenant procedure on something like this. Motion carried.

9. SIDE STREET SETBACK, GARAGE AND FENCE (R-1)

9348 S Tully Ave. Geo Marovich, owner, requesting variation to allow detached garage 8' from side street lot line; also, 5' high wood fence to side street lot line from the detached garage to about the middle of the house.

Mr Marovich explained that a telephone pole is in the way of entering the garage from the alley and it prevents the garage being placed 15' from the side street lot line; there is a stub from a previous phone pole which was knocked down about a year ago also. Mr Cody, chief building inspector, said that the only direction the phone pole could be moved would do more harm than good. The reason for the 5' high fence is that the middle of the yard is about 18" higher than the sidewalk.

Member Neaves moved to grant a variation to allow a detached garage to be 8' from the side street lot line and a 5' high fence to the side street lot line from the garage to about the middle of the house. Second by Member Kozlowski. The vote: Members Watts, Anicich, Neaves, Kozlowski, Zwartz, Joritz and Staudt voted yes; voting no, none. Motion carried.

10. FENCE TO FRONT & SIDE STREET LOT LINES (R-1)

4930 W 91 Street. Douglas Talbott, owner, phoned 5-1-78 requesting petition be held until the next meeting.

11. RESTAURANT ADDITION CHANGE Not in time for agenda  
6152-56 W 95 Street. Royal Inn, Nick Stavrakos, owner.

Chief building inspector Cody explained that at the last meeting an addition was approved for Royal Inn Restaurant; a commitment was made before this Board that the addition would be for storage; now he is going to put a bar in there but there will not be any more stools than he has now. He wants to change the design of the inside of the building. There will be no additional seating.

Mr Stavrakos explained that after talking with the builder and looking over the plans it was thought a good idea to move the bar so families entering the restaurant will not have to go through the bar to get to tables. The bar area in the addition will have its own entrance; there will be a passage into the bar for the waitresses; the vestibule will take a good part of the present bar area and coat racks will be moved to that area. There were 20 stools in the bar but now there will be 15 or 16; the new vestibule to the bar will take away space equal to about 3 stools. There will be storage in the north end of the addition for dry goods, liquor, etc. The main entrance to the restaurant will be from the parking lot. Instead of the garbage containers being in the addition they will be at the rear of the property where the 3 large containers seem to be adequate.

Chief building inspector Cody said he saw no problems with the changes; because of the changes it was thought proper that these changes be made known to the Board since the commitment had been made for the addition to be used for storage. No variation needed for the changes.

Chairman Staudt expressed the Board's appreciation for petitioner's courtesy in advising the Board of the changes.

12. BRICK 'MATERIAL' APPROVAL (R-1) Not in time for agenda.  
9119 S Komensky Ave. Burgess Brick Co., supplier, requesting permission to use a certain kind of brick currently not allowable in the Village.

Mr Joseph Burgess, Burgess Brick Co. Chicago Ridge, Ill. and Mr Lee Hill, partner in Tennessee Brick Co. Gallaway, Tenn. were present. Mr Burgess explained that Don Hartz Construction Co. wants to use Tennessee Brick for a home in Oak Lawn; he has used it on homes in Orland Park and is pleased with it. A sample of the brick was available for inspection.

Chief building inspector Cody said on page 2131 of the Zoning Ordinance, item b-2: "----face brick shall be used for exterior walls" - we have interpreted "face brick" to be a hard burned clay brick. Tennessee brick is a mixture of lime, limestone, sand silicates and we are looking for a clarification. Can this be considered a "face brick" or not?

Mr Hill said he did not realize that the question was whether or not this is face brick. He distributed copies of the American National Standards Institute report of tests, captioned "Calcium Silicate Face Brick". A copy is part of subject file. He explained that most communities have had adverse effects from using concrete products which are porous and have shrinkage characteristics and have caused difficulties. He said the reason normally for restriction of a product is due to water absorption. In this instance the ASTM specifications are not as clear on clay products or this but in the trade it is generally accepted that specifications of water absorption test be done in accordance with ASTM testing standards which are also included in the report. Mr Hill also distributed brochures to the Board Members. General specifications stated that the water absorption is 9 to 12%. When looking at concrete products, and not being derogatory toward the concrete industry, because of the manner in which they are manufactured and the lack of engineering expertise utilized in the selection and gradation of the sand they are poorest and water does penetrate no matter what you do; they attempt to seal it with all sorts of things. A calcium silicate brick is constructed or engineered in a manner in which the voids are eliminated.

The technology that eliminates the voids is a series of many many different sizes of particles of sand - some particles will be caught on a #4 mesh and some will pass #200 - the idea being that pressure compacts it and rearranges all of these particles which have been thoroughly mixed and when they are rearranged they close the voids and when you compact them with 170 tons of pressure, for all practical purposes, you eliminate the voids. But they are not eliminated entirely, they run from 9 to 12%.

12. BRICK APPROVAL 9119 S Komensky Ave. continued

A laboratory and constant surveillance is maintained on Tennessee Brick. The product has no cement in it and none of the shrinkage characteristics are present. This brick has not been sold throughout the United States in any great extent; there is a plant in New Hudson, Mich. which sells its entire production in the Detroit area. In Europe after World War II they rebuilt Europe with this brick, in West Germany, Holland, England; in Great Britain is where this formula was patented in the late 1800s. The China Wall was built out of it though the bricks were made in a very crude fashion with the yolks of chicken eggs, they got the same chemical reaction that we now have.

A clay brick, manufactured, has layers or stratas or a grain which when the mud is twisted and turned you have a grain similar to that in a pine board; therefore, if water penetrates the brick, no matter how it gets in there, and freezes it will pop off that section. In Calcium Silicate brick there are no grains as each particle of sand adheres to another and is not held mechanically like they are in cement products. So the freeze-thaw test is virtually nonexistent because there is no grain and no amount of water that penetrates it. Because most brick have a smooth surface on it water penetrates the micro crack between the brick and the mortar joint; as it passes through the micro crack it then dispurses itself into the brick. In the case of a calcium silicate brick it has a normal rate of water absorption totally but it has a rapid initial rate, which means that water that might normally pass through a micro crack is disbursed into the brick itself and because it is rapid in its absorption it is also rapid in its drying characteristic. There is no reason to expect any difficulty from the freeze-thaw effect.

Member Zwartz stated that the "face brick" is the one to be used on the outside as compared to the back-up brick. Member Kozlowski questioned the power of this Board to determine what is face brick and what is not. Mr Hill said he was of the opinion that the integrity of ASTM test could be relied upon.

Member Kozlowski moved to call the subject brick a "face brick" as it is so specified in the ASTM report. Second by Member Neaves. The vote: Members Joritz, Zwartz, Kozlowski, Neaves, Watts, Anicich and Staudt voted yes; voting no, none. Motion carried.

13. ADJOURNMENT

Member Kozlowski moved to adjourn. Second by Member Neaves. All voted yes. Chairman Staudt declared the meeting adjourned at 9:40 p.m.

/s/ Gerald Staudt  
Chairman

/s/ Buena Gerke  
Secretary

VILLAGE OF OAK LAWN, ILLINOIS  
Village Hall 5252 W Dumke Dr  
APPEALS BOARD  
Wednesday - June 7, 1978  
REGULAR MEETING MINUTES #78-6

Chairman Staudt called the meeting to order at 8:04 p.m.

ROLL CALL: Present: Members Anicich, Joritz, Kozlowski, Neaves, Watts and Staudt.  
Chief Bldg Insp. Cody.

Absent: Member Staudt.

APPROVAL OF MINUTES of the meeting #78-5 held on May 3, 1978: On the question, there being no additions or corrections, Member Anicich moved to approve the minutes as published. Second by Member Kozlowski. The vote: Members Kozlowski, Joritz, Neaves, Watts, Anicich, Staudt voted yes; Member Zwartz was absent. Motion carried.

OLD BUSINESS

1. HOME OCCUPATION EMPLOYEES (R-1) (Reference: 6-1-77 minutes)  
10108 Parke Avenue. Harold Miller, owner, by letter dated June 2, 1978, requested item tabled to August 2, 1978 due to previous commitments which prevent his appearance at the June and July meetings of this Board. Letter is part of file.

Member Neaves moved to grant the petitioner's desire and table this item for two months. Second by Member Anicich. The vote: Members Watts, Anicich, Kozlowski, Joritz, Neaves and Staudt voted yes; Member Zwartz was absent. Motion carried.

2. ATTACHED GARAGE MATERIAL (R-3) Tabled 5-3-78  
5360-62 W 96 Street. Philip Viso, owner, not present. Item held till end of agenda.
3. FENCE, CORNER LOT (R-1) Tabled 5-3-78  
4930 W 91 Street. Douglas Talbott, owner, not present. Item held till end of agenda.

NEW BUSINESS

4. FENCE, TO FRONT LOT LINE (R-1)  
8945 S Major Avenue. Eugene Osmani, owner, requesting variation to allow a 4' high chain link fence from the front of the house to the front lot line, along the north side lot line.

Mrs Dianne Osmani explained that she had called the Village Hall, not the Southwest Hy building, before they started and the lady she spoke with said she did not need a permit; she did not get her name; she was told that as long as it was not a corner lot she could build the fence between houses. Then she called the Southwest Hy building and was told they did need a permit. The fence erectors subcontracted by Montgomery Ward were putting the posts in when an inspector stopped by and stopped them. The fence company came a day early and at 7:30 a.m. She had picked up a copy of the fence ordinance a couple of days before but she did not understand that the building line was not the front lot line. The reason for the fence is just kids; they run across the property in front of the house and under the bedroom window. Mr Osmani phoned the fence company and advised them to not return the next day and not until a variation was secured. Two weeks later they came and wanted to erect the fence. Board Members reported 2 older fences in the area which are to the front lot lines, but there are none in this block. They suggested and discussed alternatives. Mrs Osmani thought a fence would be neater than shrubs.

Member Anicich moved to deny the 4' high chain link fence along north lot line from the front of the house to the front lot line. Second by Member Watts. The vote: Members Watts, Anicich, Kozlowski, Joritz, Neaves and Staudt voted yes; Member Zwartz was absent. Motion carried.

Chief building inspector Cody requested petitioner to bring the fence contract to the Bldg Dept and he would see what could be done to cancel the contract or get it corrected for the altered installation. Mrs Osmani stated that she would just as soon put hedges in; that would be cheaper than the fence.

5. FENCE, CORNER LOT (R-1)

5328 W Kimball Place. J. Mucker, owner, requesting variation to allow a 42" high verticle wood fence from the rear lot line to the rear of the house, along the side street lot line of a corner lot (53 Ave.) to enclose the rear yard.

Mr Mucker explained that he would like 5' height but if that is too high then 4' high is fine; he did not want to exceed the limited height. A permit was issued for a chain link fence on the other side and the petition was handled at the same time. A two year old son runs a lot and gets out of the yard. Mr Mucker was of the opinion that the wood fence would look a little nicer.

Member Anicich moved to grant the petitioner's request and allow a 5' high verticle wood fence for rear lot enclosure. Second by Member Neaves. The vote: Members Watts, Anicich, Kozlowski, Joritz, Neaves, Staudt voted yes; Member Zwartz was absent. Motion carried.

6. EASEMENT RELEASE (R-1)

5750 W 100 Street. Frank Boyle, contractor, not present. Item held till end of agenda.

7. FENCE, ALONG PATIO IN FRONT OF HOUSE (R-1)

8909 S Central Ave. Patrick Daley, owner, requesting variation to allow a 6' high privacy fence along the patio in front of the house; a distance of about 23'; front of house is 36'5 3/4" from front lot line.

Mr Daley was present. The spot survey was reviewed by Board Members. Mr Daley said it would possibly be a wood lath fence, something that would allow the air through. Proposed fence would be about 24' from the front lot line. Mr Daley wants the fence to the south side lot line also. On Member Kozlowski's question Mr Daley said he would be agreeable to a 5' high fence.

Member Kozlowski moved to grant a variation for a 5' high privacy fence to be not less than 24' from the front lot line providing the fence is not solid. Second by Member Anicich. The vote: Members Kozlowski, Joritz, Neaves, Watts, Anicich, and Staudt voted yes; Member Zwartz was absent. Motion carried.

8. FENCE HEIGHT BETWEEN HOUSES (R-1)

8949 S Central Ave. David Quinn, owner, requesting variation to allow a 6' high wood stockade fence between the houses on the north side of the property.

The spot survey was available for Members to review. Mr Quinn explained that he desires the fence because they have a large dog that constantly bothers the neighbors on the north; a 6' fence would keep the dog from leaning over the fence and barking at the neighbors and their children; also the neighbors have six automobiles and vans; they work on their cars constantly at night; lights shine into 2 bedroom windows. One is where a 2 year old daughter sleeps and Mrs Quinn's grandparents, 1 of whom is terminally ill, sleep in the other bedroom. Those windows can not be opened because of the noise and the shades have to be down because of the lights. A 6' high fence would cut some of the noise and the lights from shining in the windows. The neighbors buy new Vans and customize the interiors. He did not believe they sell them. Three adult sons come and go all hours of the day and night.

Member Watts reported that the neighbor objects to the fence and when he was there he saw 2 cars, 2 Vans and a Station Wagon with ladders on top of it. Mr Quinn said he asked the neighbor a couple of times if he would be agreeable to the 6' fence; the neighbor said he would think about it and let him know but he is still thinking about it. Mr Quinn has the impression that the neighbor may hold resentment because he had to call the Health Dept about garbage along the fence which his small daughter and the dog would pick up. That is why a wood fence is preferred to a chain link fence. The fence would stop at the front building line.

Members of the Board were of the opinion that the family should have some relief for the last days of the grandparent who is terminally ill. Member Neaves moved to grant the petitioner's request for a variation to allow a 6' high wood stockade fence between the houses on the north side of the property to the front building line. Second by Member Joritz. The vote: Members Kozlowski, Joritz, Neaves, Watts, Anicich and Staudt voted yes; Member Zwartz was absent. Motion carried.

There was a general discussion and Member Anicich recommended that Mr Hall, the Sanitation Officer, investigate activities at the property on the north.

APPEALS BOARD, REGULAR MEETING MINUTES, JUNE 7, 1978  
continued

9. EASEMENT RELEASE (R-1)  
6260 W 93 Place. John P McCastland, owner. Mrs McCastland phoned on June 2nd and requested this petition be withdrawn.
10. GARAGE REAR SETBACK (R-3)  
9415 S Kenton Ave. Raymond Gramas, owner, requesting variation of rear setback to allow a detached garage to be 1' from the rear lot line.
- Mr Gramas explained that he does not live here yet but he will and initially there will be related families in this 2-unit building. There is 75' frontage. Chief building inspector Cody explained that 4 parking stalls are required by ordinance for the 2 flat; the petitioner wants a garage for his own use; there are only 2 cars at present but the 4 stalls are required so hard surface parking is directly in back of the building and will have an access of 16' which is the same as an overhead door, but to make room for this parking the garage will have to be 1' from the rear lot line. The alley at the rear of the property is not used.
- Member Neaves moved to grant the variation to allow the garage 1' from the rear lot line. Second by Member Watts. The vote: Members Watts, Anicich, Kozlowski, Joritz, Neaves and Staudt voted yes; Member Zwartz was absent. Motion carried.
11. GARAGE HEIGHT (R-1)  
9725 S 53 Avenue. Wm V Kroschel, owner, requesting variation of garage height so as to allow 14' instead of 12' allowable.
- Mr Kroschel presented letters from both his neighbors expressing no objections which were read aloud by Chairman Staudt. Letters are part of subject file. On question, Mr Kroschel said the 7' high overhead door conforms to code and the walls are 8' high; he needs storage area; he will remove a shed that is on the site; there is a large family; his hobby is woodworking and cabinet making; there are 2 vehicles and a large Van. He started constructing the garage last fall. The problem is that he over-roofed it, the pitch is 6" in 12". Board Members who had looked at the garage complimented Mr Kroschel on his garage.
- Member Joritz moved to allow the garage height of 14' instead of 12' allowable. Second by Member Kozlowski. The vote: Members Watts, Anicich, Kozlowski, Joritz, Neaves and Staudt voted yes; Member Zwartz was absent. Motion carried.
12. FENCE INTO FRONT SETBACK (R-1)  
8745 S 52 Avenue. John Forden, owner, requesting 4' high chain link along the south lot line from the front building line to about 6' from the front lot line, inside existing bushes; from the side lot line to the front of the house (diagram available).
- Mr & Mrs Forden were present. The diagram of proposed fence placement was reviewed by the Board Members. Mrs Forden explained that she has 9 children; there is a vegetable garden in the rear yard, a fenced patio at the rear of the house and there is no room back there for a swing set or a pool. The fence will not be seen from the street because bushes are along the front lot line. The neighbor has bushes inside their fence along the side lot line; the other neighbor has tall bushes at the front. also. A swing set and pool are planned for the south side of the house.
- Member Watts moved to allow the variation for a 4' high chain link fence as proposed on the diagram presented. Second by Member Neaves. The vote: Members Watts, Kozlowski, Joritz, Neaves, Staudt voted yes; Member Anicich voted no; Member Zwartz was absent. Motion carried.
13. PARKING VARIATION (C-2)  
6309 W 95 Street. E. R. Wrobel, owner, requesting parking variation to allow a new building having 4500 sq.ft. instead of 4000 sq.ft.

Eugene Wrobel explained that property on 95 Street is at a premium; he is looking to build a professional office for himself, an attorney, and some expandable space; he has been located in Oak Lawn for 9 years. The additional 500 sq.ft. from a parking point of view for the intended use of the building would not compromise anyone; there would be sufficient parking for the use.

continued

13. PARKING VARIATION (C-2) 6309 W 95 St. cont'd

Chief building inspector Cody stated that he could not tell from the plans he has what are lot lines, what the dimensions are of the parking stalls; the outline he has does not add up to any figures. During the discussion Mr Wrobel stated that he intends to use the full basement. Mr Cody explained that there are 3 kinds of office parking requirements and the basement must be counted as floor space. The office classification has not been specified. Mr Wrobel concluded that there is confusion with the plans, the one Mr Cody has is not the final one that architect Harold Miller drew up.

After further discussion, Member Anicich moved to table for 30 days so as to get additional information from the architect. Second by Member Kozlowski. The vote: Members Anicich, Watts, Kozlowski, Joritz, Neaves and Staudt voted yes; Member Zwartz was absent. Motion carried.

14. GARAGE ADDITION (R-1)

5357 W 90 Street. Lowell Phillips, owner, requesting to allow a 12 X 22 addition to an existing 2-car garage so as to allow a 3-car garage.

Mr & Mrs Phillips were present. Mr Phillips explained that he has a Van which he uses for his carpet cleaning business, a home occupation for which he is licensed. Previously he kept the equipment in the garage or in the house in the winter to keep it from freezing. This year he has purchased a motor mount carpet cleaning which has all the equipment in the truck and it can not freeze in the wintertime; only a vacuum hose and water hose are taken into a house. The present 2-car garage is too low and the truck will not go into it. He has not kept a car in the garage since 1963. It is used for storing supplies.

Chairman Staudt questioned whether petitioner had been made aware that we do not allow or had not allowed a 3-car garage anywhere in the Village in a residential zoning. Had that been made clear to Mr Phillips? Petitioner answered: "not absolute, no". On Member Anicich's question, Mr Phillips did not know the exact size of the existing garage; no spot survey was available. The garage was there when he moved into the house; it could be about 30 years old. He had been advised to get letters from his next door neighbors and he did that.

Mrs Phillips said the old garage would be re-roofed and resided when the addition is put on so it will look like one building; they need the storage space that the old garage affords. It would be more expensive and everything would have to be taken from the old garage in order to rebuild it; the addition would get the Van out of the driveway and into a garage which will improve the appearance; with siding and a new roof on the old garage it will look like one building.

Member Anicich suggested reconstruction of the present garage to allow the maximum size which would not be much more costly than the addition and refinishing the old garage; with the addition the building would result in about a 32'X22' building. The neighbors at the rear of the property were verbally agreeable to the addition. The addition would allow the storage needed; they have been licensed for 15 years.

Chief building inspector Cody recalled that 8 or 9 years ago a 3-car garage was granted by this Board and it took 5 years to live it down. Board Members questioned how the truck could get into a 22' deep addition if the cars could not get in the existing. Mr Phillips said the truck is not as long as a car. Various alternatives for the accommodation of the truck and supplies and cars were discussed. Mrs Phillips said the present garage is heated with a gas furnace like in a home and with a chimney. The Board explained that that is illegal and a fire hazard. Mr Cody was of the opinion that a garage such as one at a referred location would serve the desired purpose for the Phillips'. Mr Phillips said he gets a new car every 2 years and the new cars are smaller and he could use one side of the garage for a car. He is looking to have the garage built this fall.

It was suggested that the petitioners get back to the contractor and consider a new garage and to have the contractor consult with Mr Cody. Perhaps a variation will not be needed.

Member Anicich moved to table for 30 days with the suggestion that the contractor consult with Mr Cody. Second by Member Kozlowski. The vote: Members Kozlowski, Joritz, Neaves, Watts, Anicich and Staudt voted yes; Member Zwartz was absent. Motion carried.

APPEALS BOARD; REGULAR MEETING MINUTES, JUNE 7, 1978  
continued

15. FENCE; CORNER LOT (R-1)

5841 W 100 Place. F. Grabowski, owner, requesting variation to allow a 6' high verticle wood fence along the side street lot line of a corner lot, from the rear of the house to the detached garage.

Mr Grabowski stated that a privacy fence is desired in view of a pool to be put up; a prairie is across the street and condominiums are planned for that area of Chicago Ridge. Copies of the spot survey were reviewed by Board Members.

Member Kozlowski moved to grant the variation for a 6' high privacy fence to enclose the rear yard of the corner lot. Second by Member Neaves. The vote: Members Kozlowski, Joritz, Neaves, Watts, Anicich and Staudt voted yes; Member Zwartz was absent. Motion carried.

#2. ATTACHED GARAGE MATERIAL (R-3) Tabled 5-3-78

5360 W 96 Street. Philip Viso, owner. Not present.

Member Kozlowski moved to table for 30 days to the meeting on July 6, 1978. Second by Member Joritz. The vote: Members Kozlowski, Joritz, Neaves, Watts, Anicich and Staudt voted yes; Member Zwartz was absent. Motion carried.

#3. FENCE; CORNER LOT (R-1) Tabled 5-3-78

4930 W 91 Street. Douglas Talbott, owner. Not present.

Motion by Member Anicich to table for 30 days. Second by Member Neaves. The vote: Member Watts, Neaves, Anicich, Joritz, Kozlowski and Staudt voted yes; Member Zwartz was absent. Motion carried.

#6. EASEMENT RELEASE (R-1)

5740 W 101 Street. Frank Boyle, contractor, requesting release of W 4' of the E 8' (except the north 8') easement so as to allow the fireplace in that portion of the easement.

The spot surveys were available for Members to review. Mr Boyle was present. Letters of release from the three utility companies and the Oak Lawn Eng'g Dept were presented. Letters are part of subject file.

Member Anicich moved to recommend that the Board of Trustees release the west 4' of the east 8' easement so as to allow the fireplace into the easement as shown on the spot survey. Second by Member Neaves. The vote: Members Watts, Anicich, Kozlowski, Joritz, Neaves and Staudt voted yes; Member Zwartz was absent. Motion carried.

Petitioner advised of the procedure to request being on the agenda for the Board of Trustees meeting on June 20, 1978. Also, that the release must be recorded on the title of the property.

16. ADJOURNMENT

Motion by Member Watts to adjourn. Second by Member Neaves. Chairman Staudt declared the meeting adjourned at 9:50 p.m.

DUE TO THE CHAMBER OF COMMERCE OUTING ON JULY 6th THE NEXT MEETING OF THE APPEALS BOARD WILL BE HELD ON THURSDAY, JULY 7, 1978 AT 8:00 P.M.

/s/ Gerald Staudt  
Chairman

/s/ Buena Gerke  
Secretary

VILLAGE OF OAK LAWN, ILLINOIS  
Village Hall 5252 W Dunke Dr  
APPEALS BOARD  
Thursday - July 6, 1978  
REGULAR MEETING MINUTES #78-7

Chairman Staudt called the meeting to order at 8:15 P.M.

ROLL CALL Present: Members Anicich, Joritz, Kozlowski, Neaves, Staudt and Zwartz  
Chief Bldg Insp. Cody  
Absent: Member Watts

APPROVAL OF MINUTES of the regular meeting #78-6 held on June 7, 1978: Member Neaves moved to approve the minutes as published. Second by Member Kozlowski. The vote: Members Anicich, Joritz, Kozlowski, Neaves, Staudt voted yes; Member Zwartz abstained due to having been absent; Member Watts, absent. Motion carried.

OLD BUSINESS

1. ATTACHED GARAGE MATERIAL (R-3) Tabled 5-3-78, 6-7-78.  
5360-62 W 97 Street. Philip Viso, owner, by phone call requested petition be withdrawn.
2. FENCE, CORNER LOT (R-1) Tabled 5-3-78, 6-7-78.  
4930 W 91 Street. Douglas Talbott, owner, by phone call requested petition be withdrawn.
3. GARAGE ADDITION (R-1) Tabled 6-7-78.  
5357 W 90 Street. Lowell Phillips, owner, requesting to allow a 12 X 22' addition to an existing 2-car garage so as to allow a 3-car garage.

Petitioner not present. Chief building inspector Cody reported that, having discussed alternative possibilities for the proposed garage addition with the owners and their contractor, a variation will not be needed for what they now plan to do. The overhead door will be sealed shut and an addition will accomodate the truck; total garage area will be 574 sq.ft. which is within allowable area; the gas furnace will be discontinued; they are looking into the possibility of electric heat for the garage.

4. PARKING VARIATION (C-2) Tabled 6-7-78.  
6309 W 95 Street. Eugene R Wrobel, owner, requesting parking variation to allow a new building having 4500 sq.ft. instead of 4000 sq.ft.

Mr Wrobel presented revised building plans for Board Members to review. Mr Reilly, architect, of H.E.Miller's office was present. The building will be 45 X 100; there will be 2 stairways, instead of 1 previously proposed, to the basement. Chief building inspector Cody reported that the basement will be used for storage and mechanicals; there will be no occupancy in the basement; the 5' front setback will be adhered to; to shorten the building to 40' would not provide any more parking - just 5' more of blacktop. Economically, knowing the numbers involved in purchasing this land, it would seem more advisable to use the 5' more of building depth for income since it would not provide any more parking. Mr Reilly stated that parking will be 500 sq.ft. or 6.25% short of required. Doors at the rear of the building will swing out. There will be 75' from the rear of the building to the rear lot line. Board Members questioned the parking and it was reported that parking will be to code requirements. Mr Reilly said both basement stairwells will be within the building and this deminishes the sq.ft. floor area of the building at ground level.

There will be no access to the parking area from or thru the property to the west. Petitioner was advised that he must improve the alley from the west and across the rear of his site. Mr Wrobel stated that he would be more than willing to do anything that is necessary.

Member Anicich moved to grant the variation to allow a new building having 4500 sq.ft. with a parking variation of 6.25% with the understanding that the builder will improve the alley for direct entry to the parking stalls. Second by Member Kozlowski. The vote: Members Joritz, Kozlowski, Zwartz, Neaves, Anicich and Staudt voted yes; Member Watts was absent. Motion carried.

NEW BUSINESS

5. FENCE HEIGHT (R-1)

8900 S Moody Avenue. Eugene Bara, owner, requesting variation to allow a 6' high stockade fence along the south side lot line from the front of the house to the rear, between houses.

Mrs Carolyn Bara presented a picture of the type of fence to be installed; it has a scalloped top with 6' maximum and 5' minimum height. Board Members having looked at this site questioned the height of the fence on the east. Mrs Bara said the gate had to be raised to clear the patio concrete. Her daughters like to sunbathe and being a corner lot there is more exposure of the rear yard. A fence permit was procured and the fence is installed on the inside lot line where a variation is not needed. Mrs Bara stated that her neighbor on the south gave verbal consent to the 6' height between the houses.

Member Anicich moved to grant the variation to allow a 6' high stockade fence along the south side lot line from the front of the house to the rear, between houses, providing written consent from the neighbor to the south is submitted to the Bldg Dept. Second by Member Neaves. The vote: Members Anicich, Joritz, Kozlowski, Zwartz, Neaves and Staudt voted yes; Member Watts was absent. Motion carried.

6. FENCE, CORNER LOT (R-1)

5853 W 88 Place. Rondal Clemmons, owner, requesting variation to allow a 4' high chain link fence along the side street lot line of a corner lot, from the rear of the lot to about 6' from the front building line.

Board Members having looked at this site explained that the fence will be to the front building line. A porch extends 6' into the front setback. They explained to Mr Clemmons that the fence can not be installed against the public walk, it must be inside his property line which is about 1' from the edge of the walk. Mr Clemmons said he will move the posts to within the lot line.

Member Anicich moved to grant a variance for enclosure of the side yard, from the front building line to the rear lot line, 1' from the public walk. Second by Member Neaves. The vote: Members Zwartz, Kozlowski, Neaves, Anicich, Staudt voted yes; Member Watts was absent. Motion carried.

7. FENCE, FRONT SETBACK (R-1)

6301 W 92 Place. Mrs H Herman, owner, requesting variation to allow a 4' high chain link fence along the front (92 Place) lot line and along the west lot line from the building line to the front lot line.

Mrs Herman and her daughter, Eleanor Krimsley, were present. Mrs Herman explained that there will be no fence along the Mobile Avenue side; there is 27' from the house to the public walk along 92 Place. The front door is on the east side (Mobile Ave.) of the property. She has rose bushes and flowers in the front yard and youngsters destroy them; she had a fence which was removed when the street and sidewalk were installed recently; she has lived at this address for 29 years. Chairman Staudt explained that tho there was a fence removed, any new fence is required to conform to the ordinances.

Board Members observed that a Cul-du-sac was recently established at the west end of the 406' on 92 Place west of Mobile Avenue and there is a new 4 lot subdivision in the west 200' where there will be new homes. The sidewalk being 27' from the house the fence could be installed 26' from the house.

Following a general discussion, Member Anicich moved to grant a variance to allow a 48" high chain link fence from the northeast corner of the house to 92 Place lot line then along 92 Place lot line to west side lot line and along the west lot line to the rear property line. Second by Member Joritz. The vote: Members Anicich, Joritz, Kozlowski, Neaves and Staudt voted yes; Member Zwartz voted no; Member Watts was absent. Motion carried.

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

9636 S Brandt Avenue. Chas Velaer, Jr., owner, requesting variation to allow a 4' high chain link fence from the building line to the front lot line, along the south side lot line.

continued

8. FENCE, FRONT LOT LINE 9636 S Brandt Ave. Chas Velaer, Jr. (cont'd)  
Mrs Velaer explained that she has a retarded 10 year old son that she wants to keep within bounds. Board Members reviewed the spot survey which was available. The fence as proposed would not enclose an area but would leave it open at the front. Board Members questioned the proposal and suggested possible alternatives.

After a general discussion Member Kozlowski moved to table for 30 days, to the meeting on August 2nd, so as to allow Mrs Velaer time to consider some of the suggestions made by the Board. Second by Member Zwartz. The vote: Members Anicich, Joritz, Kozlowski, Zwartz, Neaves and Staudt voted yes; Member Watts was absent. Motion carried.

9. FENCE, CORNER LOT (R-1)  
5050 W 96 Street. D. J. Kazwell, Jr., owner, requesting a fence along the side street lot line of a corner lot, from the rear of the house to the rear lot line to enclose the rear yard.

Mr L. Lake, a neighbor, represented the petitioner. He stated that the fence will be 4' high chain link; a pool is planned for the rear yard area. Sketches of the site plan were presented for review. The fence would run from the attached garage, along the side street lot line (96 St.) to the rear lot line, to enclose the rear yard.

Member Kozlowski moved to grant the variation to allow the rear yard enclosure of this corner lot with a 4' high chain link fence, per sketch submitted. Second by Member Joritz. The vote: Members Anicich, Joritz, Kozlowski, Zwartz, Neaves and Staudt voted yes; Member Watts was absent. Motion carried.

10. A/C CONDENSER, SIDE OF HOUSE (R-1)  
10109 S Mansfield Ave. Gary Seivert, owner, requesting a/c condenser on the south side of the house instead of at the rear of the house.

Mr Seivert presented a letter of consent from the neighbor to the south which Chairman Staudt read aloud. Letter is part of subject file.

Member Kozlowski moved to grant the petitioner's request to put the condenser on the south side of the house instead of at the rear since the neighbor has consented. Second by Member Anicich. The vote: Members Kozlowski, Neaves, Anicich, Zwartz, Joritz and Staudt voted yes; Member Watts was absent. Motion carried.

11. LOT COVERAGE (R-1)  
9150 S Tripp Avenue. Nostalgia Bldrs. contractor, requesting variation to allow a new home to be built covering 40% of the lot area instead of 35% allowable.

Mr Jerome Palma and Gary Palma, partners in Nostalgia Bldrs. were present. It was stated that the house plans are for 2802 sq.ft. area, 177 sq.ft. over 35% of the lot area; 35% of the lot would be 2625 sq.ft. Mr Palma said they have built 2 split level homes and this ranch type plan is the closest model possible that will fit on the lot and be in agreement with the esthetics of the area. The lot is 60 X 125'. Other homes in the area are split levels and they would like to build a ranch type for diversity. Board Members reviewed the house plans.

Member Kozlowski moved to grant the petitioner a variation of land coverage to allow 40% instead of 35% coverage. Second by Member Neaves. The vote: Members Joritz, Kozlowski, Zwartz, Neaves, Anicich and Staudt voted yes; Member Watts was absent. Motion carried.

12. FENCE HEIGHT (R-1)  
6652 W 88 Street. Barbara Showan, owner, requesting variation to allow a 6' high stockade fence along the east side lot line, between houses.

Chairman Staudt read aloud the letter of consent from the neighbor on the east presented by Mrs Showan. Board Members had looked at this site. Letter is part of subject file. The survey of the property was reviewed by Board Members.

Member Anicich moved to grant the variation to allow a 6' high stockade fence on east side of property, between houses, since there is written consent from the neighbor. The vote: Members Anicich, Neaves, Zwartz, Kozlowski, Joritz and Staudt voted yes; Member Watts was absent. Motion carried.

APPEALS BOARD, REGULAR MEETING MINUTES, JULY 6, 1978  
continued

13. FENCE, CORNER LOT (R-1)

4845 W 107 Street. Chester Wolniakowski, owner, requesting variation to allow a 5' high cyclone fence along the side street lot line of a corner lot, from the rear corner of the house, along Lamson Avenue lot line, to the detached garage.

Mr & Mrs Wolniakowski were present. They did not know they needed a permit; they have lived here a very short time. They were installing the fence themselves without a permit and a Village inspector stopped by and advised them of the required procedure. A spot survey was available for review. The fence will start 74' from the front lot line of this corner lot.

Member Neaves moved to grant the petitioner's request for a variation to allow a 5' high cyclone fence along the side street lot line of this corner lot from the rear of the house to the detached garage. Second by Member Kozlowski. The vote: Members Joritz, Kozlowski, Zwartz, Neaves, Anicich and Staudt voted yes; Member Watts was absent. Motion carried.

14. FENCE, FRONT YARD ENCLOSURE (R-1)

5267 W 89 Street. Jos. H Bragg, Jr., owner, requesting variation to allow a 4' high cyclone fence to enclose the front yard.

Mr & Mrs Bragg explained that they have lived here for 19 years and the fence is requested in self defense. Their family is raised; in the last 6 months neighbors on one side have visitors who ride motorcycles, they have a fence, and the motorcycles are walked on the lawn to get to the rear of the cars parked in the driveway; in 13 houses on the block there are 23 dogs and they seem to enjoy this property; by the time the police arrive the dogs are gone; sometimes the owners walk with their dogs and sometimes they are let out to run loose at 6 a.m. and after 10 p.m. Small kids climb the iron railings on the front porch and their grandparents say that if the kids get hurt they will sue. Kids take the mail from the mailbox and scatter it. The parents when told about this say it is a free country and kids can do anything they want to do.

Chairman Staudt suggested the sanitation officer check on the motorcycles and dogs. On question petitioner said the main concern was the children who get onto the driveway and the dogs. Member Anicich suggested the allowable 2' high fencing which would stop the motorcycles and possibly the dogs. This evening a 4 year old from down the block was swinging on the gaslight in the yard, trying to climb it; if he got hurt the grandparents with whom the child lives would sue.

Chairman Staudt questioned petitioner's attitude on a 2' high fence. Mrs Bragg thought it would do no good. Chairman Staudt suggested that the police watch the area and cite the owners of dogs running loose in that area, and if word gets around that the area is being watched, then there would be less offenses. Mrs Bragg said her home would be stoned. Anything that goes on in the area they blame her for it. Mr Bragg said the last time there were problems kids were running up and down the street, drinking beer, urinating all over and the police were called; later eggs were thrown at the house and the picture window was broken by BBs.

Board Members having looked at this site and the area reported no fences presently along the front lot lines.

After a general discussion, Member Anicich moved to deny the request for a 4' high cyclone fence to enclose the front yard. Second by Member Kozlowski. The vote: Members Anicich, Joritz, Kozlowski, Zwartz, Neaves and Staudt voted yes; Member Watts was absent. Motion carried.

Petitioners advised of procedure for appealing this decision to the Board of Trustees, if they so choose, on July 18, 1978.

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

5328 W 90 Street. Louis J Panfil, owner, requesting an addition on the house to extend to 9' from the side street lot line (53 Court).

continued

15. SIDE STREET SETBACK 5328 W 90 St. (continued)

Chief building inspector Cody read aloud the petitioner's request as stated on the petition. He reported that the house was built in 1958. The zoning ordinance at that time is the same as it is today, requiring a 15' side yard and a 25' front yard. That has not changed. Existing house is 18' from side street lot line and a detached garage is 9' from the side street lot line; the house fronts on the side street (53 Court); a proposed 2 story addition would run from the detached garage to the front (south) of the house, 9' from the lot line. The alternate request is to allow the addition half way the length of the house. Mr Cody stated that variations have been granted for garages into the setback lines but never has there been an addition onto a house allowed into the required setbacks since the ordinance was adopted in 1951. On question Mr Cody said he tried to explain this to Mr Panfil but was not too successful.

Mrs Panfil and a son were present. Mrs Panfil said the house is a bilevel so an addition could not be made on the east side of the house. Primarily she wants to extend the kitchen. Her children are grown; she wants more space.

No survey and no plans were available. Board Members questioned how the garage was allowed 9' from the side lot line. On question Mrs Panfil said they had planned to start the work in September; the plans have to be drawn. Chairman Staudt explained that because this item was not on the agenda none of the Board Members had the opportunity to look at this site. They would like to see it first, that is why the plans to start were questioned.

Member Anicich moved to table for 30 days, to the meeting on 8-2-78. Second by Member Zwartz. The vote: Members Joritz, Kozlowski, Zwartz, Neaves, Anicich and Staudt voted yes; Member Watts was absent. Motion carried.

1979 BUDGET

Chief building inspector Cody and the Board Members discussed the 1979 budget for the Appeals Board. Board Members considered asking for a gasoline/car allowance for their travels on inspections of the items on each agenda before each meeting. On an average, over a 1 year period, there are about 10 items/petitions per month. Office supplies and postage have presently exceeded the amount budgeted for this year.

The decision of the Board Members was to request for the 3rd time \$300. per year per Member (this request was turned down twice previously); and to request that the secretary be granted a \$30. per month increase.

Regarding the cassette recorder proposed in the 1978 budget: The secretary reported having observed the operation of the proposed recorder which is used along with a public address system that the Appeals Board does not use. Time on the cassette tape is limited and it must be turned or changed entirely, possibly while someone is talking, and more than one casset might be needed for one meeting. The cassette recorder has no portable microphone. The reel tapes on the recorder used presently are large enough to handle 2 or 3 meetings or one long meeting with more than 15 petitions on one side of a tope, which is a convenience; it has a microphone attachment. A supply of tapes is on hand; enough for re-use after the 6 month validity period on decisions has expired; there would be no further costs for additional tapes.

Board Members recommended that the \$150. budgeted this year for a new recorder be used for \$10. per month rental payment to the secretary for the use of her recorder and that could be used for repairs on or replacements to the secretary's personal recorder.

HEALTH/SANITATION OFFICER'S LETTER

Chairman Staudt read aloud a letter from the Health/Sanitation Officer, Lewis L Hall, regarding his findings relative to 8949 S Central Ave. and the minutes of this Board on that location as of June 6, 1978. There was a general discussion regarding Mr Hall assisting in making decision on petitions. Chairman Staudt will respond to Mr Hall's letter.

16. ADJOURNMENT

Member Kozlowski moved to adjourn. Second by Member Zwartz. All voted yes. Chairman Staudt declared the meeting adjourned at 10:40 p.m.

          /s/ Gerald Staudt  
Chairman

          /s/ Buena Gerke  
Secretary

VILLAGE OF OAK LAWN, ILLINOIS  
Village Hall 5252 W Dumke Dr  
APPEALS BOARD  
Wednesday August 2, 1978  
REGULAR MEETING MINUTES #78-8

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

ROLL CALL: Present: Members Anicich, Joritz, Kozlowski, Neaves and Staudt  
Member Zwartz arrived at 8:12 p.m.  
Chief Bldg Insp. Cody  
Absent: Member Watts (vacation)

APPROVAL OF MINUTES of regular meeting #78-7 held on July 6, 1978: Motion by Member Anicich to approve the minutes as published. Second by Member Neaves. The vote: Members Anicich, Joritz, Kozlowski, Neaves and Staudt voted yes; Member Zwartz, late; Member Watts, absent. Motion carried.

OLD BUSINESS

1. FENCE TO FRONT LOT LINE (R-1) Tabled 7-6-78  
9636 S Brandt Avenue. Chas Velaer, Jr., owner, requesting variation to allow a 4' high chain link fence from the building line to the front lot line, along the south side lot line.

Chief building inspector Cody reported that Mrs Velaer talked to him at the office and decided that the 2' high fence which does not need a variation would suffice for the purpose. A driveway gate will be installed also. No variation needed.

2. SIDE STREET SETBACK FOR ADDITION (R-1) Tabled 7-6-78  
5328 W 90 Street. Louis J Panfil, owner, requesting an addition to the house to extend to 9' from the side street lot line (53 Court).

Member Zwartz arrived.  
Mrs Panfil presented a spot survey which Board Members reviewed. Proposed addition would run from the detached garage which is 9' from the side street lot line. The garage has not been completed to date. The addition will be 1 story high. Mrs Panfil said the addition would be for enlarging the kitchen and living room or make an extra dining room. Chairman Staudt, having looked at the neighborhood, reported that there are older homes, built before the ordinance of 1958, that are 5' from the side street lot line; he noticed 3 or 4; it would not seem that this addition would detract from the neighborhood. An alternative presented would be to build the addition from the garage to about the middle of the house, about 12' from the back, instead of to the front of the house; this would not interfere with visibility across the front corner of the lot.

David Panfil, a son, who lives in Palos Hills, explained that the addition would be contracted out for the brick work and the family would finish the inside; the unfinished garage would be finished along with the masonry contract for the house.

Member Anicich observed that the survey showed the present house 18' 2 3/4" from the side lot line; the house is 32' long. On question, Mr Panfil said the construction would be started as soon as the architect would get the plans drawn.

On Member Kozlowski's question, Mrs Panfil said the garage was not finished because they did not have the money; now the boys are grown and they can help, and now they have the means to do it. Member Kozlowski questioned the possibility of putting the addition behind the house instead of along side it. There is a patio next to the garage and there is a swimming pool on it. Mrs Panfil said that there would be no back yard if the addition was on the back of the house; she has a very small kitchen and wants a larger one. A truck is parked north of the garage. A floor plan was not available. Two architects indicated a cost of \$550 for plans. Mrs Panfil said the plans would not be procured until and if a variation is granted.

Chief building inspector Cody commented that many variations have been granted to allow garages closer to the side street lot lines than the required 15'; how many more requests will there be for additions to adjoin garages that are 5' from the side street lot lines.

Chairman Staudt suggested re-evaluating the plans; to discuss alternate possibilities with the Bldg Dept and perhaps a variation would not be needed.  
continued

2. SIDE STREET SETBACK FOR ADDITION 5238 W 90 St (cont'd)

Then the architectural plans could be purchased. Due to the 6-month limitation on Appeals Board decisions it was suggested that further planning be considered and the variation considered at a later date so as to meet the starting of construction.

After further discussion and with the petitioner's consent, Member Kozlowski moved to table for 2 months, to October 4, 1978. Second by Member Joritz. The vote: Members Anicich, Joritz, Zwartz, Kozlowski, Neaves and Staudt voted yes; Member Watts was absent. Motion carried.

3. GARAGE, SIDE STREET SETBACK (R-1) Original petition heard on 11-2-77.  
6140 W 93 Street. Donald Wotthoft, owner, requesting variation of side setback on a corner lot to allow relocation of a detached garage to be 8' from the lot line instead of 15' required.

Mr & Mrs Witthoft were present. Chairman Staudt read aloud the letter from the abutting neighbor which gave his consent to the Witthofts to allow "the garage 2' closer to the west lot line than was originally shown on the application". Chief building inspector Cody reported that because the work crew was in the area work was allowed to proceed since the approval of the neighbor had been received. Mrs Witthoft said that a tree which had posed a problem had been removed.

Member Kozlowski moved to grant the petitioner a variation to move the garage to 8' from the lot line instead of the 15' required. Second by Member Zwartz. The vote: Members Joritz, Zwartz, Kozlowski, Neaves, Anicich and Staudt voted yes; Member Watts was absent. Motion carried.

4. HOME OCCUPATION FULL TIME EMPLOYEES (R-1) (Re: 6-1-77 minutes) Tabled 6-7-78  
10108 Parke Ave. Harold E Miller, owner, requesting variation to allow 2 full time employees in conjunction with home occupation.

Mr Miller, an architect, stated that he has been diligent in looking for a location other than his home for his business. The Home Occupation ordinance was adopted in 1975. The two full time employees is the only facet to which he is at variance; he meets all other requirements of that ordinance. At this time he does not have a specific relocation although he has looked at many places. He enumerated the various places which he has looked into for relocation of his office. There is a good possibility that he shortly will have a place but at this moment he does not. He has the same 2 employees; has not added any staff. He has been working from his home since 1963 and has 104' of frontage; his own cars are not parked on the street; there are no deliveries; the 2 employees do park at the curb where there is space for 5 cars. There is seldom more than 1 client, perhaps 2, at any one time so he does not see any hazard to the neighbors or the community. He has looked at purchasing and at renting for relocation. He asked that at this time, and he will continue searching for a place to locate his office, an extension of time be granted; he would like to own his own building. He has talked with builders and real estate people who are doing some looking for him; he would like to be out of the home within 6 months. He would like to see an extension of 1 year so he can negotiate something.

Chairman Staudt asked if Mr Miller had gotten his home occupation license. Mr Miller said no but he got a letter asking for a business license. He has talked with his attorney and some doctors and lawyers and they say it is unconstitutional to license a professional who is licensed by the State. If it is a Home Occupation license that is required he will be in to get it.

On Member Zwartz's question Mr Miller said the neighbor who might have complained anonymously a couple of years ago about his home occupation had been at odds with many people and had been transferred and has moved away. Chairman Staudt, referring to the previous minutes on this petition, asked if Mr Miller had gotten a sampling of his neighbors' opinions. He said he had not but he could do that. On question, Mr Miller said he is using about 700 sq.ft. of his basement for the business operation. He would like to have more space due to the way the business has changed. Mr Miller and the Board Members discussed the dollars involved and the expenses versus income and taxability.

Member Zwartz explained his acquaintance with Mr Miller's work and knowledge of the Village ordinances; he was surprised when Mr Miller previously said he was not familiar with the Home Occupation ordinance. Again Mr Miller said the letter he got requested a Business License, not a Home Occupation License. Mr Zwartz said he could appreciate Mr Miller's position where he wants to be fair to the Village but

4. HOME OCCUPATION FULL TIME EMPLOYEES 10108 Parke Ave (cont'd)  
it is difficult to part with extra money that he had not planned on, but there has been a 1 year extension - 13-14 months - and now he is asking for another extension; rentals are \$8 and \$10 a foot now and they are going to get higher. Mr Miller said the things he has been looking into are a situation where he can build his own building.

Member Anicich was of the opinion that an extension to perhaps 1-1-79 would be sufficient; if not, and he still feels that he can not find a location by that time perhaps he should go to the Development Board for rezoning. After being informed of the zoning situation he is in for 14 months - that would be 18 months from the time he was first notified - anything over that would be, he thought, a little too much.

Member Zwartz commented that, knowing Mr Miller to be a very astute business man, he can not believe that in 2 years he could not find a location - he had thought of asking for letters from his neighbors to allow him to be there another 6 months, at least from 2 neighbors. Member Neaves thought, due to the fact that he was granted the 12 months previous, the letters would be unnecessary.

Member Zwartz moved to grant Mr Miller an extension to his request to allow 2 full time employees in conjunction with a home occupation to January 1, 1979; at that time Mr Miller will be notified by the secretary that the variation is finished and he will have to go to the Development Board for a rezoning as it will no longer be in the hands of the Appeals Board, there will be no more extensions. Second by Member Anicich. There being no further discussion, the vote: Members Zwartz, Anicich, Joritz, Kozlowski, Neaves and Staudt voted yes; Member Watts was absent. Motion carried.

#### NEW BUSINESS

5. FENCE, CORNER LOT (R-1)  
9301 S Moody Ave. Maureen Grobarek, 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 rear lot line, to enclose the rear yard.

Mr & Mrs Grobarek were present. On question, Mr Grobarek explained that they have plans for putting up a swimming pool and they have 4 children, 2 of which are 2 year old twins that they can not keep off of 93 Street. The spot survey was available for Members to review.

Member Kozlowski moved to grant the petitioner the variation to allow a 6' high stockade fence along the side street lot line as stated to enclose the rear yard. Second by Member Neaves. The vote: Members Joritz, Zwartz, Kozlowski, Neaves, Anicich and Staudt voted yes; Member Watts was absent. Motion carried.

6. FENCE, CORNER LOT (R-1)  
9000 S 49 Ave. D. J. Broderich, owner, requesting variation to allow a 6' high chain link fence from the detached garage to the rear lot line of a corner lot, along the side street lot line, to enclose the rear yard.

Mr Broderich was present along with his son Timothy who spoke for him. A site plan was presented for review. The garage is attached to the home; a 6' high stockade fence is around the rear yard portion that would not need a variation. The chain link would allow visibility when driving the car out of the garage. The reason for the 6' height is that a neighbor has quite a few cars that he works on and occasionally they come onto petitioner's property; there are kids cutting thru the yard and the 15 year old dog belonging to petitioner might take after the kids. Due to the Broderichs being deaf they would not hear if there was a disturbance; they want to keep the dog within the yard.

Member Anicich moved to grant the request for a variation to allow a 6' high chain link fence from the attached garage to the rear lot line, along the side street lot line to enclose the rear yard. Second by Member Kozlowski. The vote: Members Joritz, Zwartz, Kozlowski, Neaves, Anicich and Staudt voted yes; Member Watts was absent. Motion carried.

7. BUILDING LINE ENCROACHMENT (R-1)

9213 S Moody Ave. Patrick Dowling, contractor, requesting variation to allow the encroachment of a new house into the front setback by 3 7/8", or a front setback of 24' 8 1/8".

The spot survey brought out that the foundation is into the front setback. The measurement for the foundation setback was taken from the curb and was miscalculated.

Member Kozlowski moved to grant the variation to allow the encroachment of a new house 3 7/8" into the front setback. Second by Member Anicich. The vote: Members Anicich, Neaves, Kozlowski, Zwartz, Joritz and Staudt voted yes; Member Watts was absent. Motion carried. Petitioner advised that a certified copy of the minutes must be taken to the title company so as to clear the title.

8. SETBACKS ('O')

4500 W 103 St. John P Ellis, beneficiary under land trust, requesting variation to allow a 1' setback along Kilbourn Avenue and a 1' setback along 103 Street property lines for a new office building.

Mr Ellis explained that about 3400 sq.ft. of building would be involved. He presented a site plan drawing for Members to review. The proposed building would be east of 2 office buildings in that same block which are 1' from the 103 Street property line. Chief building inspector Cody explained that the parkway in front of these buildings is green space and landscaped; this is actually a right-of-way; the 2 buildings on the west had variations to build 1' from the front property line in return for the 17' dedication for the street. The likelihood of the 17' being paved is in the future perhaps 20 years. Mr Ellis will dedicate the 17' along 103 Street and along Kilbourn Avenue; he will put the improvements in Kilbourn Avenue.

Mr Ellis said that the Village had sent a letter to his office saying they would do the work but he has looked high and low for it, unfortunately he has missed it. With the 1' setbacks the building will pick up about 490 sq.ft. of area which will make it a little more feasible for renting and offset the cost of the street which will be around \$10,000. Chief building inspector Cody reported that the parking depicted on the site plan works out to adequate. Mr Ellis inquired about the 6-month time limit on variations. He was advised that an extension could be sought if needed at the end of the 6-month period. He reported that builders are so busy now that it is hard to get them to even talk about contracts.

Member Neaves moved to allow 1' setback along 103 Street and 1' along Kilbourn Avenue property lines for a new building at 4500 W 103 Street, with the agreement that Mr Ellis will dedicate 17' along each street for public right-of-way. Second by Member Kozlowski. The vote: Members Joritz, Zwartz, Kozlowski, Neaves, Anicich and Staudt voted yes; Member Watts was absent. Motion carried.

Chairman Staudt recognized Mrs Bragg of 5267 W 89 Street, who was before the Appeals Board last month and then went to the Board of Trustees to appeal the denial of a 4' high fence along the front lot line. Chairman Staudt asked if she had any problem since then. She said she had to call the police when a 4 year old climbed to the top of the wrought iron railing on the front porch and that mail had been scattered all over the front lawn. She phoned the post office and they can do nothing about the mail, they sent a supervisor out and made a police report which they have at the police station. When the police officer came he went over and wanted to talk to the mother of the children; she refused so he talked to the grandmother and told her I was concerned for the safety of the child. The grandmother said she knew the child was not wanted over there; if Mrs Bragg talks to the child he runs home screaming as if he had been hit. The neighbor chases the kids away but they do not run home screaming from her. Mrs Bragg phoned Trustee Stancik on Thurs.; he told her she could go before the Appeals Board again and pay another \$5. and she, as a citizen and resident of this Village for 19 years, did not think it was right.

Chairman Staudt reviewed the reasons Mrs Bragg had presented for requesting a 4' high fence at the front of the property. She said the motor cycles do not belong to kids, they belong to 34 and 32 year old men. She just had a new driveway put in; one son has parked his car for 2 1/2 years in the same spot; now the grandfather yelled out the window "if you park your car there again I am going to call the police and I'm going to have you in jail". Mrs Bragg said there are 2 fences to the front at 92nd and 52nd Ave.

continued

VILLAGE OF OAK LAWN, APPEALS BOARD, REGULAR MEETING MINUTES 8-2-78  
continued

Member Anicich asked if she had asked Trustee Stancik to have the Police Dept patrol her street, perhaps make a pass on that street maybe once every hour when the kids are out and when the motorcycles are out. She replied that he has not indicated that. Member Kozlowski stated that kids could go over a 4' high fence like walking up a flight of stairs and if one fell off onto the sidewalk they could be hurt badly. Mrs Bragg said she thought the 4' fence would give her security. She does not want to move. She had put up signs "do not block drive"; the driveway was widened so the sign on the west was taken down and left on the back of her property and was going to be put back up; somebody took the "do not" off the sign.

Chairman Staudt explained that since Member Anicich made the motion on the decision, by Roberts Rules he could move to reopen the petition or to reconsider it.

Member Anicich said that he would rather, before putting this back on the agenda, have the Police report with their going by the area; have Mr Hall go out there and investigate the situation and report to this Board before we do anything else. Also, he would like Trustee Stancik to advise this Board of what he has done personally, if he has used all of his avenues; he would like to the the 3 sets of recommendations from the three angles. A petition signed by the neighbors in the block was suggested.

Mrs Bragg said that when she asked how wide her driveway could be and she told about the hedges that had been 6' high for 19 years west of her property, this year on July 4th the hedges were cut down to about 4'. Any time they requested the hedges be cut down it fell on deaf ears but the Village sent a letter and the hedges were trimmed down. As far as the dogs and motorcycles, she was told, she would have to take that up with the neighbors.

Chairman Staudt suggested that the secretary direct a letter to the appropriate people, Trustee Stancik, Mr Hall and Chief of Police Hein, as to what is being done to alleviate the problem at Mrs Bragg's residence.

On question by Member Anicich as to whether the problems are only in the summer time or all year around, Mrs Bragg said "they moved back to the grandmother's house in February this year". Chairman Staudt stated that Mr Hall could observe the problem with the dogs and report in writing to this Board. Mr. Anicich said that as long as we get the reports from the three areas, perhaps in 60 days would be satisfactory.

This item will be put back on the agenda in 60 days as a report item. Then if Mrs Bragg wants to re-petition she may. Appeals Board Members will also observe the area in the meantime.

9. ADJOURNMENT

Motion by Member Anicich to adjourn. Second by Member Kozlowski. All voted yes. Chairman Staudt declared the meeting adjourned at 9:50 p.m.

\_\_\_\_\_  
/s/ Gerald Staudt  
Chairman

\_\_\_\_\_  
/s/ Buena Gerke  
Secretary

VILLAGE OF OAK LAWN, ILLINOIS  
Village Hall 5252 W Dumke Dr  
APPEALS BOARD  
Wednesday September 6, 1978  
REGULAR MEETING MINUTES #78-9

Chairman Staudt called the meeting to order at 8:14 P.M.

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

APPROVAL OF MINUTES of regular meeting #78-8 held on August 2, 1978: Motion by Member Anicich to approve the minutes as published. Second by Member Joritz. The vote: Members Anicich, Neaves, Kozlowski, Zwartz, Joritz and Staudt voted yes; Member Watts abstained due to having been absent. Motion carried.

OLD BUSINESS - None.

NEW BUSINESS

1. FENCE, CORNER LOT (R-1)

9940 S Pulaski Ave. Stanley Wonso, owner, requesting variation to allow a 6' 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.

Mr Wonso presented his spot survey on which the contemplated fence placement was indicated. He is proud of his yard; there is trespassing on this corner lot and he would like to have some privacy. On question, Mr Wonso said the bushes at the rear of the property will be inside the proposed fence. He feels that a 6' fence is almost necessary; he plans to decorate it with shrubbery, roses, morning-glories, etc to make it less obvious. A stockade fence would be more expensive. This fence will be 9 gauge with 2 1/2" corner posts.

Member Kozlowski moved to grant the petitioner the variation to enclose the rear yard of a corner lot as indicated on the spot survey. Second by Member Neaves. The vote: Members Joritz, Watts, Anicich, Neaves, Kozlowski, Zwartz, and Staudt voted yes; voting no, none. Motion carried.

2. FENCE, CORNER LOT (R-1)

5253 W 89 Street. R. Jaske, owner, requesting to allow a 4' high chain link fence to the side street lot line of a corner lot, from the front of the house to the rear lot line.

Mr & Mrs Jaske were present. They live across the street from the Brandt School; kids like to hang around; the front and rear windows of his car have been shot out, broken, with a gun; right now there is a hole in the picture window from kids on the roof at the school; they cut across the front yard instead of walking on the sidewalk. Petitioner has a 3 year old boy and a dog and wants to keep them in the yard and keep the kids out. On question, Mr Jaske said a building inspector issued the permit for the fence and did not realise that it is a corner lot.

On question, Mrs Jaske said she has called the Police several times but by the time they arrive the kids are gone and then they vandalize the garden, pull up shrubs, a Lilac bush was trampled to the ground and a tree pulled out while the school crossing guard looked on - she said that after the kids cross the street they are not her business any more. Mr Jaske said that after a few calls the Police Dept. seem to think they are nuisance calls and do not respond; 52nd Avenue is a drag strip - a stop sign between 87 Street and 91 Street would help. There have been tire tracks on the lawn.

Member Anicich moved to grant the variation for a 4' high chain link fence along the side street lot line from the front of the house to the rear lot line of this corner lot due to the problems here and being across from the school which creates the decision to allow this fence - it would help this family by cutting down on some of the problems. Second by Member Kozlowski.

continued

APPEALS BOARD, REGULAR MEETING MINUTES, SEPTEMBER 6, 1978

2. FENCE - 5253 W 89 Street (continued)

Mrs Jaske stated that since the fence is up the dog barks when anyone is near, but before the fence was installed the dog didn't bark at trespassers. Mr Jaske would like to build a garage but does not dare because of the vandalism. High school kids are also involved in the vandalisms. Petitioners do not like the fence but find it a necessity.

The vote on Member Anicich's motion: Members Joritz, Zwartz, Kozlowski, Neaves, Watts, Anicich and Staudt voted yes; voting no, none. Motion carried.

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

9827 S McVicker Avenue. M. Kapturski, owner, requesting variation to allow a 4' high verticle wood fence to the front lot line, along the extended side lot line resulting from the vacating of the alley on the south.

A permit was issued for that part of the fence which doesnot extend into the front setback. The neighbor on the south has a fence (existing prior to annexation) which runs along his side street lot line (McVicker Ave) and across the rear of his lot and the shrubs along the rear are being removed gradually as the owner is able to do it and he will have a gate so he can maintain the south half of the vacated alley. The proposed fence would connect to the neighboring fence to prevent trespassing by motorcycles, bycicles, kids, etc. which have damaged the rear yard. The fence will only be across the vacated alley, Mr Kapturski stated.

Member Kozlowski moved to grant the variation to allow the fence up to the lot line to close off the vacated alley. Second by Member Anicich. The vote: Members Kozlowski, Zwartz, Joritz, Neaves, Watts, Anicich and Staudt voted yes; voting no, none. Motion carried.

4. FENCE, BETWEEN HOMES (R-1)

9542 S Mansfield Avenue. John E Blickenstaff, owner, requesting variation to allow a 6' high stockade fence from the front building line to the rear of the building, between buildings, along the south side lot line.

Chairman Staudt read aloud the letter from Mr V. Tuminelli, 9548 S Mensfield Ave, Mr Blickenstaff's neighbor on the south, which expressed his approval of the 6' high fence. Letter is part of subject file. Mr Blickenstaff reported that the grade of his yard is lower on the south; the house on the south is very old and is at the rear of the lot. He said the fence contractor wrote the order for a 5' fence along the south lot line for a distance if 84' starting at the front building line; from there on back it was to be 6' high. The order for the fence was written on 11-16-77 and weather delayed the installation until this season and the crew put in the 6' high fence. The contractor said he would get the permit; he said "It may take a couple of days." Petitioner asked the fence crew if they had a permit. Mr Blikenstaff has applied for the fence permit; it will be issued if a variation is granted.

Member Zwartz moved to grant the petitioner the variation to allow a 6' high stockade fence from the front building line to the rear of the building, along the south property line since the letter of consent from the neighbor on the south is part of subject file. Second by Member Joritz. The vote: Members Watts, Anicich, Zwartz, Joritz, Kozlowski, Neaves and Staudt voted yes; voting no, none. Motion carried.

5. FENCE, CORNER LOT (R-1)

10501 S Kildare Avenue. Helel Krol, owner, requesting variation to allow a 6' high verticle wood fence along the side street lot line of a corner lot from the rear of the house to the detached garage.

Mrs Krol said she is tired of moving the lawn furniture indoors every night. She must keep the garage door locked each time she returns to the house from the garage otherwise kids get into the garage.

Member Kozlowski moved to grant the petitioner the variation to install a 6' high wood fence along the side street lot line from the rear of the house to the detached garage. Second by Member Zwartz. The vote: Members Kozlowski, Neaves, Watts, Anicich, Joritz, Zwartz and Staudt voted yes; voting no, none. Motion carried.

6. ANTENNA TOWER HEIGHT (R-1)

9801 S Keeler Avenue. R. W. Machtemes, owner, requesting variation to allow a 45' high tower for a Ham operation and Civil Defence communications.

Mr Machtemes presented a drawing of the tower (which did not show structural details) and a 18" cube of concrete which is installed as the base for the tower. On question Mr Machtemes said he had not constructed anything like the proposed tower before. Petitioner said the tower would be right behind the house and would be anchored at the house gable. Member Joritz asked if the Civil Defence Director had approved this tower. Petitioner responded, "No." And stated that he is the Communications Officer for the Civil Air Patrol located in the Cook School. Petitioner said he dug the hole for the concrete and the 18" depth is what the company recommended; the tower is hinged so as to fall away from the house; the tower is a crank-up type and when it is down it is 20' and would clear the utility wires.

On Member Zwartz questions, petitioner said he would not be responsible for putting filters on neighboring TV sets. There are a couple of things people would have to prove first. The F.C.C. asks if you have an outside antenna; how old is that antenna; how old is the wire from the outside antenna; do you have a filter on the TV; if there is no filter then the manufacturer, through the dealer or the manufacturer directly will supply free of charge a filter for the TV.

Board Members having talked to the neighbors found they do not object to the antenna but they are concerned about interference on TV reception. Petitioner stated that the person who will help him put up the tower has said that on the day they test the tower if there are any complaints from neighbors he will check out their TV for them if they accept that idea of that coming in. If they want to complain to the FCC they will send someone out.

Member Neaves commented that the towers previously requested through this Board had certified engineering specifications which could be referred to and this petitioner should have them; he does not believe that the amount of concrete base which petitioner spoke of is sufficient, the concrete should go below the frost line. The frost depth in this area is 42" to 48". Member Joritz (a former Civil Defence Director) stated that a letter from the Director of the Oak Lawn Civil Defence should be required. Petitioner said he is a member of Evergreen Park Civil Defence, is radio communication officer at Cook School for Civil Air Patrol and handles traffic for MARS (Military/Navy/Marine Affiliated Radio).

Chairman Staudt commended Mr Machtemes for his involvement in Civil Defence. Member Anicich said he was more concerned with the safety of the tower construction. Petitioner said he had a special plate made which is bolted to the outside of the house with seven 3/8" bolts; it would have to rip half the house off before it would topple; he wants to be able to crank the tower up to 41 or 42' thus the request for 45' height; he is a Ham operator. Member Anicich is also concerned with the interference this tower may cause.

Petitioner was advised that a plot plan is required which would show whatever is within 45' in any direction from the tower and showing where the tower will be erected; stress calculations should indicate resistance to winds up to 100 MPH; and a letter from the Director of Communications should be submitted. On Member Joritz question, petitioner said there will be 3 antenna on top of the tower and will be 2 meter. He has a 1 K sticker.

Member Kozlowski moved to grant the variation for the antenna tower which will not exceed 45' height as long as it meets all of the specifications required by the Building Department. Second by Member Neaves. The vote: Members Kozlowski, Zwartz, Joritz, Neaves, Watts, Anicich and Staudt voted yes; voting no, none. Motion carried.

7. 2nd TWO CAR GARAGE (R-1)

10434 S Kenton Avenue. Stanley Mikowski, owner, requesting variation to allow a 2-car detached garage in addition to the 2-car attached garage which will be on the new house to be constructed.

Mr Mikowski explained that he will have 100' frontage after 4 parcels of land are subdivided into 1 legal lot of record; the proposed house will be 73' wide

continued

continued

7. 2nd TWO CAR GARAGE - 10434 S Kenton Ave. (cont'd) including an attached garage. With 100' frontage, allowing a 5' side setback plus 73' wide house leaves 22' in which to build a garage and allow for the required side setback. There are 2 cars in the family. He has a 3/4 ton pickup truck with racks on the sides which he wants to keep in the 2nd garage along with scaffolding and tools. He also wants a 9' high overhead door on the 2nd garage.

On question, petitioner stated he is in the aluminum siding business along with his brother in Chicago; he stores no materials, just tools and equipment; he buys only the material needed for a job. Chairman Staudt explained that there is no visual evidence of any details which are necessary for the Board to make a decision. Petitioner was advised that ordinances do not allow two garages in R-1 zoning. On Member Anicich's questions petitioner stated he and his brother work from their homes in Chicago; when petitioner moves to Oak Lawn they will stay with the same telephone and the business will stay in Chicago; there is a garage in Chicago where scaffolds, brakes and tools are kept presently and the truck is parked on the street or at a Gas Station.

Chief building inspector Cody reported that the Village has trouble with siding and fence people in the Village who declare there are no deliveries to their homes but somehow the trucks are there every day. The Village does not need any more complaints like that.

Petitioner said that he did not want to have to go into Chicago for the truck and then have to come back south for a job; when they pick up material it is left on the job. Chairman Staudt explained that he understood the problem but complaints from the neighbors must be avoided.

Member Anicich moved to table for 30 days, to October 4, 1978, to allow discussion with the Bldg Dept for possible alternatives. Second by Member Kozlowski. The vote: Members Anicich, Watts, Joritz, Zwartz, Kozlowski, Neaves and Staudt voted yes; voting no, none. Motion carried.

8. GARAGE, CORNER LOT SETBACK (R-1)  
6354 W 90 Street. Robert Rosengren, owner, requesting variation to allow a detached garage 7' from the side street lot line (Ridgeland Ave) or a corner lot, instead of 15' required.

Mr & Mrs Rosengren were present; the spot survey was available for review by the Board Members. The driveway will enter the garage from 90 Street. Board Members had looked at this area.

Member Kozlowski moved to grant the variation to allow the garage 7' from the side street lot line. Second by Member Zwartz. The vote: Members Kozlowski, Zwartz, Joritz, Neaves, Watts, Anicich and Staudt voted yes; voting no, none. Motion carried.

9. ADJOURNMENT - Motion by Member Joritz to adjourn, second by Member Neaves. All Members voted yes. Chairman Staudt declared the meeting adjourned at 10:00 P.M.

Chairman /s/ Gerald Staudt

Secretary /s/ Buena Gerke

VILLAGE OF OAK LAWN, ILLINOIS  
Village Hall, 5252 W Dumke Drive  
APPEALS BOARD  
Wednesday October 4, 1978  
REGULAR MEETING MINUTES #78-10

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

ROLL CALL Present: Members Anicich, Joritz, Kozlowski, Zwartz, Watts and  
Chairman Staudt. Chief building inspector Cody.  
Absent: Member Neaves.

APPROVAL OF MINUTES OF REGULAR MEETING #78-9 held on September 6, 1978: Motion  
by Member Zwartz to approve the minutes as published; second by Member Joritz.  
The vote: Members Joritz, Zwartz, Kozlowski, Watts, Anicich and Staudt voted yes;  
Member Neaves, absent; voting no, none. Motion carried.

OLD BUSINESS

1. SIDE STREET SETBACK FOR ADDITION (Original petition 7-6-78) Tabled 8-2-78  
5328 W 90 Street. Louis J Panfil, owner, requesting an addition on the house  
to extend to 9' from the side street lot line (53 Court).

Mrs Panfil and son Robert were present. The spot survey was presented for  
review. A sketch of the proposed addition showing a 9' setback, starting  
approx. 20' from the front building line and extending to connect to the  
garage at the rear of the lot, was also reviewed by the Board Members.

Chairman Staudt and Board Members recalled that there are homes in this area  
which are built closer than 15' from the side street lot lines; one is a block  
away. It was the Board's opinion that the addition would be an asset in the  
area and to the site, and the presently unfinished garage would then be finished  
along with the addition to the house. Visibility across the front corner of the  
lot will not be obstructed. On question petitioner affirmed that the garage  
will be finished along with the new construction and construction will start  
in the spring of 1979. Petitioners were advised of the 6-month time limit on  
the variation, that a permit would have to be issued within that time and  
construction within 1 year from the date of the permit.

Member Anicich moved to grant the petitioner the variation to allow an addition  
to the existing house to extend to 9' from the side street lot line and attach  
to the existing garage, starting approx. 18' from the present front building  
line; it will upgrade and greatly enhance the area. Second by Member Kozlowski.  
The vote: Members Watts, Anicich, Joritz, Zwartz, Kozlowski and Staudt voted  
yes; Member Neaves, absent; voting no, none. Motion carried.

2. 2nd TWO-CAR GARAGE (R-1) Tabled 9-6-78  
10434 S Kenton Avenue. Stanley Mikowski, owner, requesting variation to allow  
a 2-car detached garage in addition to the 2-car attached garage which will be  
on a new house to be constructed.

Petitioner not present. Chief building inspector Cody reported that the  
petitioner will not go for the second garage; he will have something behind the  
house. No variation necessary.

NEW BUSINESS

3. GARAGE ENTRY FROM 91 STREET (R-1)  
5808 W Lynwood Drive. Doris Morgan, owner, requesting variation to allow entry  
for a detached garage to be on 91 Street (rear) instead of at the front of the  
property which faces Lynwood Drive.

Mr Paul Anzine, Oakdale Construction Co., represented the petitioner. The spot  
survey was available for review; the attached garage was previously converted  
to a habitable room. Entry/exit of the new garage will be on 91 Street only.  
Mr Anzine explained that a swimming pool will be removed from the rear yard.  
The garage will be 24 X 22'

continued

continued

3. GARAGE ENTRY, 5808 W Lynwood Drive. Cont'd  
Member Kozlowski moved to grant the variation to allow the garage exit/entry on 91 Street, at therear of the lot instead of from the front. Second by Member Zwartz. The vote: Member Joritz, Zwartz, Kozlowski, Watts, Anicich and Staudt voted yes; Member Neaves was absent; voting no, none. Motion carried.

4. EXTENSION OF 10-6-76 DECISION (R-1)  
5327 W 90 Street. Michael Dix, owner, requesting extension of Appeals Board decision of 10-6-76, to allow for conversion of attached garage.

Mr Dix explained that he finished his course in law enforcement with high marks and he had an auto accident which necessitated buying a new car; he is paying on the loan for the garage. He has contacted 3 contractors for estimates on closing off the garage and 2 others did not respond. Cost estimates indicate a cost of about \$6,000. The alteration will be an extensive one; there is no foundation under the present entrance floor, a large picture window will have to be removed and a small metal beam has cracked and some of the existing does not meet present Village specifications. On question Mr Dix said he hopes to have the work done in the spring - the outside would be finished in a year. Financial and personal problems had caused the delay. He does not want to simply close off the garage, he wants to improve the front of the home. The new detached garage has been completed.

Member Anicich moved to grant Mr Dix a 1 year extension on the 10-6-76 decision. Second by Member Watts. The vote: Members Watts, Anicich, Joritz, Zwartz, Kozlowski and Staudt voted yes; Member Neaves was absent; voting no, none. Motion carried.

5. FRONTAGE, LOT OF RECORD (R-1)  
9100 S Tully Avenue. Brendan Pierce, owner, requesting variation of ordinance to allow a single family residence on a corner lot having 48' 5/8" frontage which was a lot of record as of 1891.

Mr & Mrs Pierce were present. The lot is less than the 50' frontage required by ordinance; there is no additional land available. Other corner lots in this subdivision are of comparable frontage. Mr Pierce said the construction will start as soon as possible. House plans are available that would allow the 15' side street setback and the 5' required setback from the south lot line.

Member Zwartz moved to grant Mr Pierce the variation to build a house on a lot 48' 5/8" wide providing he maintains the 15' side and 25' front setbacks. Second by Member Anicich. The vote: Members Joritz, Zwartz, Kozlowski, Anicich, Watts and Staudt voted yes; Member Neaves, absent; voting no, none. Motion carried.

6. TEMPORARY ADDITIONAL OFFICE AREA (C-2)  
9430 S Cicero Avenue. Bartolomeo & Hanson, architects, requesting variation to allow a 20 x 27 addition having less than the required 2 hour fire delay that is required, for an 18 month period, to serve during construction of a new building.

Mr John Bartolomeo presented plans which were reviewed by the Board Members. He also presented 3 exhibits: (1) Detailed drawing of new section with the temporary trailer 20 X 27 abutting so as to provide another drive-in service temporarily. (2) A more detailed sketch indicating the elimination of parking stalls temporarily. (3) The site plan showing the location of the new building on the site and the new parking arrangement at the front of the site, and the existing building which will be removed. Mr Bartolomeo answered questions and explained details of the new construction which will be for the 1st National Bank of Oak Lawn. The new building will be on the west portion of the property and it is anticipated that completion will be in about 18 months.

Member Watts moved to grant the variation to allow a 20 X 27 trailer as a temporary addition. Second by Member Joritz. The vote: Members Kozlowski, Zwartz, Joritz, Anicich, Watts and Staudt voted yes; Member Neaves, absent; voting no, none. Motion carried.

7. PARKING VARIATION FOR MEDICAL BUILDING ("O")  
4547 W 103 Street. James Cox, A.I.A., requesting 18.8% variation of parking requirements to allow a medical office facility with parking on the grade level and the facilities elevated on piers.

continued

7. PARKING, MEDICAL BLDG - 4547 W 103 St. continued

Mr Cox explained that the 5' front setback will be observed; 17' depth of the frontage will be dedicated for the future street widening. Site plans were presented for Board Members to review; also preliminary building plans. Parking will enter from Kolmar Avenue and Kostner Avenue, south of 103 Street. The building will be on pillars so as to allow some parking under it; 2 elevators that will accomodate stretchers and 2 required stairways will provide egress for the building. The building will have 10,000 sq.ft. area including stairways and elevators area. There will be 6 doctors who will not be at the offices at the same time and the xray department and the laboratory also will operate on a part time basis; there will be 15 technicians and office personnel. Required parking would be 90 stalls; 73 stalls are indicated on the site plan; a shortage of 17 stalls or 18.8% Parking will include 4 stalls for the handicapped. The common waiting room area will seat about 60 people, the doctors' waiting rooms will seat 9 people each, a total of 114 seating. Mr Cox reported that they had calculated the patient visits and from past experience he is sure the available parking will be adequate. The 17' frontage for street dedication will be landscaped.

Member Kozlowski moved to grant the petitioner a variation of about 18.8% shortage of parking required. Second by Member Zwartz. Member Anicich asked if the land facing 103 Street will be fenced or planted, his concern was for avoidance of kids entering and going between cars and concern for visibility but still effective landscaping. Dr Lopes explained that there will be planting including Arborita which grow to 6 & 8 feet high.

The vote on Member Kozlowski's motion: Members Kozlowski, Zwartz, Joritz, Watts, Anicich and Staudt voted yes; Member Neaves, absent; voting no, none. Motion carried.

8. EXTENSION OF 4-6-77 DECISION (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 explained that the land in Tinley Park on which he expected to build is tied up in litigation due to a divorce. On the truck he carries \$1000 of equipment and will not leave it anywhere that would be vulnerable to theft. He does not park the truck on the parkway. The minutes of the previous hearing were reviewed. On Member Watts question, petitioner said the neighbors have not indicated any objection to the premises; he has one neighbor who parks a 3 ton truck next door on some weekends. Also on question, Mr DeYoung was of the opinion that his legal problem could be settled at any time, possibly in the near future.

Member Kozlowski moved to grant a final extension to September 1979 to eliminate the problem of the 1 1/2 ton truck used in conjunction with a home occupation. Second by Member Anicich. The vote: Members Joritz, Zwartz, Kozlowski, Anicich, and Staudt voted yes, Member Watts voted no, Member Neaves was absent. Motion carried. Member Joritz commented that this decision will insure that he keep his property relative to construction occupancy free and clear of debris.

9. ATTACHED GARAGE INTO SETBACK (R-1) NOT IN TIME FOR AGENDA

4900 W Lamb Drive. Mr D. Townsend, owner requesting variation to permit construction of a 2-car (22 X 22') frame garage to project into the side yard setback on Wick Drive.

Mr Townsend said he has lived in this house 1 month; the lot is on the northwest corner of Wick and Lamb Drive and the two 25' setback requirements leave only 30% of the lot area buildable. Mr Townsend said he did not know this when he bought the property. There has never been a garage on this lot. He cut down 15' high bushes which were along the property lines, about 1' from the public walk. He was hoping to improve the property by building the garage. Mr Townsend presented sketches for review.

Member Kozlowski moved to grant the variation for a 22 X 22' attached garage to extend beyond the setback line on Wick Drive. Second by Member Zwartz. The vote: Member Watts, Anicich, Joritz, Kozlowski, Zwartz and Staudt voted yes; Member Neaves was absent; voting no, none. Motion carried.

APPEALS BOARD, REGULAR MEETING MINUTES, OCTOBER 4, 1978  
continued

10. PARKING VARIATION (R-1) NOT IN TIME FOR AGENDA  
4440 W 95 Street. Carl A Lundgren, Admin., Planning & Properties, requesting for Christ Hospital a variation to permit construction of a Linear Accelerator Room to be used in the treatment of cancer that will take up 5 parking stalls in the physicians' parking area.

Mr Lundgren, of Evangelical Hospital Assoc., explained that the addition will be for the change from the cobalt method of cancer treatment to the new method, Linear Accelerator, which has greater accuracy and does not destroy healthy tissue which surrounds a cancerous area; 90% of the facility will be underground and there will be a 4' concrete ceiling to protect upper areas. Site plans were distributed for Members to review. Five of the Doctors' parking spaces (on the west side of the building) south of the emergency room will be used for this installation. Public parking and employee parking will not be shorted by this addition. Two of the doctors' stalls will be used for a ramp. The addition will be on the west side of the emergency room. An air conditioning condenser in the area probably will be removed and allow less than the 5 stall shortage.

Chief building inspector Cody reported that recent surveys show that even at peak periods there are quite a few empty parking stalls. The amount of stalls being taken away from 1750 available would result in a .4% variation.

Mr Lundgren discussed some of the features of the new method of cancer treatment and details concerning construction plans.

Member Zwartz moved to grant the variation with the prospect of the loss of 5 parking spaces in view of the fact that when an a/c condenser is moved there will be less than a 5 space shortage in the doctors' parking area. Second by Member Joritz. The vote: Members Joritz, Zwartz, Kozlowski, Watts, Anicich and Staudt voted yes; Member Neaves, absent; votong no, none. Motion carried.

Regarding the requested reports received on the petition of Mrs Bragg, 5267 W 89 St who was before the Appeals Board on July 6, 1978: Chairman Staudt read aloud the response from Trustee Stancik and the Police Dept. and from Mr Hall, Health/Sanitation officer. Mr Hall's memo is part of petitioner's file. Judging from these reports the Appeals Board Members were reassured that their decision on the petition had been the right one.

10. ADJOURNMENT

Member Kozlowski moved to adjourn, second by Member Watts. All Members present voted yes. Chairaan Staudt declared the meeting adjourned at 9:50 P.M.

/s/ Gerald Staudt  
Chairman

/s/ Buena Gerke  
Secretary

VILLAGE OF OAK LAWN, ILLINOIS  
Village Hall, 5252 W Dumke Drive  
APPEALS BOARD  
Wednesday November 1, 1978  
REGULAR MEETING MINUTES #78-11

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

ROLL CALL Present: Members Anicich, Kozlowski, Watts, Zwartz and Staudt  
Chief Bldg Insp. Cody  
Absent: Members Joritz and Neaves.

APPROVAL OF MINUTES of regular meeting #78-10 held on October 4, 1978: Member Anicich moved to accept the minutes as published with any corrections or additions. There being none, second by Member Watts. The vote: Members Watts, Zwartz, Anicich, Kozlowski and Staudt voted yes; Members Joritz and Neaves, absent; voting no, none. Motion carried.

OLD BUSINESS - None

NEW BUSINESS

1. DETACHED GARAGE REAR SETBACK (R-2)

9417 S Kenton Avenue. Pat Linnane, contractor, requesting variation to allow a detached garage 3'10" from the rear lot line which abuts an alley, instead of the 5' required.

Mr Linnane said the alley is not used; the slab is in; the garage next door had been granted a variation of rear setback and this garage slab is in line with it. The cement contractor probably should have noticed the difference in the setback. Chief building inspector Cody suggested that the property owners in that block get the alley vacated since it is not access to any garages in that block.

Member Kozlowski moved to grant the petitioner the variation to allow the detached garage 3'10" from the rear lot line which abuts an alley, instead of the 5' required. Second by Member Anicich. Members Anicich, Kozlowski, Watts, Zwartz and Staudt voted yes; Member Neaves and Joritz, absent; voting no, none. Motion carried.

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

4653 W 100 Street. Tom Papadopoulas, owner, requesting variation to allow a 6' high verticle wood fence to be 6' from the side street lot line of a corner lot; fence encloses a pool in the rear yard.

Member Kozlowski asked if there had been any problem with the neighbor about the fence. Mr Papadopoulas did not know of any. The house fronts on Parke Ave. but the front of the property is on 100 Street; the fence is 6' from the side street property line or 19' beyond the building setback line of houses facing Parke Ave. It is a beautiful fence but how does the neighbor feel about it? Petitioner said he asked the neighbor before the fence was installed and he did not object. Member Kozlowski asked if petitioner could get a letter of approval from the neighbor. Petitioner was confident that he could. A permit was issued for the pool which was reversed when installed but no permit was procured for the fence.

Member Anicich moved to grant the variation, subject to written approval from the neighbor to the south, that we allow the 6' high verticle wood fence to be 6' from the side street lot line of a corner lot to enclose a pool in the rear yard. Second by Member Kozlowski. The vote: Members Watts, Anicich, Zwartz, Kozlowski and Staudt voted yes; Members Joritz and Neaves, absent; voting no, none. Motion carried.

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

9845 S Massasoit Avenue. C. W. Shelfo, owner, requesting variation to allow a 6' high verticle wood fence to extend to 3' approx. from the side street lot line of a corner lot, from the rear of the house to the rear lot line.

continued

3. FENCE, 9845 S Massasoit Ave. cont'd

Mr & Mrs Shelfo were present. The fence was not installed as indicated on the permit that was issued. Mr Shelfo said it would have cut the property in half. Mrs Shelfo said she wants to put flowers and plants in front of the fence. The fence on the abutting lot is to the side street lot line.

Member Zwartz moved to grant the requested variation to allow the existing 6' high verticle wood fence, as it is installed, approx. 3' from the side street lot line. Second by Member Anicich. The vote: Members Watts, Zwartz, Anicich, Kozlowski and Staudt voted yes; Members Joritz and Neaves, absent; voting no, none. Motion carried.

4. SIDE SETBACK (R-1)

4221 W 91 Place. Peter Maniatis, owner, requesting variation to allow 1' variation in side setbacks where 18' is required; to allow a total of 17' so as to permit a 73' wide house with an attached garage to be built.

Mr Maniatis explained that this will be in the area of some fine homes and he wants to maintain the standard; he doesn't want to cut this house down. He plans to allow the minimum 5' setback on one side and the 12' on the other; the 5' side will abut the rear yard of the corner property. House will be 73 X 34'.

Member Kozlowski moved to grant the petitioner 1' variation in side setbacks to allow 17' instead of 18' required to construct a 73' house. Second by Member Watts. The vote: Members Zwartz, Watts, Anicich, Kozlowski and Staudt voted yes; Members Joritz and Neaves were absent; voting no, none. Motion carried.

5. LAND COVERAGE (R-1)

5712 W 88 Place. David Sullivan, owner, requesting a variation of land coverage to allow a detached garage 20X22'; land coverage total would be 258.4 sq.ft. over 35% allowable. Lot is 30 X 119.6 - area 3588 sq.ft.; total coverage 1514.4 sq.ft.

Mr Sullivan said he moved into the house in 1971. The building on the 30' lot to the east is not occupied and Mr Sullivan has not seen anybody there since he moved into his house next door. On question Mr Sullivan said the alley is gravel and cinders and 2 or 3 other garage are on the alley; he intends to enter his proposed garage from the alley.

Chief building inspector Cody reported that unless the County Records are not updated, the owner of record on subject property is Dennis Sullivan of Palos Heights. Petitioner stated that he was 20 years old at the time the papers were drawn for the house and his parents had to sign for the mortgage. Mr Cody explained that he would like to see subject lot incorporated with the one on the east. Petitioner said he has tried to get in touch with the owner, Mrs Beatrice Noha who lives in Chicago, but has been unsuccessful. He has mowed the grass for about 5 years and does not plan on doing that any more; he would like to buy the property and tear down the house because it is an eyesore.

Member Kozlowski asked if any assistance could be given the petitioner in trying to find the owner of the lot to the east. Mr Cody said he certainly will try - from what he could learn Carmen DiFiglia owned the property. Mr Sullivan talked to Carmen DiFiglia Jr who said he does not actually own the property but he is going to try to own it to Mr Sullivan can buy it; it seems that Mrs Naha owns the property and Mr DeFiglia pays the taxes on it; he does not know what arrangements they have. DeFiglia is to contact Mr Sullivan when he finds out more about purchasing the property outright.

Member Anicich had seen 3 cars parked on the property to the east. Mr Cody reported 4 cars there this morning. Mr Sullivan said they are his; he had an accident and had to have another car in the interim before he bought a 3rd car he could actually drive; the 4th car he bought to resell. Repairing cars is not a business, it is his passtime. A gravel driveway exists on the east lot so he has been parking cars there because if they are parked behind the house, parts might be stolen. Neighbors across the street keep an eye on the cars. On Member Anicich's question petitioner said he plans on removing the cars before winter; he wants to build the garage now before winter so he can repair the cars in the garage and sell them; he could put 3 cars in the garage. Mr Anicich thought it important to get the cars  
continued

5. LAND COVERAGE; 5712 W 88 Place. cont'd  
off the adjoining property and onto the petitioner's. On Member Staudt's question, Mr Sullivan said he would tear down the building if he gets the property to the east. There was discussion of the possibility of the garage being built on the lot to the east if petitioner acquired it. Petitioner said that would be a consideration but he wants to build the garage before winter. He has parked cars on the east lot since the beginning of last year.

Chairman Staudt suggested petitioner work with Mr Cody on the purchase of the property and to get thru the legal maze and find out who the owner is and that will be a plus too.

Member Anicich moved to grant the request to build a detached garage to address to the alley and grant a 16.4% variation of land coverage predicated on the fact that it will enable Mr Sullivan to clean up the area to the east of him by removing the cars from that area. Second by Member Kozlowski. In discussion, Member Anicich said that if the cars are still there after the garage is up, Mr Hall could be contacted and asked to look into it. The vote: Members Watts, Zwartz, Anicich, Kozlowski and Staudt voted yes; Members Joritz and Neaves, absent; voting no, none. Motion carried.

6. FENCE, SIDE STREET SETBACK (R-1)  
9837 S Kenneth Avenue. S. J. Valente, owner, requesting variation to allow a 6' high fence from the southeast corner of the attached garage to the rear lot line, along the side street lot line of a corner lot.

Sandra Valente was present. She explained that the fence will be of wood and have a scalloped top; the lowest point will be 5'6" high and the maximum will be 6'; the back portion of the fence will be chain link. A plot plan was available for review. The fence will be 13' from the public walk.

Member Zwartz moved to grant the petitioner, Mrs Valente, the variation to allow a 6' high fence from the southeast corner of the garage to the rear lot line, along the side street lot line of a corner lot. Second by Member Anicich. The vote: Members Anicich, Kozlowski, Zwartz, Watts and Staudt voted yes; Members Joritz and Neaves, absent; voting no, none. Motion carried.

7. CARPORT (R-1)  
9137 S Mayfield Avenue. Dennis Richardson Const., contractor, requesting variation to allow a 12 X 24' carport in front of the 12 X 20' garage (Tandem)

Mr Richardson and the owner, Mr Rekar, were present. A plot plan was available. Board Members had looked at the area and found many carports there.

Member Kozlowski moved to grant the variation to put the carport in front of the garage as there are many in this neighborhood. Second by Member Zwartz. On Member Anicich question, the response was that the carport will be 2' back from the front of the house. The vote: Members Watts, Zwartz, Anicich, Kozlowski and Staudt voted yes; Members Neaves and Joritz were absent; voting no, none. Motion carried.

8. 2nd DRIVEWAY (R-1)  
5601 W 99 Street. Alvaro Liceaga, owner. Petitioner not present. Item held till end of the agenda.

9. REAR YARD SETBACK (R-1) Not in time for agenda.  
4330 W 103 Street. Joel L Stark, owner, requesting variation of rear yard to allow a new residence with an attached garage to be 22' from the rear lot line.

Mr Stark presented plot plans showing proposed house placement on the lot. Because the the garage is allowed in the rear yard and the distance from the rear lot line to the rear of the habitable rooms is 43'8" no rear yard variation is required. Also, land coverage did not need a variation.

10. TRAILERS IN REAR YARD (R-1) Not in time for agenda.  
9740 S Meade Avenue. John H Bowman, Jr., owner, requesting variation to allow two 8 X 21' trailers for Civil Air Patrol.

Mr Bowman lives at 9723 S Meade Avenue but the trailers will be on his property at 9740 Meade. He explained that the Army has closed some bases and squeezed 4 additional units into the base at 159th & Mannheim and evicted the Civil Air  
continued

APPEALS BOARD, REGULAR MEETING MINUTES, NOVEMBER 1, 1978

continued

10. TRAILERS IN REAR YARD, 9740 S Meade Ave. cont'd

Patrol which had to be moved out by 10-31-78. Civil Air Patrol had hoped to relocate at 75th and Pulaski but additional units had been relocated there. Mr Bowman arranged for other trailers to be relocated elsewhere but had to put 2 on his property; he thought to put a 6' high fence around the rear yard to conceal the trailers; he also would have to put a roof over them. Chief building inspector Cody suggested tabling the request for 30 days and taking a look at the site. Mr Bowman explained the function of Civil Air Patrol and the necessity for keeping a part of it in the Village since Oak Lawn is in a tornado alley. He said he put \$600 worth of stone in the yard to park the trailers on. He did not think the neighbors would object.

Mr Bowman explained how he and C.A.P. helped at 95th & Southwest Highway when the tornado hit in 1967. His convictions and concern regarding C.A.P. were evident. Member Anicich said he understood the importance of this but we must consider the neighbors and a residential area and suggested letters from the neighbors which would indicate their attitude regarding the trailers.

Member Kozlowski moved to table this item for 30 days, to the meeting on Dec. 6, 1978, so as to allow some time to investigate other locations and possibilities. Second by Member Anicich. Chief building inspector Cody said he has some ideas on other possible locations for the equipment. The vote: Members Watts, Zwartz, Anicich, Kozlowski and Staudt voted yes; Members Joritz and Neaves were absent; voting no, none. Motion carried.

#8. 2nd DRIVEWAY (R-1)

5601 W 99 Street. Alvaro Liceaga, owner, requesting variation to allow a 2nd driveway, entering from 99 Street (front) on the west side of the house, to 2" from the west lot line.

Petitioner not present. Member Kozlowski moved to table to the next meeting, on December 6, 1978. Second by Member Anicich. The vote: Members Anicich, Kozlowski, Watts, Zwartz and Staudt voted yes; Members Neaves and Joritz were absent; voting no, none. Motion carried.

11. ADJOURNMENT

Motion by Member Kozlowski, second by Member Zwartz, to adjourn. Members present voted yes. Chairman Staudt declared the meeting adjourned at 9:26 P.M.

CHAIRMAN

\_\_\_\_\_  
/s/ Gerald Staudt

SECRETARY

\_\_\_\_\_  
/s/ Buena Gerke

VILLAGE OF OAK LAWN, ILLINOIS  
Village Hall 5252 W Dumke Dr  
APPEALS BOARD  
Wednesday, Dec. 6, 1978 8:00 PM  
REGULAR MEETING MINUTES #78-12

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

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

APPROVAL OF MINUTES of regular meeting #78-11 held on November 1, 1978: Member Anicich moved to accept the minutes as published with any additions or corrections. Second by Member Zwartz. No discussion. The vote: Members Anicich, Zwartz, Watts, Kozlowski and Staudt voted yes; Members Joritz and Neaves abstained due to having been absent: voting no, none. Motion carried.

OLD BUSINESS

1. TRAILERS FOR CIVIL AIR PATROL (R-1) Tabled 11-1-78  
9740 S Meade Avenue. John H Bowman, Jr., owner, requesting variation to allow two 8 X 21' trailers for Civil Air Patrol.

Mr Bowman was called to Urbana so was not able to be present at this meeting. Chief building inspector Cody reported that Mr Bowman wanted very much to be here; he presented a petition signed by owners of businesses along Southwest Highway which abut the rear of subject site, and property owners on both sides of Meade Avenue, except one. An area layout was also presented. Both are part of subject file. A permit was issued and a 6' high stockade fence which conforms to code was erected around the rear yard. The trailers are almost totally hidden. No objections have been raised since the fence was erected. The Bldg Dept is working with the petitioner for a permanent location where the trailers could better serve the citizens of Oak Lawn. Within a year petitioner expects to find a permanent location for the trailers. Lanscaping will be done in the spring.

Member Anicich moved to grant a variance to allow two 8 X 21' Civil Air Patrol trailers to be stored, enclosed by a fence, for a period of 12 months. Second by Member Kozlowski. The vote: Members Kozlowski, Zwartz, Anicich, Neaves, Joritz, Watts and Staudt voted yes; voting no, none. Motion carried.

2. 2nd DRIVEWAY (R-1) Tabled 11-1-78  
5601 W 99 Street. Petitioner not present. Item held till end of agenda.

NEW BUSINESS

3. CONDENSER ON SIDE OF HOUSE (R-1)  
10341 S Laramie Avenue. Victor Figura, owner, requesting variation to allow a/c condenser on the north side of the house instead of at the rear.

Mr Schram, who will install the central air conditioning, represented the homeowner. He said that with the location of the furnace it will be impossible to run the copper tubing all the way around. A letter of consent from the neighbors to the north was presented and is part of subject file. There is a lot of room between the two houses.

Member Watts moved to grant the variation to allow the condenser on the north side of the house since the neighbors do not object. Second by Member Kozlowski. The vote: Members Watts, Kozlowski, Joritz, Zwartz, Anicich, Neaves and Staudt voted yes; voting no, none. Motion carried.

continued

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

5540 W 99 Place. Tony Sabbia, owner, requesting variation to allow a 6' high masonry fence to the side street lot line of a corner lot (Central Ave.) from the rear of the house to the rear easement (5') line.

Mrs Sabbia explained that there is a sewer line running along that side of the property and the fence could not be installed along the building line which is, in this case, 5'11" from the Central Avenue side lot line.

Member Kozlowski moved to grant the variation to erect a 6' high masonry fence to enclose the rear yard as requested. Second by Member Neaves. The vote: Members Joritz, Watts, Kozlowski, Zwartz, Anicich, Neaves and Staudt voted yes; voting no, none.. Motion carried.

5. PARKING (C-2)

9229-49 S Cicero Avenue. 1st Nat'l Development Co., owner, requesting variation in parking requirements allowing 550 sq.ft. of parking or 2.4% shortage of the parking required.

Mr James Schmidt, 1st Nat'l Dev. Co., and Mr Robert LaPage, LaPage & Land Assoc. for Nautilus Health Club, were present.

This site plan was approved for permit originally showing a Do-Nut Shop, Post Office facilities and 9 small rental units. The parking provided was slightly more than required. LaPage & Assoc. have proposed leasing 7 of the stores for a Nautilus Health Club. Chief bldg Inspector Cody reported that, figured on a sq.ft. basis there would be a shortage of 550 sq.ft. or 2.4%; figured on the required parking for the facility (12,171 sq.ft. divided by 320) the result would be 38 stalls. However, Nautilus occupancy indicates 2 employees and a maximum of 24 customers at any given time for a total of 26.

Mr LaPage presented the proposed floor plan for the Nautilus Health Club for Members to review. The club operates for members only. He anticipates 16 people per hour plus the 2 employees; they would need 10 per hour to break even. The equipment used is considered the Cadillac of this type of equipment. Mr Schmidt said they have signed a 5 year lease and feel comfortable with it. The store fronts will remain and the structure is planned so that if a conversion should occur it could be done without problems. Mr LaPage said the bulk of parking for the Post Office would be early morning and late afternoon; the bulk of the Health Club parking will be after 5 P.M. They will be short 3 stalls but it looks like it will work out. Club Members are in and out in less than an hour. Their budget is about \$60,000.

In discussion Mr Schmidt said he feels confident that he can get a 10 year lease from Nautilus.

Member Anicich moved to grant a variance to 1st Nat'l Development Co. for 550 sq.ft. or 2.4% shortage of required parking. Second by Member Neaves. The vote: Members Joritz, Watts, Kozlowski, Zwartz, Anicich, Neaves and Staudt voted yes; voting no, none. Motion carried.

6. PARKING, SIDE STREET SETBACK (R-2)

5429 W 87 Street. Howard Helfert, owner, requesting variation to allow one of 4 required parking spaces to encroach into the side street setback by approx. 9' on a corner lot.

Mr Helfert presented a site plan which Members reviewed. Two cars will be in a garage, 1 car will park next to the garage and 1 car will park in front of the garage and protrude into the side street setback by approx. 9'.

Member Zwartz moved to grant the variation to allow the use of the side street setback by approx. 9' for a parking space. Second by Member Joritz. The vote: Member Joritz, Zwartz, Anicich, Neaves, Watts, Kozlowski and Staudt voted yes; voting no, none. Motion carried.

7. FENCE ALONG CRESCENT CT. PROPERTY LINE Not on agenda.  
9240 S Ridgeland Avenue. Dr. B K Latoza, owner, requesting variation to allow a 6' high shadow board fence along the Crescent Ave lot line of property facing, presently, Ridgeland Avenue.

Dr Latoza explained that he had the impression the fence erectors had gotten a permit and he did not know a variation was needed. A spot survey was available for Members to review. This property is 251'0 3/4" deep on the south side and deeper on the north side, and runs from Ridgeland Avenue to Crescent Court. There is a BBQ in the rear yard and a shed. A grammar school is not far away. Also petitioner has a dog that is not friendly. The house to the south is on a corner and that rear yard abuts the rear of this property. To the north that house faces Ridgeland Avenue. There is a new house across Crescent Court facing Crescent. None of the neighbors have expressed any objections to the fence which was installed in September or October. Some of the Board Members had looked at this site.

Member Neaves moved to grant the request for a 6' high board fence for the rear yard enclosure. Second by Member Zwartz. The vote: Members Zwartz, Joritz, Anicich, Neaves, Kozlowski, Watts and Staudt voted yes; voting no, none. Motion carried.

- #2. 2nd DRIVEWAY (R-1) Tabled 11-1-78  
5601 W 99 Street. Edward or Alvaro Liceaga, owner, requesting variation to allow a 2nd driveway, entering from 99 Street (front) on the west side of the house to 2" from the west lot line.

Petitioner not present. Member Anicich moved to table for another 30 days, to 1-3-79. Second by Member Kozlowski. The vote: Members Watts, Kozlowski, Joritz, Zwartz, Anicich, Neaves and Staudt voted yes. Motion carried.

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Chairman Staudt read aloud a letter from President Kolb regarding changes in parking variations allowable by the Appeals Board.

Also, Chairman Staudt read aloud a letter from Harold E Miller, architect, 10108 Parke Avenue, who has been operating a business out of his home, with 2 full time employees. The Appeals Board had granted him a variation which will expire next month, January 1979. The letter stated he became owner on 12-4-78 of the commercial building at 4536 W 95 Street, presently occupied by Advertising Designs, into which he will move his business operation. However, the present occupants can not be relocated until in February, 1979. "I will be moving into the building as soon as Advertising Designs moves to their new location and I anticipate that will be in February." Letter is part of subject file. The Board advised chief building inspector Cody that the Bldg Dept delay for 60 days the enforcing of the ruling that was to be effective January 1979, as long as Mr Miller will be moving to his new location. However, the Board should be advised of his progress at the January and the February meetings.

On the forthcoming retirement of the secretary, Chairman Staudt and the Members of the Appeals Board thanked Mrs Gerke for her outstanding devotion and services as secretary to the Board for the passed 15 years.

Chairman Staudt reminded the Board Members of the requirement for the election of a chairman at the next meeting, on January 3, 1979.

8. ADJOURNMENT

Member Kozlowski moved, second by Member Neaves, to adjourn. All Members were present and voted yes. Chairman Staudt declared the meeting adjourned at 9:30 P.M.

/s/ Gerald Staudt  
Chairman

/s/ Buena Gerke  
Secretary