

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

~~held in Room 569 County Building, on Friday, July 16, 1993~~

at 9:00 A.M. and 2:00 P.M.

The following members were present and constituted a quorum:

Joseph J. Spingola
Chairman

Anthony J. Fornelli
LeRoy K. Martin, Jr.
Gigi McCabe-Miele
Thomas S. Moore

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Member Martin moved that the Board approve the record of the proceedings of the regular meeting of the Zoning Board of Appeals held on June 18, 1993 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

Yeas- Spingola, Fornelli, Martin, McCabe-Miele and Moore. Nays- None.

* * * * *

The Board thereupon held its regular meeting, taking action designated on the face of the resolutions.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Kenneth B. Bielinski
 APPEARANCES FOR: Mark J. McCombs
 APPEARANCES AGAINST: Richard Ursitti, Cathy A. Frangella
 PREMISES AFFECTED— 2345 W. Flournoy Street
 SUBJECT— Application to vary the requirements of the zoning ordinance.

CAL. NO. 207-93-Z
 MAP NO. 2-H
 MINUTES OF MEETING
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ACTION OF BOARD—

THE VOTE

Variation denied.

Joseph J. Spingola
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Gigi McCabe-Miele
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	
	X	

THE RESOLUTION:

WHEREAS, Kenneth B. Bielinski, owner, on May 5, 1993, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, five existing dwelling units in an existing 2-story brick building, with provision for four off-street parking spaces instead of the five required, on premises at 2345 W. Flournoy Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 19, 1993, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.12-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 16, 1993 after due notice thereof by publication in the Chicago Sun-Times on June 28, 1993; and

WHEREAS, the district maps show that the premises is located in an R5 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the subject site is a 30' x 125.75' lot improved with a recently built 2-story with basement building containing 5 dwelling units with a detached 4-car garage in the rear of the lot; that the applicant purchased the building from the builder in 1990 as a 4-dwelling unit building and said he was told by the seller that a 5th dwelling unit could be accommodated in the building if he sought a zoning variance; that if fully rented the 4 dwellings would generate about \$33,000 annually and that expenses for the property totalled \$38,781 in 1992; that the applicant testified that the property cannot yield a reasonable return nor be put to reasonable use unless he is able to legally establish a 5th dwelling unit in the building which would generate an additional \$7,800 annually and seeks a variation to waive the off-street parking space required for the additional dwelling unit; that objectors testified that granting the waiver of a required off-street parking space would exacerbate an already difficult street parking situation in the area; that the Board finds that the applicant purchased the property only three years ago and that the applicant knew that he was purchasing only a 4 dwelling unit building; that to now argue that he can not receive a reasonable return from his investment unless he is granted the requested variation indicates that he paid more for the

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property than the projected income would justify; that the off-street parking requirements of the zoning ordinance are necessary to prevent overcrowding of land and to limit congestion in the public streets; that the applicant's alleged hardship is self-created and that the granting of a variation in this case could not be in harmony with the general purpose and intent of the zoning ordinance as required under Section 11.7-1; it is therefore

RESOLVED, that the application for a variation be and it hereby is denied.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Jerry Tufano and Frank Tufano
 APPEARANCES FOR: Jerry Tufano
 APPEARANCES AGAINST:

CAL. NO. 208-93-Z
 MAP NO. 5-F
 MINUTES OF MEETING
 July 16, 1993

PREMISES AFFECTED— 717 W. Armitage Avenue

SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

Variation granted.

Joseph J. Spingola
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Gigi McCabe-Miele
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
x		
A b s t a i n		
x		
x		
x		

THE RESOLUTION:

WHEREAS, Jerry Tufano and Frank Tufano, owners, on May 14, 1993, filed an application for a variation of the zoning ordinance to permit, in a B2-3 Restricted Retail District, the erection of a 2-story building with retail space on the 1st floor and one dwelling unit on the 2nd floor covering the entire 25' x 47' lot, with no provision for one off-street parking space required for the dwelling unit, on premises at 717 W. Armitage Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered MAY 14, 1993, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §8.11-2(1)."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 16, 1993 after due notice thereof by publication in the Chicago Sun-Times on June 28, 1993; and

WHEREAS, the district maps show that the premises is located in a B2-3 Restricted Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B2-3 Restricted Retail District; that the subject site is an unimproved 25' x 47' landlocked zoning lot; that the applicants propose to erect a 2-story building with retail space on the 1st floor and one dwelling unit on the 2nd floor covering the entire 25' x 47' lot; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that applicants need to have the full frontage and depth of the subject site without a driveway cut in order to make the subject property attractive to a tenant for the 1st floor retail space; that the plight of the owner is due to the configuration of the subject property which is landlocked on east, south and west property lines; that the proposed 2-story building as designed is similar to the building that was previously at the site and that the waiver of the one off-street parking space required for the dwelling unit will not materially affect on-street parking in the neighborhood and that the variation, if granted, will not alter the essential character of the locality; it is therefore

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RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 2-story building with retail space on the 1st floor and one dwelling unit on the 2nd floor covering the entire 25' x 47' lot, with no provision for one off-street parking space required for the dwelling unit, on premises at 717 W. Armitage Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Justo O. Alamar and Estrella R. Alamar
 APPEARANCES FOR: David L. Goldstein
 APPEARANCES AGAINST:

CAL. NO. 209-93-Z
 MAP NO. 12-D
 MINUTES OF MEETING
 July 16, 1993

PREMISES AFFECTED— 5472 S. Dorchester Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

Variations granted.

Joseph J. Spingola
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Gigi McCabe-Miele
 Thomas S. Moore

	AFFIRMATIVE	NEGATIVE	ABSENT
Joseph J. Spingola	x		
Anthony J. Fornelli	x		
LeRoy K. Martin, Jr.	x		
Gigi McCabe-Miele	x		
Thomas S. Moore	x		

THE RESOLUTION:

WHEREAS, Justo O. Alamar and Estrella R. Alamar, owner, on May 11, 1993, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 3-story single-family dwelling, whose front yard will be 2 feet instead of 9.12 feet and with no south side yard instead of 2.5 feet, on premises at 5472 S. Dorchester Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 29, 1993, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.7-4, §7.8-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 16, 1993 after due notice thereof by publication in the Chicago Sun-Times on June 28, 1993; and

WHEREAS, the district maps show that the premises is located in an R4 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the subject site is a 25' x 76' zoning lot improved with a 1½-story frame single-family dwelling in a deteriorated condition; that the applicants propose to demolish the existing structure and erect a 3-story single-family dwelling at the subject site; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the yard variations requested are necessary to provide sufficient habitable space in the proposed 3-story single-family dwelling as designed; that the plight of the owner is due to shallow depth of the subject lot which necessitates the yard variations requested; that the variations, if granted, will not alter the essential character of the locality in that the proposed 3-story single-family dwelling will conform to the same footprint on the property as the existing deteriorated structure which will be eliminated; and that the proposed structure will be compatible with existing residential improvements in the neighborhood, many of which do not comply with front and side yard requirements of the zoning ordinance; it is therefore

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RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 3-story single-family dwelling, whose front yard will be 2 feet instead of 9.12 feet and with no south side yard instead of 2.5 feet, on premises at 5472 S. Dorchester Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Michael Fish
 APPEARANCES FOR: Michael Fish
 APPEARANCES AGAINST:

CAL. NO. 210-93-Z
 MAP NO. 9-K
 MINUTES OF MEETING
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PREMISES AFFECTED— 4130 W. Newport Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

Variations granted.

Joseph J. Spingola
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Gigi McCabe-Miele
 Thomas S. Moore

	AFFIRMATIVE	NEGATIVE	ABSENT
Joseph J. Spingola	X		
Anthony J. Fornelli	X		
LeRoy K. Martin, Jr.	X		
Gigi McCabe-Miele	X		
Thomas S. Moore	X		

THE RESOLUTION:

WHEREAS, Michael Fish, owner, on May 13, 1993, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 3rd story dormer addition on the west side of a 3-story frame 3-dwelling unit building, whose west side yard will be 2.85 feet instead of 5.72 feet and which dormer addition will result in a 5% (143 sq. ft.) increase in the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance, on premises at 4130 W. Newport Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 29, 1993, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.6-3, §7.8-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 16, 1993 after due notice thereof by publication in the Chicago Sun-Times on June 28, 1993; and

WHEREAS, the district maps show that the premises is located in an R3 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject site is improved with a 3-story frame residential building that has an existing small dormer on the west side of the roof; that on October 30, 1985, the City Council passed an ordinance giving the Zoning Board of Appeals authority under §11.7-4(7) of the zoning ordinance "to allow the expansion or enlargement of any permitted residential use in the R3, R4 or R5 General Residence District by an amount not to exceed 15% of the floor area existing prior to the effective date of this comprehensive amendment notwithstanding the provisions of §6.4-2(1)"; that the applicant seeks to expand the existing dormer to accommodate a new stairway accessed from the front vestibule of the building, to provide required separation between mechanical space and the 3rd floor dwelling unit and to increase bathroom facilities; that said expansion will result in a 5% (143 sq. ft.) increase in the amount of floor area existing in the building prior to the effective date of the 1957 comprehensive amendment to the zoning ordinance; that the property in question cannot yield a reasonable return nor be put

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to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed variations are necessary to make the 3rd floor dwelling unit more liveable; that the plight of the owner is due to insufficient living space in the 3rd floor two-room dwelling unit as it presently exists; that the proposed dormer addition, which is an expansion of an existing dormer, conforms to the existing building lines; and that the variations, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 3rd story dormer addition on the west side of a 3-story frame 3-dwelling unit building, whose west side yard will be 2.85 feet instead of 5.72 feet and which dormer will result in a 5% (143 sq. ft.) increase in the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance, on premises at 4130 W. Newport Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Joseph Lehrer
 APPEARANCES FOR: Gregg A. Wolpoff
 APPEARANCES AGAINST:

CAL. NO. 211-93-Z
 MAP NO. 5-H
 MINUTES OF MEETING
 July 16, 1993

PREMISES AFFECTED— 2136 N. Oakley Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

Variations granted.

Joseph J. Spingola
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Gigi McCabe-Miele
 Thomas S. Moore

	AFFIRMATIVE	NEGATIVE	ABSENT
Joseph J. Spingola	x		
Anthony J. Fornelli	x		
LeRoy K. Martin, Jr.	x		
Gigi McCabe-Miele	x		
Thomas S. Moore	x		

THE RESOLUTION:

WHEREAS, Joseph Lehrer, for Joseph Lehrer & Steve Carter, owners, on May 18, 1993 filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 6' x 29.5' dormer on the north side of the attic of a 3-story brick 4-dwelling unit building, whose north side yard will be 0.58' instead of 2.4' and which dormer will result in a 3.8% (177 sq. ft.) increase in the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance, on premises at 2136 N. Oakley Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 16, 1993, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.6-4, §7.8-4."

and WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 16, 1993 after due notice thereof by publication in the Chicago Sun-Times on June 28, 1993; and

WHEREAS, the district maps show that the premises is located in an R4 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the subject site is a 24' x 100' lot improved with a 3-story with basement brick 4-dwelling unit building; that on October 30, 1985, the City Council passed an ordinance giving the Zoning Board of Appeals authority under §11.7-4(7) of the zoning ordinance "to allow the expansion or enlargement of any permitted residential use in the R3, R4 or R5 General Residence District by an amount not to exceed 15% of the floor area existing prior to the effective date of this comprehensive amendment notwithstanding the provisions of §6.4-2(1)"; that the applicant seeks to erect a 6' x 29.5' dormer addition on the north side of the existing attic which will result in a 3.8% or 177 sq. ft. increase in the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed dormering of the attic is necessary to provide additional living space in the duplexing of the applicant's third floor dwelling unit; that the plight of the owner is due to insufficient space

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in the existing attic to meet the applicant's needs in the duplexing of his 3rd floor dwelling unit; that the proposed dormer will not impair an adequate supply of light and air to adjacent property; and that the variations, if granted, will not alter the essential character of the locality in that the proposed dormer addition will be compatible with existing residential improvements in the area; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 6' x 29.5' dormer on the north side of the attic of a 3-story brick 4-dwelling unit building, whose north side yard will be 0.58' instead of 2.4' and which dormer will result in a 3.8% (177 sq. ft.) increase in the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance, on premises at 2136 N. Oakley Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Joseph Wainkrantz
 APPEARANCES FOR: Joseph Wainkrantz
 APPEARANCES AGAINST: Eugene N. Traunfeld

CAL. NO. 212-93-Z
 MAP NO. 17-I
 MINUTES OF MEETING
 July 16, 1993

PREMISES AFFECTED— 6644 N. Richmond Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

Variation granted in part
 and denied in part.

Joseph J. Spingola
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Gigi McCabe-Miele
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
x		
x		

THE RESOLUTION:

WHEREAS, Joseph Wainkrantz, owner, on May 19, 1993, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a 1-story approximately 15.5' x 28' addition to the rear of a 1 and 2-story brick single-family dwelling, whose north side yard will be 3.5' and whose south side yard will be 1.5' instead of 4' each and with a total floor area ratio of 0.65 instead of 0.50, on premises at 6644 N. Richmond Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 5, 1993, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.5-2, §7.8-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 16, 1993 after due notice thereof by publication in the Chicago Sun-Times on June 28, 1993; and

WHEREAS, the district maps show that the premises is located in an R2 Single-Family Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R2 Single-Family Residence District; that the applicant proposes to erect a 1-story approximately 15.5' x 28' addition to the rear of a 1 and 2-story brick single-family dwelling; that the existing building contains living and dining rooms, kitchen, bath and den on the 1st floor and 3 bedrooms and 2 baths on the 2nd floor; that the applicant and his wife along with their 9 children and his mother-in-law occupy the building; that the proposed addition will be an extension of the side walls of the existing building except for a bay window which will project 2 feet beyond the south side wall to within 1.5 feet of the south lot line; that the proposed addition will contain a new breakfast area and a den in order to redesign the 1st floor plans to include a bedroom for the applicant's mother-in-law who has Alzheimer's disease; that the Board finds that absent the proposed bay window projection, the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the balance of the addition is necessary to meet the needs of this large family; that the plight of the owner is due to the side walls of the existing

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building being 3.5 feet from the side lot lines instead of 4 feet required and the additional floor area is necessary to accommodate the applicant's family; and that the proposed addition without a 2 feet bay window projecting to within 1.5 feet of the south side lot line will maintain the 3.5 feet side yards of the existing building in conformity with the existing side yards in the block and will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted, in part, to permit the erection of a 1-story approximately 15.5' x 26' addition to the rear of a 1 & 2-story brick single-family dwelling, whose side yards will be 3.5 feet each instead of 4 feet each and with a total floor area ratio of 0.65 instead of 0.50, on premises at 6644 N. Richmond Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued; and be it further

RESOLVED, that the applicant's request to reduce the south side yard to 1.5 feet to accommodate a proposed 2 feet bay window projection would alter the essential side yard character of the block and it hereby is denied.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Richard Fletchall
 APPEARANCES FOR: Richard Fletchall
 APPEARANCES AGAINST:

CAL. NO. 213-93-Z
 MAP NO. 14-N
 MINUTES OF MEETING
 July 16, 1993

PREMISES AFFECTED— 5646 S. Natoma Avenue

SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

Variations granted.

Joseph J. Spingola
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Gigi McCabe-Miele
 Thomas S. Moore

	AFFIRMATIVE	NEGATIVE	ABSENT
Joseph J. Spingola	x		
Anthony J. Fornelli	x		
LeRoy K. Martin, Jr.	x		
Gigi McCabe-Miele	x		
Thomas S. Moore	x		

THE RESOLUTION:

WHEREAS, Richard Fletchall, owner, on June 10, 1993, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a 2-story 24' x 32' addition to the rear of a 2-story brick single-family dwelling, whose combined side yards will be 7.83 feet instead of 12 feet and whose total floor area ratio will be 0.62 instead of 0.50, on premises at 5646 S. Natoma Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 25, 1993, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.8-3. §7.8-2(2)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 16, 1993 after due notice thereof by publication in the Chicago Sun-Times on June 28, 1993; and

WHEREAS, the district maps show that the premises is located in an R2 Single-Family Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R2 Single-Family Residence District; that the subject site is a 40' x 125.5' lot improved with a 2-story single-family dwelling; that the applicant proposes to erect a 2-story 24' x 32' addition to the rear of the existing 2-story single-family dwelling; that the foundation of the proposed addition has already been poured; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed addition is necessary to meet the needs of the applicant and extended family; that the plight of the owner is due to unique circumstances in that the existing Cape-Cod style residence is too small to accommodate the applicant, his family and mother-in-law; that the proposed 2-story addition will contain an additional bedroom and sitting room, family room and children's bedrooms; that the proposed addition will follow existing building lines and will not impair an adequate supply of light and air to adjacent property; and that the variations, if granted, will not alter the essential character of the locality; it is therefore

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Cal. No. 213-93-Z

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 2-story 24' x 12' addition to the rear of a 2-story brick single-family dwelling whose combined side yards will be 7.83 feet instead of 12 feet and whose total floor area ratio will be 0.62 instead of 0.50, on premises at 5646 S. Natoma Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Bernard Henry
 APPEARANCES FOR: John J. Pikarski, Jr.
 APPEARANCES AGAINST:

CAL. NO. 214-93-Z
 MAP NO. 14-N
 MINUTES OF MEETING
 July 16, 1993

PREMISES AFFECTED— 5059-61 N. Northwest Highway
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

Variations granted.

Joseph J. Spingola
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Gigi McCabe-Miele
 Thomas S. Moore

	AFFIRMATIVE	NEGATIVE	ABSENT
Joseph J. Spingola	X		
Anthony J. Fornelli	X		
LeRoy K. Martin, Jr.	X		
Gigi McCabe-Miele	X		
Thomas S. Moore	X		

THE RESOLUTION:

WHEREAS, Bernard Henry, owner, on May 13, 1993, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the division of a 50' x 125' improved zoning lot into two 25' x 125' zoning lots with the existing 1½-story frame residence on the north 25 feet having a south side yard of 2.83 feet instead of the required 5 feet, and the erection of a 2-story two-dwelling unit building on the south 25 feet whose side yards will be 2.5 feet each instead of 5 feet each and with a lot area of 3,125 sq. ft. instead of the required 3,300 sq. ft., on premises at 5059-61 N. Northwest Highway; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 13, 1993, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §5.7-2, §7.5-3, §7.8-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 16, 1993 after due notice thereof by publication in the Chicago Sun-Times on June 28, 1993; and

WHEREAS, the district maps show that the premises is located in an R3 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject site is currently a 50' x 125' zoning lot improved with an existing 1-story frame residence on the north 25 feet; that the applicant proposes to divide the existing 50' x 125' zoning lot into two 25' x 125' zoning lots, retain the existing 1½-story frame residence on the north 25 feet, and erect a 2-story two-dwelling unit building on the proposed south 25' x 125' lot; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that to erect one single-family residence on the south 25' x 125' zoning lot is not economically feasible in that there is little demand for additional single-family residences in the area; that the applicant's expert witness testified that a single family residence on the south 25' x 125' lot is not the highest and best use of the subject site; that the plight of the owner is due to the configuration of the existing 1½-story single-family residence on the proposed north 25' x 125' lot which requires the side yard variation requested; that the

MINUTES OF MEETING

July 16, 1993

Cal. No. 214-93-Z

side yard variations requested for the proposed 2-story two-dwelling unit building on the south 25' x 125' zoning lot are necessary to provide livable dwelling space in the aforesaid two-dwelling unit building; that the subject site is located in an area containing zoning lots of various sizes, some of which are irregular in shape, and which do not comply with the side yard requirements of the zoning ordinance; and that the variations, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the division of a 50' x 125' improved zoning lot into two 25' x 125' zoning lots with the existing 1½-story frame residence on the north 25 feet having a south side yard of 2.83 feet instead of the required 5 feet, and the erection of a 2-story two-dwelling unit building on the south 25 feet whose side yards will be 2.5 feet each instead of 5 feet each and with a lot area of 3,125 sq. ft. instead of the required 3,300 sq. ft., on premises at 5059-61 N. Northwest Highway, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: T.C.F. Bank
 APPEARANCES FOR: John J. Pikarski, Jr.
 APPEARANCES AGAINST:

CAL. NO. 215-93-S
 MAP NO. 13-L
 MINUTES OF MEETING
 July 16, 1993

PREMISES AFFECTED— 4930 N. Milwaukee Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

Joseph J. Spingola
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Gigi McCabe-Miele
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, T.C.F. Bank, owner, on June 3, 1993, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of drive-through facilities in conjunction with an existing bank, in a B4-2 Restricted Service District, on premises at 4930 N. Milwaukee Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 1, 1993, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §8.3-4A(4)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 16, 1993 after due notice thereof by publication in the Chicago Sun-Times on June 28, 1993; and

WHEREAS, the district maps show that the premises is located in a B4-2 Restricted Service District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact; that the proposed use is to be located in a B4-2 Restricted Service District; that the subject site is a 50,250 sq. ft. irregular shaped lot improved with an existing bank building located in the northeast corner of the property which is located on the intersection of W. Gale Street and N. Milwaukee Avenue; that the applicant proposes to erect a 1-story addition which will located behind the existing bank building and set back a short distance from N. Milwaukee Avenue; that six drive through lanes will be provided; that ingress to the drive-through lanes will be from W. Gale Street; that egress from the drive-through facilities will be onto N. Milwaukee Avenue; that the proposed use is necessary for the public convenience at this location to provide more convenient and competitive banking facilities for the local business and residential communities; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed drive-through facilities to be operated under the conditions hereinafter set forth; that the proposed use to be operated in conjunction with an existing bank, will be compatible with the existing residential and business improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

MINUTES OF MEETING

July 16, 1993

Cal. No. 215-93-S

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to approve the establishment of drive-through facilities in conjunction with an existing bank, on premises at 4930 N. Milwaukee Avenue, upon condition that ingress to the drive-through facilities shall be from W. Gale Street and egress shall be onto N. Milwaukee Avenue; that a lighted "Stop-Do Not Enter" sign shall be erected at the exit; that a "Right Turn Only" sign shall be erected at all exits located on N. Milwaukee Avenue; that all applicable provisions of the Chicago Landscape Ordinance shall be complied with; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Missionary Baptist Church, by Madison Herring, Deacon

CAL. NO. 216-93-S

APPEARANCES FOR:

MAP NO. 22-E

APPEARANCES AGAINST:

MINUTES OF MEETING

July 16, 1993

PREMISES AFFECTED— 9136 S. Cottage Grove Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Case continued to
October 15, 1993.

Joseph J. Spingola
Anthony J. Fornelli
LeRoy K. Martin, Jr.
Gigi McCabe-Miele
Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
x		
x		

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Latter Day Ministry Church
 APPEARANCES FOR: Matteo Rago, Michael Delaney
 APPEARANCES AGAINST:

CAL. NO. 217-93-S
 MAP NO. 3-J
 MINUTES OF MEETING
 July 16, 1993

PREMISES AFFECTED— 3746 W. Chicago Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

Joseph J. Spingola
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Gigi McCabe-Miele
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
A	b	s e n t
x		
x		
Abstain		
x		

THE RESOLUTION:

WHEREAS, Latter Day Ministry Church, owner, on June 1, 1993, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a 214-seat church in a 1-story brick building, in a B4-2 Restricted Service District, on premises at 3746 W. Chicago Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 1, 1993, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §8.3-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 16, 1993 after due notice thereof by publication in the Chicago Sun-Times on June 28, 1993; and

WHEREAS, the district maps show that the premises is located in a B4-2 Restricted Service District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-2 Restricted Service District; that the subject site is improved with a 1-story brick former store building with an adjacent parking area immediately east of the building; that the proposed church is necessary for the public convenience at this location in that the church desires to move from the south side to serve the needs of people living in the community in which the subject property is located; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed church which will comply with all applicable building code requirements and which will provide adequate off-street parking; that the establishment of the proposed church will be compatible with existing business and residential improvements in the area, will not jeopardize operating licenses of businesses in the immediate vicinity, nor will cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a 214-seat church in a

MINUTES OF MEETING

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Cal. No. 217-93-A

1-story brick building, on premises at 3746 W. Chicago Avenue, upon condition that the parking area located adjacent to the subject building shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said lot at any time; that the lot shall be improved with a compacted macadam base, not less than four inches thick and surfaced with asphaltic concrete or some comparable all-weather dustless material and properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that steel beam guard rails 2 feet high shall be erected on the north, east and south lot lines, excepting the driveway; that concrete wheel stops shall be erected on the west side of the parking area; that ingress and egress shall be from W. Chicago Avenue; that the alley abutting the site to the north shall not be used for ingress nor for egress; that lighting and striping shall be provided; that the driveway shall be constructed in accordance with applicable ordinances; that the parking lot shall be securely locked at all times when not in use by the applicant church; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Harold Schauer

CAL. NO. 218-93-A

APPEARANCES FOR: None

MAP NO. 9-0

APPEARANCES AGAINST:

MINUTES OF MEETING

July 16, 1993

PREMISES AFFECTED— 7355 W. Addison Street

SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

Appeal withdrawn upon motion of appellant.

Joseph J. Spingola
Anthony J. Fornelli
LeRoy K. Martin, Jr.
Gigi McCabe-Miele
Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
x		
x		

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Elsa Garcia

CAL. NO. 219-93-A

APPEARANCES FOR: None

MAP NO. 9-H

APPEARANCES AGAINST:

MINUTES OF MEETING

July 16, 1993

PREMISES AFFECTED— 1935 W. Roscoe Street

SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

Appeal dismissed for want of prosecution.

AFFIRMATIVE NEGATIVE ABSENT

Joseph J. Spingola
Anthony J. Fornelli
LeRoy K. Martin, Jr.
Gigi McCabe-Miele
Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
x		
x		

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Paul R. Orzeske
 APPEARANCES FOR: Paul R. Orzeske
 APPEARANCES AGAINST:

CAL. NO. 220-93-A
 MAP NO. 1-H
 MINUTES OF MEETING
 July 16, 1993

PREMISES AFFECTED— 2015 W. Ohio Street

SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

Appeal sustained and the decision of the Office of the Zoning Administrator reversed.

Joseph J. Spingola
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Gigi McCabe-Miele
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
x		
x		

THE RESOLUTION:

WHEREAS, Paul R. Orzeske, owner, on June 2, 1993, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the conversion of a store into a dwelling unit in a 3-story brick store and 5-dwelling unit building, in an R3 General Residence District, on premises at 2015 W. Ohio Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 5, 1993, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.5-3, §7.12-1(4)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 16, 1993; and

WHEREAS, the district maps show that the premises is located in an R3 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject site is improved with a 3-story brick former store and apartment building in the process of being rehabbed; that the subject site has had residential zoning since the adoption of the 1923 zoning ordinance; that the applicant seeks to convert the non-conforming store premises into a dwelling unit; that the change of use from a non-conforming store into a conforming dwelling unit is a proper substitution of use under Section 6.4-7 of the zoning ordinance; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the conversion of a store into a dwelling unit in a 3-story brick store and 5-dwelling unit building, on premises at 2015 W. Ohio Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Virginia Bundy
 APPEARANCES FOR: Virginia Bundy
 APPEARANCES AGAINST:

CAL. NO. 221-93-A
 MAP NO. 20-C
 MINUTES OF MEETING
 July 16, 1993

PREMISES AFFECTED— 8236 S. Yates Boulevard

SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

Appeal denied and the decision of the Office of the Zoning Administrator affirmed.

Joseph J. Spingola
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Gigi McCabe-Miele
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	
	X	

THE RESOLUTION:

WHEREAS, Virginia Bundy, owner, on May 19, 1993, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit a beauty salon to be operated in the appellant's 2-story brick residence, in an R3 General Residence District, on premises at 8236 S. Yates Boulevard; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 17, 1993, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 16, 1993; and

WHEREAS, the district maps show that the premises is located in an R3 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R3 General Residence District; that the subject site is improved with a 2-story brick single-family residence with a 1-story rear addition; that the appellant testified that the existing 1-story rear addition was erected approximately 15 years ago to house the subject beauty salon and that she serves friends, relatives and several neighbors; that the appellant stated in the appeal application that the hours of operation are from 11 A.M. to 8 P.M., Thursday through Saturday; that although the appellant stated she is not running a business at the subject premises, she does have a state cosmetology license; that a beauty salon is not listed in the Zoning Ordinance as a permitted use in residential districts, nor is it listed as a permitted "Home Occupation" as defined in the Zoning Ordinance; that under Section 7.3-3 of the Zoning Ordinance, the Board has no authority to permit the operation of the said beauty shop at the subject premises; it is therefore

RESOLVED, that the appeal be and it hereby is denied and the decision of the Office of the Zoning Administrator be and it hereby is affirmed.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: William E. White
 APPEARANCES FOR: William E. White, Louis Demas
 APPEARANCES AGAINST:

CAL. NO. 222-93-A
 MAP NO. 7-G
 MINUTES OF MEETING
 July 16, 1993

PREMISES AFFECTED— 2462 N. Lincoln Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

Appeal sustained and the decision of the Office of the Zoning Administrator reversed.

Joseph J. Spingola
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Gigi McCabe-Miele
 Thomas S. Moore

	AFFIRMATIVE	NEGATIVE	ABSENT
Joseph J. Spingola	X		
Anthony J. Fornelli	X		
LeRoy K. Martin, Jr.	X		
Gigi McCabe-Miele	X		
Thomas S. Moore	X		

THE RESOLUTION:

WHEREAS, William E. White, for Louis Demas, owner, on May 14, 1993, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify a public place of amusement license to permit live entertainment in an existing tavern in a 2½-story brick and frame building, in a B4-3 Restricted Service District, on premises at 2462 N. Lincoln Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 14, 1993, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §8.3-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 16, 1993; and

WHEREAS, the district maps show that the premises is located in a B4-3 Restricted Service District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-3 Restricted Service District in an existing tavern located in a 2½-story brick and frame building at the subject site; that the subject premises was occupied by a tavern with entertainment from 1970 to 1990; that the appellant has operated a tavern at the premises since August, 1990 and is now seeking a public place of amusement license to permit live entertainment at the tavern; that the said live entertainment presently consists of a single guitarist and is limited to an enclosed room at the site; that the appellant testified that entertainment at the premises would be limited to only one or two instrumentalists at a time and must have his landlord's approval; that the proposed use constitutes a permitted accessory use and that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify a public place of amusement license to permit live entertainment as an accessory use only in an existing tavern in a 2½-story brick and frame building, on premises at 2462 N. Lincoln Avenue, upon condition that all applicable ordinances of City of Chicago shall be complied with before a license is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Mel Markon

CAL. NO. 223-93-A

APPEARANCES FOR:

MAP NO. 5-H

APPEARANCES AGAINST:

MINUTES OF MEETING
July 16, 1993

PREMISES AFFECTED— 2001 W. Fullerton Avenue

SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

Case continued to
October 15, 1993.

Joseph J. Spingola
Anthony J. Fornelli
LeRoy K. Martin, Jr.
Gigi McCabe-Miele
Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Gregorio Barron
 APPEARANCES FOR: Gregorio Barron
 APPEARANCES AGAINST:

CAL. NO. 224-93-A
 MAP NO. 9-G
 MINUTES OF MEETING
 July 16, 1993

PREMISES AFFECTED— 1149 W. Addison Street

SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

Appeal sustained and the decision of the Office of the Zoning Administrator reversed.

Joseph J. Spingola
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Gigi McCabe-Miele
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Gregorio Barron, owner, on May 27, 1993, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify an upholstery shop in a 3-story brick store and apartment building, in an R4 General Residence District, on premises at 1149 W. Addison Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 26, 1993, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.3-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 16, 1993; and

WHEREAS, the district maps show that the premises is located in an R4 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R4 General Residence District; that the subject site is improved with a 3-story with basement brick multi-store and apartment building; that the said upholstery shop and a dry cleaners are located in the partially below grade-level basement of the building; that evidence presented indicates that the appellant has been operating at the subject site for the past nine years; that the prior use of the subject store was a furniture upholstery shop which the appellant took over when it ceased operation in May, 1984; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify an upholstery shop in a 3-story brick store and apartment building, on premises at 1149 W. Addison Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Thomas Walsh
 APPEARANCES FOR: Donald J. Vogel, Thomas Walsh
 APPEARANCES AGAINST:

CAL. NO. 225-93-A
 MAP NO. 1-G
 MINUTES OF MEETING
 July 16, 1993

PREMISES AFFECTED-- 1147 W. Ohio Street

SUBJECT-- Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

Appeal sustained and the decision of the Office of the Zoning Administrator reversed.

Joseph J. Spingola
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Gigi McCabe-Miele
 Thomas S. Moore

	AFFIRMATIVE	NEGATIVE	ABSENT
Joseph J. Spingola	X		
Anthony J. Fornelli	X		
LeRoy K. Martin, Jr.	X		
Gigi McCabe-Miele	X		
Thomas S. Moore	X		

THE RESOLUTION:

WHEREAS, Thomas Walsh, for ANB Trust No. 53387, owner, on May 14, 1993, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit two advertising signs painted on the east wall of a 7-story building due to their being within 500 feet of an expressway and visible therefrom, in a C2-2 General Commercial District, on premises at 1147 W. Ohio Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 13, 1993, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §9.9(5)."

and WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 16, 1993; and

WHEREAS, the district maps show that the premises is located in a C2-2 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a C2-2 General Commercial District; that the subject site is improved with a 7-story brick loft building with two non-conforming advertising signs painted on the east wall of the building at the subject site; that the upper sign is 17' wide by 28' high and the lower sign is 48' wide by 24' high; that the said non-conforming signs are located within 500 feet of the Kennedy Expressway and are visible therefrom; that the applicant presented evidence in the form of photographs from the Chicago Historical Society which show that advertising signs existed at the subject site in 1960 during the construction of the Kennedy Expressway; that the Board finds that the said two advertising signs predate the inception of the Kennedy Expressway and exist as a legal non-conforming use; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit two

MINUTES OF MEETING

July 16, 1993

Cal. No. 225-93-A

advertising signs painted on the east wall of a 7-story building as a legal non-conforming use within 500 feet of an expressway and visible therefrom, on premises at 1147 W. Ohio Street, upon condition that the dimensions of the existing signs or any future signs shall be limited to 17' wide by 28' high for the upper sign and 48' wide by 24' high for the lower sign; that the signs and their dimensions as stated shall be subject at all times to the applicable provisions of Section 6.7-1 of the zoning ordinance; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: World Beat, Inc.
 APPEARANCES FOR: Gary I, Wigoda
 APPEARANCES AGAINST:

CAL. NO. 226-93-A
 MAP NO. 5-G
 MINUTES OF MEETING
 July 16, 1993

PREMISES AFFECTED— 1529 W. Armitage Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

Appeal sustained and the decision of the Office of the Zoning Administrator reversed.

Joseph J. Spingola
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Gigi McCabe-Miele
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, World Beat, Inc., for Columbia National Bank/Center Street Prtn., owner, on May 19, 1993, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a tavern and restaurant in a 2-story brick building in Planned Manufacturing District #2, on premises at 1529 W. Armitage Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 19, 1993, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §194D-7 Sub-district 1(A)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 16, 1993; and

WHEREAS, the district maps show that the premises is located in Planned Manufacturing District #2; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in Planned Manufacturing District #2; that the subject site is improved with a 1 and 2-story commercial building containing other business uses; that the proposed use is to be located in the one-story portion of the building located off of the on-site parking lot which is currently known as the "Dance Factory"; that in September, 1991 the appellant entered into a lease to operate the subject premises as a restaurant and tavern; that the liquor license for the Dance Factory operation expired in October, 1992; that the appellant applied for a liquor license in December, 1992; that during the interim period the appellant was readying the premises for operation; that there was no intent to discontinue a tavern and restaurant use in the subject premises; that the subject premises is not suitable for any other business uses; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of its appeal; it is therefore

RESOLVED, taht the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a tavern and restaurant in the one-story portion of a 1 and 2-story brick building, on premises at 1529 W. Armitage Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Lincoln Park Pawnners, Inc.
 APPEARANCES FOR: Joseph E. Davis, Charles A. Cartegena
 APPEARANCES AGAINST: Edwin Eisendrath, Ron Heilbrun, et al.
 PREMISES AFFECTED— 521 W. North Avenue
 SUBJECT— Application for the approval of a special use.

CAL. NO. 227-93-S
 MAP NO. 3-F
 MINUTES OF MEETING
 July 16, 1993

ACTION OF BOARD—

THE VOTE

Application denied.

Joseph J. Spingola
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Gigi McCabe-Miele
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	
	X	

THE RESOLUTION:

WHEREAS, Lincoln Park Pawnners, Inc., for American National Bank and Trust Co., Tr. #105472-06, owner, on May 18, 1993, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a pawn shop in a 3-story brick building, in a B4-3 Restricted Service District, on premises at 521 W. North Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 16, 1993, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §8.3-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 16, 1993 after due notice thereof by publication in the Chicago Sun-Times on June 28, 1993; and

WHEREAS, the district maps show that the premises is located in a B4-3 Restricted Service District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-3 Restricted Service District; that the subject site is improved with a 3-story brick multi-store and apartment building; that existing stores in the building are occupied by a bedding company, a business office and a food and liquor store on the west side of the building along N. Mohawk Avenue; that the applicant proposes to establish a pawn shop at the site to be operated in conjunction with a full service jewelry store; that no evidence was presented to indicate that a pawn shop is necessary for the public convenience at this location; that testimony presented indicates that there are pawn shops located at 2626 N. Clark Street and 2000 W. North Avenue; that the applicant testified that he is seeking to establish the pawn shop at the subject site because he lives in the neighborhood and that he also does not want to located near another pawn shop; that insufficient testimony was presented to indicate that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed pawnshop at the subject site; that the subject site is located in an improving neighborhood and that no evidence was presented to indicate that the value of other business and residential property would not be negatively affected by the establishment of a pawn shop at the subject site; it is therefore

RESOLVED, that the application for a special use be and it hereby is denied.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: City of Chicago, Department of Sewers
 APPEARANCES FOR: Jennifer Muss, Asst. Corporation Counsel
 APPEARANCES AGAINST:

CAL. NO. 228-93-S
 MAP NO. 10-G
 MINUTES OF MEETING
 July 16, 1993

PREMISES AFFECTED— 3901 S. Ashland Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

Joseph J. Spingola
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Gigi McCabe-Miele
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, City of Chicago, Department of Sewers, for Michael Tadin, owner, on May 25, 1993, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a liquid waste handling facility and waste transfer station for material generated by cleaning of catch basins and sewers, in an M2-4 General Manufacturing District, on a zoning lot, located at the southeast corner of the property commonly known as 3901 S. Ashland Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 26, 1993, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §10.4-2(4)(9)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 16, 1993 after due notice thereof by publication in the Chicago Sun-Times on June 28, 1993; and

WHEREAS, the district maps show that the premises is located in an M2-4 General Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an M2-4 General Manufacturing District; that the subject site is approximately 2.10 acres and is located in the southeast corner of the property; that the subject site is currently occupied by the Department of Sewers of the City of Chicago as its Central District, and owned by Michael Tadin; that the applicant proposes to establish a liquid waste handling facility and a waste transfer station at the site; that the proposed use will accept an average 370 cubic yards of material per day; that the proposed facilities will be operated by the Department of Sewers for the Department's sewer and catch basin maintenance operations; that a three-sided roofed structure will occupy the southeasterly portion of the site; that the proposed facility will handle three types of materials - sewer cleanings, catch-basin cleanings and sewer construction debris; that the cleaning materials will be brought to the site in City vehicles, unloaded, drained of free water by gravity, mixed with construction debris, loaded onto disposal trucks and taken to a licensed landfill for ultimate disposal; that all cleanings material will be confined to impervious reinforced concrete areas designed to contain and convey runoff to sewers for collection and

MINUTES OF MEETING

July 16, 1993

Cal. No. 228-93-S

treatment; that no hazardous liquids or toxic waste materials will be accepted by the proposed facility; that trucks will access to and egress from the subject facility at the southwest gate on Ashland Avenue; that the facility has sufficient area for vehicle queuing so as not to adversely impact the traffic flow in the surrounding area; that the facility has developed and will implement its proactive plan for remedial action in the event odors travel beyond the confines of the proposed facility; that the proposed use is located outside the boundary of the 100-year flood plain as determined by the Illinois Department of Transportation; that the proposed facility is necessary for the public convenience at this location in that the facility will be operated on a portion of property currently operated by the Department of Sewers in its maintenance operations, that no other similar facility exists within the City of Chicago, and that the operation of this facility by the City will significantly reduce total sewer maintenance costs for the city by substantially reducing transportation and disposal costs; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use in that the facility will be operated in compliance with all applicable federal, state and municipal rules and regulations, including but not limited to the performance standards established under Article 10 of the zoning ordinance; that the proposed use is located in a manufacturing district in an area characterized by general manufacturing, transportation and waste related uses and will have a negligible impact on surrounding property values in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a liquid waste handling facility and waste transfer station for material generated by cleaning of catch basins and sewers, on a zoning lot of 2.10 acres located at the southeast corner of the property commonly known as 3901 S. Ashland Avenue; and be it further

RESOLVED, that the liquid waste handling facility and waste transfer station facility approval granted herein shall be conditioned upon the applicant meeting all regulations, rules and requirements of the United States and State of Illinois Environmental Protection Agencies, the City of Chicago Department of Environment, Chicago Department of Transportation, Bureau of Traffic, the performance standards established under Article 10 of the zoning ordinance; and all other applicable ordinances of the City of Chicago before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: The Niagara Group

CAL. NO. 229-93-S

APPEARANCES FOR:

MAP NO. 3-K

APPEARANCES AGAINST:

MINUTES OF MEETING

July 16, 1993

PREMISES AFFECTED— 4617 W. Division Street/4621 W. North Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Case continued to
November 19, 1993.

Joseph J. Spingola
Anthony J. Fornelli
LeRoy K. Martin, Jr.
Gigi McCabe-Miele
Thomas S. Moore

	AFFIRMATIVE	NEGATIVE	ABSENT
Joseph J. Spingola	x		
Anthony J. Fornelli	x		
LeRoy K. Martin, Jr.	x		
Gigi McCabe-Miele	x		
Thomas S. Moore	x		

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Salvador Solis, d/b/a El Paso Auto Parts, Inc.
 APPEARANCES FOR: William J. Hennessey
 APPEARANCES AGAINST:

CAL. NO. 230-93-S
 MAP NO. 8-K
 MINUTES OF MEETING
 July 16, 1993

PREMISES AFFECTED— 3231-59 S. Kostner Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

Joseph J. Spingola
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Gigi McCabe-Miele
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
x		
x		

THE RESOLUTION:

WHEREAS, Salvador Solis, d/b/a El Paso Auto Parts, Inc., owner, on May 21, 1993, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a junk yard and accessory uses, in an M2-3 General Manufacturing District, on premises at 3231-59 S. Kostner Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 20, 1993, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §10.4-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 16, 1993 after due notice thereof by publication in the Chicago Sun-Times on June 28, 1993; and

WHEREAS, the district maps show that the premises is located in an M2-3 General Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an M2-3 General Manufacturing District; that on April 29, 1993, the City Council rezoned the site from M1-2 Restricted Manufacturing to M2-3 General Manufacturing; that the subject site is a 37,243 sq. ft. lot improved with several one-story storage buildings; that the applicant has operated a junk yard and retail auto parts business at the site since 1988; that the applicant's business operation consists of striping automobiles for usable parts for resale; that no shredding or crushing operations are conducted at the site; that the hours of operation of from 9 A.M. to 6 P.M., Monday through Saturday; that the said use is necessary for the public convenience at this location to provide a necessary service in the community; that the public health, safety and welfare will be adequately protected the location and operation of the said use which will comply with all applicable state and municipal rules and regulations governing the operation of junk yards; that the subject site is located in an area containing many auto and truck related uses and other manufacturing improvements and that the said use will not cause substantial injury to the value of other property in the neighborhood; it is therefore

MINUTES OF MEETING

July 16, 1993

Cal. No. 230-93-S

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a junk yard and accessory uses, on premises at 3231-59 S. Kostner Avenue, upon condition that all automobiles and parts shall be contained within the subject property; that there shall be no shredding or crushing operations done on the site; that all applicable state and municipal ordinances governing the operation of junk yards shall be complied with; and that all other applicable ordinances of the City of Chicago shall be complied with before a license is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Land & Lakes Company

CAL. NO. 231-93-S

APPEARANCES FOR:

MAP NO. 34-D

APPEARANCES AGAINST:

MINUTES OF MEETING

July 16, 1993

PREMISES AFFECTED— 1300 E. 138th Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Case continued to
August 20, 1993.

Joseph J. Spingola
Anthony J. Fornelli
LeRoy K. Martin, Jr.
Gigi McCabe-Miele
Thomas S. Moore

	AFFIRMATIVE	NEGATIVE	ABSENT
Joseph J. Spingola	X		
Anthony J. Fornelli	X		
LeRoy K. Martin, Jr.	X		
Gigi McCabe-Miele	X		
Thomas S. Moore	X		

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Interventions
APPEARANCES FOR: James M. Kane
APPEARANCES AGAINST: David Epstein

CAL. NO. 12-93-S
MAP NO. 5-G
MINUTES OF MEETING
July 16, 1993

PREMISES AFFECTED— 2043 N. Sheffield Avenue
SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Case continued to
November 19, 1993.

Joseph J. Spingola
Anthony J. Fornelli
LeRoy K. Martin, Jr.
Gigi McCabe-Miele
Thomas S. Moore

	AFFIRMATIVE	NEGATIVE	ABSENT
Joseph J. Spingola	X		
Anthony J. Fornelli	X		
LeRoy K. Martin, Jr.	X		
Gigi McCabe-Miele	X		
Thomas S. Moore	X		

MINUTES OF MEETING

July 16, 1993

Cal. No. 195-92-S

Randi A. Schullo, for Joan Carl, applicant, presented a written request for an extension of time in which to obtain the necessary mortgage committment from HUD for the erection of a 4-story and basement 198-bed nursing home building, at 5831-59 N. Northwest Highway, which special use was approved on August 21, 1992, in Calendar No. 195-92-S.

Ms. Schullo stated that the request for an extension of time is necessary because of a dely in the mortgage committment from the U.S. Department of Housing & Urban Development.

Chairman Spingola moved that the request be granted and the time extended to August 21, 1994 in which to obtain the necessary mortgage committment from HUD. The motion prevailed by yeas and nays as follows:

Yeas- Spingola, Fornelli, Martin, McCabe-Miele and Moore. Nays- None.

MINUTES OF MEETING

July 16, 1993
Cal. No. 192-93-S

Gary I. Wigoda, for Wabash Limited Partnership, owner, presented a written request for an extension of time in which to obtain necessary permits for the establishment of dwelling units on the ground floor in the renovation of a 3 and 10-story building into 103 dwelling units on premises at 1318-52 S. Wabash Avenue, which special use was approved by the Zoning Board of Appeals on August 16, 1991 in Calendar No. 192-91-S, and for which an extension of time to August 16, 1993 was granted on July 17, 1992.

Mr. Wigoda stated that due to difficulty in the financing of the project his client was unable to proceed, but it now appears that their financing will be available and they will be able to begin construction.

Chairman Spingola moved that the request be denied pursuant to Section 11.10-5 which permits the Board the authority to grant only one extension not to exceed 12 months which the applicant has already been given last year on July 17, 1992. The motion prevailed by yeas and nays as follows:

Yeas- Spingola, Fornelli, Martin, McCabe-Miele and Moore. Nays- None.

MINUTES OF MEETING

July 16, 1993

Member Moore moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on August 20, 1993.

Marion Reel

Secretary