

MINUTES OF THE REGULAR MEETING OF THE  
ZONING BOARD OF APPEALS

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held in Room 569 County Building, on Friday, June 28, 1991

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

The following members were present and constituted a quorum:

Joseph J. Spingola  
Chairman

Roula Alakiotou  
Anthony J. Fornelli  
LeRoy K. Martin, Jr.  
Thomas S. Moore

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Member Alakiotou moved that the Board approve the record of the proceedings of the regular meeting of the Zoning Board of Appeals held on May 17, 1991 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

Yeas- Spingola, Alakiotou, Fornelli, Martin 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: Renee Sarelli  
 APPEARANCES FOR: Renee Sarelli  
 APPEARANCES AGAINST:

CAL. NO. 123-91-Z  
 MAP NO. 14-K  
 MINUTES OF MEETING  
 June 28, 1991

PREMISES AFFECTED— 6034 S. Kolin Avenue  
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variations granted.

THE VOTE

Joseph J. Spingola  
 Roula Alakiotou  
 Anthony J. Fornelli  
 LeRoy K. Martin, Jr.  
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
		x
x		

THE RESOLUTION:

WHEREAS, Renee Sarelli, owner, on April 12, 1991, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a 2nd story 23.92' x 48' addition to a 1-story frame single-family residence, whose front yard will be 19.63' instead of 20', whose north side yard will be 3.03' and whose south side yard will be 2.97' instead of combined side yards of 9 feet and whose total floor area ratio will be 0.61 instead of 0.50, on premises at 6034 S. Kolin Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 12, 1991, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.6-2, §7.7-2, §7.8-2, §11.7-4(13)(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 28, 1991 after due notice thereof by publication in the Chicago Tribune on June 12, 1991; 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 improved with a 1-story single-family dwelling; that the applicant proposes to erect a 23.92' x 48' second story addition which will follow the building lines of the existing structure; 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 second story addition is necessary to meet the needs of the applicant; that the plight of the owner is due to the necessity of providing additional living space for the applicant's extended family; that the 23.9' x 48' second story addition is compatible with similar existing improvements in the neighborhood 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

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ordinance and that a variation be and it hereby is granted to permit the erection of a 2nd story 23.92' x 48' addition to a 1-story frame single-family residence, whose front yard will be 19.63' instead of 20', whose north side yard will be 3.03' and whose south side yard will be 2.97' instead of combined side yards of 9 feet and whose total floor area ratio will be 0.61 instead of 0.50, on premises at 6034 S. Kolin Avenue, upon condition that no kitchen facility shall be provided in the said 2nd floor addition; 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 808

APPLICANT: Morris & Malka Loterstein  
 APPEARANCES FOR: Morris Loterstein  
 APPEARANCES AGAINST:

CAL. NO. 124-91-Z  
 MAP NO. 15-J  
 MINUTES OF MEETING  
 June 28, 1991

PREMISES AFFECTED— 6125 N. Drake Avenue  
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variations granted.

THE VOTE

Joseph J. Spingola  
 Roula Alakiotou  
 Anthony J. Fornelli  
 LeRoy K. Martin, Jr.  
 Thomas S. Moore

	AFFIRMATIVE	NEGATIVE	ABSENT
Joseph J. Spingola	x		
Roula Alakiotou	x		
Anthony J. Fornelli	x		
LeRoy K. Martin, Jr.			x
Thomas S. Moore	x		

THE RESOLUTION:

WHEREAS, Morris & Malka Loterstein, owners, on April 15, 1991, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a 2nd story and a 2-story addition to the rear of a 1 and 2-story brick single-family residence, whose north side yard will be 2.8 feet and whose south side yard will be 2.86 feet instead of combined side yards of 9 feet and whose total floor area ratio will be 0.60 instead of 0.50, on premises at 6125 N. Drake Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 15, 1991, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.6-2, §7.8-2(2), §11.7-4(1) & (13)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 28, 1991 after due notice thereof by publication in the Chicago Tribune on June 12, 1991; 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 improved with a 1 and 2-story brick single-family residence; that the applicants seek to erect a 2nd story addition and a 2-story addition to the rear of the existing residential building; that the property in question cannot yield a reasonable return nor be put to a reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the additions as proposed are necessary to provide needed living space for the applicant and his family; that the plight of the owners is due to the applicants' desire to erect the proposed additions as designed in conformance with existing building lines; that the variations, if granted, will not alter the essential character of the locality in that the proposed additions will be compatible with existing improvements in the block and will not impair an adequate supply of light and air to adjacent properties; 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 2nd story and a 2-story addition to the rear of a 1 and 2-story brick single-family residence, whose north side yard will be 2.8 feet and whose south side yard will be 2.86 feet instead of combined side yards of 9 feet and whose total floor area ratio will be 0.60 instead of 0.50, on premises at 6125 N. Drake Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Recep Azilturk  
 APPEARANCES FOR: Ronald L. Farkus, Recep Azilturk  
 APPEARANCES AGAINST: Michael Smerling

CAL. NO. 125-91-Z  
 MAP NO. 5-F  
 MINUTES OF MEETING  
 June 28, 1991

PREMISES AFFECTED— 1823 N. Halsted Street

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

**ACTION OF BOARD—**

Variations denied.

**THE VOTE**

Joseph J. Spingola  
 Roula Alakiotou  
 Anthony J. Fornelli  
 LeRoy K. Martin, Jr.  
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	
	X	

**THE RESOLUTION:**

WHEREAS, Recep Azilturk, on April 8, 1991, filed and subsequently amended an application for a variation of the zoning ordinance for Recep Azilturk and Suad Klvako, contract purchasers to permit, in an R4 General Residence District, the erection of a 1-story 8' x 18.63' addition with roof-top patio to the front and a 2-story 18.63' x 28' addition with a 2-story 10' x 18.63' open deck to the rear and a 1-story open porch with enclosed vestibule addition to the south side of a 2-story frame 2-dwelling unit building, with no front yard instead of 15 feet and with a north side yard of 0.47' and a south side yard of 2.29' instead of 2.6' each, on premises at 1823 N. Halsted Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 8, 1991, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.7-4, §7.8-4, §11.7-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 28, 1991 after due notice thereof by publication in the Chicago Tribune on June 12, 1991; 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 26' x 131' lot improved with a 2-story frame 2-dwelling unit building; that the applicants seek to erect a 1-story 8' x 18'63" garage addition with roof-top patio to the front and a 2-story 18.63' x 28' addition with a 2-story 10' x 18.63' open deck to the rear and a 1-story open porch with enclosed vestibule addition to the south side of the existing 2-story 2-dwelling unit building on the subject site; that testimony presented by applicant's counsel indicated that Suad Klvako was also the applicant in this case in addition to Recep Azilturk and that the said applicants are the purchasers of the subject site property and are not the current title holders of record; that the applicants have written authority from the present owner/seller of the property to bring this applicant before the Board; that the applicant's notification letter to property owners within a 250 sq. ft. radius of the subject site, dated April 1, 1991, indicating Recep Azilturk as owner of the subject site property is inaccurate; that the actual owner/seller of the property was not indicated in the notification letter nor by counsel or applicant at the public hearing; that notwithstanding the faulty application, no

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evidence was presented to indicate that the proposed additions are necessary in order to obtain a reasonable return on the subject property nor were there any unique circumstances necessitating the proposed variations; that the proposed additions will impair an adequate supply of light and air to the residential property to the south of the subject site; and that the requested additions, particularly the one-story garage addition with roof-top patio to the front of the existing structure are not compatible with existing improvements in the block and that the variations, if granted, will alter the essential character of the locality; 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: Scott Crowe  
 APPEARANCES FOR: Gary I. Wigoda  
 APPEARANCES AGAINST:

CAL. NO. 126-91-Z  
 MAP NO. 5-H  
 MINUTES OF MEETING  
 June 28, 1991

PREMISES AFFECTED— 2234 N. Hamilton Avenue  
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variations granted.

THE VOTE

Joseph J. Spingola  
 Roula Alakiotou  
 Anthony J. Fornelli  
 LeRoy K. Martin, Jr.  
 Thomas S. Moore

	AFFIRMATIVE	NEGATIVE	ABSENT
Joseph J. Spingola	X		
Roula Alakiotou	X		
Anthony J. Fornelli	X		
LeRoy K. Martin, Jr.	X		
Thomas S. Moore	X		

THE RESOLUTION:

WHEREAS, Scott Crowe, owner, on April 15, 1991, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 2-story single-family residence with attached garage, whose front yard will be 2 feet instead of 4.42 feet whose north side yard will be 4.5 feet instead of 5.45 feet and whose rear yard will be 4.5 feet instead of 30 feet, on premises ar 2234 N. Hamilton Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 12, 1991, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.7-4, §7.8-4, §7.9-4, §11.7-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 28, 1991 after due notice thereof by publication in the Chicago Tribune on June 12, 1991; 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 vacant 54.5' x 36.8' lot; that the applicant proposes to erect a 2-story single-family residence with attached garage 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 requested yard variations are necessary to construct the single-family residence with attached garage as designed; that the plight of the owner is due to the shallow depth of the subject lot; that the proposed single-family residence with attached garage will be compatible with existing improvements in the area and will not impair an adequate supply of light and air to adjacent properties and that the proposed variations, if granted, will not alter the essential character of the locality; it is there-fore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it,

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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 single-family residence with attached garage, whose front yard will be 2 feet instead of 4.42 feet, whose north side yard will be 4.5 feet instead of 5.45 feet and whose rear yard will be 4.5 feet instead of 30 feet, on premises at 2234 N. Hamilton 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 808

APPLICANT: Scott Crowe  
 APPEARANCES FOR: Gary I. Wigoda  
 APPEARANCES AGAINST:

CAL. NO. 127-91-Z  
 MAP NO. 5-H  
 MINUTES OF MEETING  
 June 28, 1991

PREMISES AFFECTED— 2240 N. Hamilton Avenue  
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variations granted.

THE VOTE

Joseph J. Spingola  
 Roula Alakiotou  
 Anthony J. Fornelli  
 LeRoy K. Martin, Jr.  
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Scott Crowe, owner, on April 15, 1991, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 2-story single-family residence with attached garage on a reversed corner lot, whose front yard will be 2 feet instead of 4.42 feet, whose north side yard will be 4.5 feet instead of 6.54 feet, with no south side yard instead of 5.45 feet and whose rear yard will be 4.5 feet instead of 30 feet, on premises at 2240 N. Hamilton Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 12, 1991, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.7-4, §7.8-4, §7.9-4, §11.7-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 28, 1991 after due notice thereof by publication in the Chicago Tribune on June 12, 1991; 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 54.5' x 36.8' vacant reversed corner lot; that the applicant proposes to erect a 2-story single-family residence with attached garage 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 requested yard variations are necessary to construct the proposed single-family residence with attached garage as designed; that the plight of the owner is due to the shallow depth of the subject lot; that the proposed single-family residence with attached garage will be compatible with existing improvements in the area and will not impair an adequate supply of light and air to adjacent properties and that the proposed variations, 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 single-family residence with attached garage on a reversed corner lot, whose front yard will be 2 feet instead of 4.42 feet, whose north side yard will be 4.5 feet instead of 6.54 feet, with no south side yard instead of 5.45 feet and whose rear yard will be 4.5 feet instead of 30 feet, on premises at 2240 N. Hamilton 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 800

APPLICANT: Zbigniew Zator  
 APPEARANCES FOR: Chris Dabrowski, Zbigniew Zator  
 APPEARANCES AGAINST:

CAL. NO. 128-91-Z  
 MAP NO. 7-M  
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PREMISES AFFECTED— 2923 N. Marmora Avenue  
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variations denied.

THE VOTE

Joseph J. Spingola  
 Roula Alakiotou  
 Anthony J. Fornelli  
 LeRoy K. Martin, Jr.  
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	
	X	

THE RESOLUTION:

WHEREAS, Zbigniew Zator, owner, on April 18, 1991, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the expansion of the attic of a 1½-story frame single-family dwelling into a full 2nd story on the rear of the lot additionally improved with a 1½-story brick dwelling on the front of the lot, with no rear yard instead of 30 feet and which expansion will result in a 9% (268 sq. ft.) increase in the amount of floor area existing prior to the 1957 comprehensive amendment to the zoning ordinance, on premises at 2923 N. Marmora Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 10, 1991, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.6-3, §7.8-3, §7.9-3, §11.7-4(1)(7); and

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 28, 1991 after due notice thereof by publication in the Chicago Tribune on June 12, 1991; 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 a 30' x 124.33' lot improved with a 2-story frame single-family residence on the rear of the lot improved with a 1½-story brick dwelling on the front of the lot; that testimony presented indicates that there are two dwelling units in the residential structure on the front of the lot; that the applicant lives on the 2nd floor dwelling unit in the front building and his parents in the first floor dwelling unit; that the applicant proposes to utilize the rear residential building as a separate residence for his parents; that construction work on the 2nd story on the rear building was begun without obtaining the necessary building permits; that testimony presented indicates that the height of the building on the rear of the lot is 24 feet; that no testimony presented indicating that the proposed variations are necessary in order to obtain a reasonable return on the property; that the applicant was informed by his architect that the zoning ordinance does not permit two residential structures on one zoning lot in an R3 General

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Residence District but went ahead with the construction of the 2nd floor on the rear building without the necessary building permits; that the said 2nd floor addition constitutes a gross overbuilding of the site and is not compatible with the existing residential character of the neighborhood; 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 808

APPLICANT: Donald Rubino  
 APPEARANCES FOR: Lawrence Rolla  
 APPEARANCES AGAINST:

CAL. NO. 129-91-S  
 MAP NO. 9-H  
 MINUTES OF MEETING  
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PREMISES AFFECTED— 2138 W. Roscoe Street  
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

Joseph J. Spingola  
 Roula Alakiotou  
 Anthony J. Fornelli  
 LeRoy K. Martin, Jr.  
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Donald Rubino, owner, on April 8, 1991, filed an application for a special use under the zoning ordinance for the approval of the location and the expansion of the 1st floor residential use of a 2½-story frame single-family residence by the erection of a 1-story entry addition to the front and a 1-story room addition to the rear, in a B2-2 Restricted Retail District, on premises at 2138 W. Roscoe Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 1, 1991, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.7-4, §7.8-4, §8.4-2, §8.7-2, §11.7-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 28, 1991 after due notice thereof by publication in the Chicago Tribune on June 12, 1991; and

WHEREAS, the district maps show that the premises is located in a B2-2 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 said use is located in a B2-2 Restricted Retail District; that the subject site is a 24' x 124' lot improved with a 2½-story frame single-family residence including the subject 1-story entry addition to the front and 1-story room addition to the rear, which building predates the zoning ordinance; that the said expansion of the 1st floor residential use is necessary to provide additional needed living space in the existing single-family residence; that said 1-story entry addition to the front and the 1-story room addition to the rear are so designed and located so that the public health, safety and welfare will be protected; that the proposed expansion of the 1st floor residential use in the residential building on the subject site will be compatible with existing improvements on the north side of this block of W. Roscoe Street, all of which are residential uses and will not 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

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Zoning Administrator is authorized to permit the expansion of the 1st floor residential use of a 2½-story frame single-family residence by the erection of a 1-story entry addition to the front and a 1-story room addition to the rear, on premises at 2138 W. Roscoe Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Donald Rubino  
 APPEARANCES FOR: Lawrence Rolla  
 APPEARANCES AGAINST:

CAL. NO. 130-91-Z  
 MAP NO. 9-H  
 MINUTES OF MEETING  
 June 28, 1991

PREMISES AFFECTED— 2138 W. Roscoe Street  
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variations granted.

THE VOTE

Joseph J. Spingola  
 Roula Alakiotou  
 Anthony J. Fornelli  
 LeRoy K. Martin, Jr.  
 Thomas S. Moore

	AFFIRMATIVE	NEGATIVE	ABSENT
Joseph J. Spingola	X		
Roula Alakiotou	X		
Anthony J. Fornelli	X		
LeRoy K. Martin, Jr.	X		
Thomas S. Moore	X		

THE RESOLUTION:

WHEREAS, Donald Rubino, owner, on April 8, 1991, filed an application for a variation of the zoning ordinance to permit, in a B2-2 Restricted Retail District, additions to the front, rear and attic of a 2½-story frame single-family residence, whose front yard will be 10 feet instead of 15 feet and whose east side yard will 2.33 feet instead of 2.4 feet, on premises at 2138 W. Roscoe Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 1, 1991, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.7-4, §7.8-2, §8.4-2, §8.7-2, §11.7-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 28, 1991 after due notice thereof by publication in the Chicago Tribune on June 12, 1991; and

WHEREAS, the district maps show that the premises is located in a B2-2 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 said use is located in a B2-2 Restricted Retail District; that on June 28, 1991, the Board approved the expansion of the 1st floor residential use of a 2½-story frame single-family residence at the subject site by the erection of a 1-story entry addition to the front and a 1-story room addition to the rear, in Calendar No. 129-91-S; 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 additional living space in the existing single-family residence; that the plight of the owner is due to the narrow width of the subject lot and the location of the existing building which predates the zoning ordinance; that the said additions are compatible with the existing improvements on the north side of W. Roscoe Street, all of which are residential and some of which do not comply with the yard requirements of the zoning ordinance and that the variations, if granted, will not alter the essential character of the locality; it is therefore

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Cal. No. 130-91-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 additions to the front, rear and attic of a 2½-story frame single-family residence, whose front yard will be 10 feet instead of 15 feet and whose east side yard will be 2.33 feet instead of 2.4 feet, on premises at 2138 W. Roscoe 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: Terese R. Parisoli & Howard Friedland  
 APPEARANCES FOR: Howard Friedland  
 APPEARANCES AGAINST:  
 PREMISES AFFECTED— 1424 W. Howard Street  
 SUBJECT— Application for the approval of a special use.

CAL. NO. 131-91-S  
 MAP NO. 19-G  
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ACTION OF BOARD—

Application approved.

THE VOTE

Joseph J. Spingola  
 Roula Alakiotou  
 Anthony J. Fornelli  
 LeRoy K. Martin, Jr.  
 Thomas S. Moore

	AFFIRMATIVE	NEGATIVE	ABSENT
Joseph J. Spingola	x		
Roula Alakiotou	x		
Anthony J. Fornelli	x		
LeRoy K. Martin, Jr.	x		
Thomas S. Moore	x		

THE RESOLUTION:

WHEREAS, Terese R. Parisoli & Howard Friedland, owners, on April 22, 1991, filed an application for a special use under the zoning ordinance for the approval of the location and the expansion of the 1st floor residential use of a 2-story frame single-family residence by the erection of a 1-story 12' x 23' addition to the east side, in a B2-3 Restricted Retail District, on premises at 1424 W. Howard Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 8, 1991, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.9-6, §8.4-2, §11.7-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 28, 1991 after due notice thereof by publication in the Chicago Tribune on June 12, 1991; 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 a 50' x 70' lot improved with a 2-story frame single-family residence and has no alley access; that the applicants propose to construct a 1-story 12' x 23' addition to the east side of the existing single-family residence at the subject site and is seeking approval for the expansion of the 1st floor residential use; that the existing single-family residence was constructed in approximately 1903, prior to the zoning ordinance; that the proposed first floor residential use is necessary for the public convenience at this location to provide family room living space for the applicants; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use which will comply with all applicable building code regulations and that adequate off-street parking space remains on the lot; that the subject residential structure, although located in a business zone, is situated in a pocket of entirely residential buildings and that the proposed expansion of the 1st floor residential use in the subject building will not cause substantial injury to the value of other property in the neighborhood; it is therefore

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June 28, 1991

Cal. No. 131-91-S

RESOLVED, that the application for a special use be and it hereby approved and the Zoning Administrator is authorized to permit the expansion of the 1st floor residential use of a 2-story frame single-family residence by the erection of a 1-story 12' x 23' addition to the east side, on premises at 1424 W. Howard 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: Terese R. Parisoli & Howard Friedland  
 APPEARANCES FOR: Howard Friedland  
 APPEARANCES AGAINST:

CAL. NO. 132-91-Z  
 MAP NO. 19-G  
 MINUTES OF MEETING  
 June 28, 1991

PREMISES AFFECTED-- 1424 W. Howard Street  
 SUBJECT-- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

Variations granted.

THE VOTE

Joseph J. Spingola  
 Roula Alakiotou  
 Anthony J. Fornelli  
 LeRoy K. Martin, Jr.  
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Terese R. Parisoli & Howard Friedland, owners, on April 22, 1991, filed an application for a variation of the zoning ordinance to permit, in a B2-3 Restricted Retail District, the erection of a 1-story 12' x 23' addition to the east side of a 2-story frame single-family residence, whose rear yard will be 22 feet instead of 30 feet, on premises at 1424 W. Howard Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 8, 1991, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.9-6, §8.4-2, §11.7-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 28, 1991 after due notice thereof by publication in the Chicago Tribune on June 12, 1991; 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 on June 28, 1991, the Board approved the location and the expansion of the 1st floor residential use of the 2-story frame single-family residence at the subject site by the erection of a 1-story 12' x 23' addition to the east side, in Calendar No. 131-91-S; 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 rear yard variation requested is necessary to construct a livable family room, as designed, for the applicants; that the plight of the owners is due to the configuration of the existing residential structure on this 50' x 70' lot and the unusual short lot depth; that although located in a business zone, the proposed addition will be compatible with the primarily residential improvements in the neighborhood, many of which do not comply with rear yard requirements of the zoning ordinance; and that the variations, if granted, will not alter the essential character of the locality; is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon

MINUTES OF MEETING

June 28, 1991

Cal. No. 132-91-Z

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 1-story 12' x 23' addition to the east side of a 2-story frame single-family residence whose rear yard will be 22 feet instead of 30 feet, on premises at 1424 W. Howard 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: Dennis J. Biedron  
 APPEARANCES FOR: Kenneth M. Zak  
 APPEARANCES AGAINST: Brian Doherty, Dean Genzlinger, et al.

CAL. NO. 133-91-S  
 MAP NO. 15-N  
 MINUTES OF MEETING  
 June 28, 1991

PREMISES AFFECTED-- 6305 N. Northwest Highway  
 SUBJECT-- Application for the approval of a special use.

ACTION OF BOARD--

Application denied.

THE VOTE

Joseph J. Spingola  
 Roula Alakiotou  
 Anthony J. Fornelli  
 LeRoy K. Martin, Jr.  
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
X		
	X	
X		

THE RESOLUTION:

WHEREAS, Dennis J. Biedron, for LaSalle National Ban, Tr. #KTN104764, owner, on April 12, 1991, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a dwelling unit on the 1st floor of a proposed 3-story 3-dwelling unit building, in a B4-1 Restricted Service District, on premises at 6305 N. Northwest Highway; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 2, 1991, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.4-4, §11.7-4(1)(2)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 28, 1991 after due notice thereof by publication in the Chicago Tribune on June 12, 1991; and

WHEREAS, the district maps show that the premises is located in a B4-1 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 B4-1 Restricted Service District; that the subject site is an unimproved 4,774 sq. ft. triangular shaped lot located at the intersection of N. Neva Street and N. Northwest Highway; that the west side of Northwest Highway is zoned M1-1 General Manufacturing; that north and east of the subject site are residential-zoned districts; that the applicant proposes to establish a dwelling unit on the first floor of a proposed 3-story 3-dwelling unit building at the subject site; that the majority of properties in the immediate vicinity of the subject site fronting on N. Northwest Highway are zoned for business, commercial and industrial use; that testimony presented indicates that the applicant did not seek rezoning of the subject site from the City Council because ground floor residential use may be sought as a special use under the zoning ordinance in a B4-1 Restricted Service District; that in its recommendation, the Department of Planning found that City of Chicago records indicate that there have been limited number of residential encroachments along the Northwest Highway frontage and that the history of rezoning applications in this area indicates that the Chicago City Council has denied many rezoning applications for residential development fronting Northwest Highway in the area of the subject site and indicates a pattern of restricting residential development along substantial portions of Northwest Highway; that no evidence was

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Cal. No. 133-91-S

presented indicating that the establishment of residential use at the subject site was necessary for the public convenience at that location; that the B4-1 Restricted Service district located on the east side of Northwest Highway serves as a buffer area between the residential districts to the north and east and the manufacturing zoned district to the south; that in this case the establishment of residential use at this location is an unnecessary intrusion into the business and commercial character of the locality and will cause substantial injury to the value of business property in the area; 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: Dennis J. Biedron  
 APPEARANCES FOR: Kenneth M. Zak  
 APPEARANCES AGAINST: Brian Doherty, Dean Genzlinger, et al.

CAL. NO. 134-91-Z  
 MAP NO. 15-N  
 MINUTES OF MEETING  
 June 28, 1991

PREMISES AFFECTED— 6305 N. Northwest Highway  
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variations denied.

THE VOTE

Joseph J. Spingola  
 Roula Alakiotou  
 Anthony J. Fornelli  
 LeRoy K. Martin, Jr.  
 Thomas S. Moore

	AFFIRMATIVE	NEGATIVE	ABSENT
Joseph J. Spingola		x	
Roula Alakiotou		x	
Anthony J. Fornelli	x		
LeRoy K. Martin, Jr.		x	
Thomas S. Moore	x		

THE RESOLUTION:

WHEREAS, Dennis J. Biedron, for LaSalle National Bank, Tr. #KTN104764, owner, on April 2, 1991, filed an application for a variation of the zoning ordinance to permit, in a B4-1 Restricted Service District, the erection of a 3-story 3-dwelling unit building, whose north-easterly side yard will be 2 feet and whose north-westerly side yard will be 3 feet instead of 5 feet each and whose lot area is 4,774 sq. st. instead of 4,950 sq. ft., on premises at 6305 N. Northwest Highway; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 2, 1991, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.4-4, §11.7-4(1)(2)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 28, 1991 after due notice thereof by publication in the Chicago Tribune on June 12, 1991; and

WHEREAS, the district maps show that the premises is located in a B4-1 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 B4-1 Restricted Service District; that on June 28, 1991, the Board denied the applicant's special use application for the approval of the location and the establishment of a dwelling unit on the 1st floor of a proposed 3-story 3-dwelling unit building at the subject site, in Calendar No. 133-91-S; that the denial of the special use application negates the need for the requested side yard and lot area variations requested in this application; 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: Dennis J. Biedron  
 APPEARANCES FOR: Kenneth M. Zak  
 APPEARANCES AGAINST: Brian Doherty, Dean Genzlinger, et al.  
 PREMISES AFFECTED— 6311 N. Northwest Highway  
 SUBJECT— Application for the approval of a special use.

CAL. NO. 135-91-S  
 MAP NO. 15-N  
 MINUTES OF MEETING  
 June 28, 1991

ACTION OF BOARD—

Application denied.

THE VOTE

Joseph J. Spingola  
 Roula Alakiotou  
 Anthony J. Fornelli  
 LeRoy K. Martin, Jr.  
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
X		
	X	
X		

THE RESOLUTION:

WHEREAS, Dennis J. Biedron, for LaSalle National Bank, Tr. #KTN104764, owner, on April 12, 1991, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a dwelling unit on the 1st floor of a proposed 3-story 3-dwelling unit building, in a B4-1 Restricted Service District, on premises at 6311 N. Northwest Highway; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 2, 1991, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.4-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 28, 1991 after due notice thereof by publication in the Chicago Tribune on June 12, 1991; and

WHEREAS, the district maps show that the premises is located in a B4-1 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 B4-1 Restricted Service District; that the subject site is an unimproved 50' x 100' lot fronting on the east side of N. Northwest Highway; that the west side of Northwest Highway is zoned M1-1 General Manufacturing; that to the north and east of the subject site are residential-zoned districts; that the applicant proposes to establish a dwelling unit on the 1st floor of a proposed 3-story 3-dwelling unit building at the subject site; that the majority of properties in the immediate vicinity of the subject site fronting on Northwest Highway are zoned for business, commercial and industrial use; that testimony presented indicates that the applicant did not seek rezoning of the subject site by the City Council because ground floor residential use may be sought as a special use under the zoning ordinance in a B4-1 Restricted Service District; that in its recommendation, the Department of Planning found that City of Chicago records indicate that there have been limited number of residential encroachments along the Northwest Highway frontage and that the history of rezoning applications in the area indicates that the Chicago City Council has denied many rezoning applications for residential development fronting Northwest Highway in the area of the subject site and indicates a pattern of restricting residential development along substantial portions of

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Northwest Highway; that no evidence was presented to indicate that the establishment of residential use at the subject site is necessary for the public convenience at this location; that the B4-1 Restricted Service District located on the east side of Northwest Highway serves as a buffer area between the residential districts to the north and east and the manufacturing zoned district to the south; that in this case the establishment of residential use at this location is an unnecessary intrusion into the business and commercial character of the locality and will cause substantial injury to the value of business properties in the area; 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: Dennis J. Biedron  
 APPEARANCES FOR: Kenneth M. Zak  
 APPEARANCES AGAINST: Brian Doherty, Dean Genzlinger

CAL NO. 136-91-S  
 MAP NO. 15-N  
 MINUTES OF MEETING  
 June 28, 1991

PREMISES AFFECTED— 6315 N. Northwest Highway  
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application denied.

THE VOTE

Joseph J. Spingola  
 Roula Alakiotou  
 Anthony J. Fornelli  
 LeRoy K. Martin, Jr.  
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
X		
	X	
X		

THE RESOLUTION:

WHEREAS, Dennis J. Biedron, for LaSalle National Bank, Tr. #KTN104764, owner, on April 12, 1991, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a dwelling unit on the 1st floor of a proposed 3-story 3-dwelling unit building, in a B4-1 Restricted Service District, on premises at 6315 N. Northwest Highway; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 2, 1991, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.4-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 28, 1991 after due notice thereof by publication in the Chicago Tribune on June 12, 1991; and

WHEREAS, the district maps show that the premises is located in a B4-1 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 B4-1 Restricted Service District; that the subject site is an unimproved 50' x 100' lot fronting on the east side of N. Northwest Highway; that the west side of Northwest Highway is zoned M1-1 General Manufacturing; that to the north and east of the subject site are residential-zoned districts; that the applicant proposes to establish a dwelling unit on the 1st floor of a proposed 3-story 3-dwelling unit building at the subject site; that the majority of properties in the immediate vicinity of the subject site fronting on Northwest Highway are zoned for business, commercial and industrial use; that testimony presented indicates that the applicant did not seek rezoning of the subject site by the City Council because ground floor residential use may be sought as a special use under the zoning ordinance in a B4-1 Restricted Service district; that in its recommendation, the Department of Planning found that City of Chicago records indicate that there have been limited number of residential encroachment along the Northwest Highway frontage and that the history of rezoning applications in the area indicates that the Chicago City Council has denied many zoning applications for residential development fronting Northwest Highway in the area of the subject site and indicates a pattern of restricting residential development along substantial

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portions of Northwest Highway; that no evidence was presented to indicate that the establishment of residential use at the subject site is necessary for the public convenience at this location; that the B4-1 Restricted Service District located on the east side of Northwest Highway serves as a buffer area between the residential districts to the north and east and the manufacturing zoned district to the south; that in this case the establishment of residential use at this location is an unnecessary intrusion into the business and commercial character of the locality and would cause substantial injury to the value of business properties in the area; 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 606

APPLICANT: Marion Byrd  
 APPEARANCES FOR: John J. Pikarski, Jr.  
 APPEARANCES AGAINST:

CAL. NO. 137-91-Z  
 MAP NO. 1-I  
 MINUTES OF MEETING  
 June 28, 1991

PREMISES AFFECTED— 2607 W. Huron Street

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

ACTION OF BOARD—

Variations granted.

THE VOTE

Joseph J. Spingola  
 Roula Alakiotou  
 Anthony J. Fornelli  
 LeRoy K. Martin, Jr.  
 Thomas S. Moore

	AFFIRMATIVE	NEGATIVE	ABSENT
Joseph J. Spingola	x		
Roula Alakiotou	x		
Anthony J. Fornelli	x		
LeRoy K. Martin, Jr.	x		
Thomas S. Moore	x		

THE RESOLUTION:

WHEREAS, Marion Byrd, for Roy Thomas Byrd, Jr. & Marion Byrd, owners, on April 30, 1991, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 2-story addition to the west side of a 2-story brick 2-dwelling unit building on the rear of the lot, whose west side yard will be 3 feet instead of 5 feet and with no rear yard instead of 30 feet, on premises at 2607 W. Huron Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 29, 1991, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.6-3, §7.8-3, §7.9-3, §11.7-4(1)(7)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 28, 1991 after due notice thereof by publication in the Chicago Tribune on June 12, 1991; 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 a 44.8' x 100' lot improved with a 2-story brick 2-dwelling unit building on the rear of the lot built to the east lot line and to the rear lot line; that the applicant proposes to erect a 2-story addition to the west side of the existing 3-dwelling unit building at the 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 proposed addition consisting of first floor garage and second floor additional living space is necessary to meet the needs of the applicant; that the plight of the owner is due to the location of the existing 2-dwelling unit building on the rear of the lot; 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

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon

MINUTES OF MEETING

June 28, 1991

Cal. No. 137-91-Z

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 16.67' x 44' addition to the west side of a 2-story brick 2-dwelling unit building on the rear of the lot, whose west side will be 3 feet instead of 5 feet and with no rear yard instead of 30 feet, on premises at 2607 W. Huron 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 808

APPLICANT: Alex Anagnostopoulos

CAL. NO. 138-91-Z

APPEARANCES FOR:

MAP NO. 7-G

APPEARANCES AGAINST:

MINUTES OF MEETING  
June 28, 1991

PREMISES AFFECTED— 2617 N. Wilton Avenue

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

ACTION OF BOARD—

Application withdrawn upon  
motion of applicant.

THE VOTE

Joseph J. Spingola

Roula Alakiotou

Anthony J. Fornelli

LeRoy K. Martin, Jr.

Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
x		
x		

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

APPLICANT: Auburn Park Congregation of Jehovah's Witnesses

CAL. NO. 139-91-S

APPEARANCES FOR: John J. Pikarski, Jr.

MAP NO. 20-H

APPEARANCES AGAINST:

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June 28, 1991

PREMISES AFFECTED-- 8131-39 S. Western Avenue

SUBJECT-- Application for the approval of a special use.

ACTION OF BOARD--

Application approved.

THE VOTE

Joseph J. Spingola  
 Roula Alakiotou  
 Anthony J. Fornelli  
 LeRoy K. Martin, Jr.  
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Auburn Park Congregation of Jehovah's Witnesses, owner, on March 22, 1991, filed an application for a special use under the zoning ordinance for the approval of the location and the erection of a 1-story 240-seat church building, in a B2-1 Restricted Retail District, on premises at 8131-39 S. Western Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 19, 1991, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.4-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 28, 1991 after due notice thereof by publication in the Chicago Tribune on June 14, 1991; and

WHEREAS, the district maps show that the premises is located in a B2-1 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 B2-1 Restricted Retail District; that on January 15, 1988, the Board approved the applicant's special use application for the approval of the location and the erection of a 1-story 240-seat church building at the subject site, in Calendar No. 11-88-S and further granted an extension of time for its establishment until January 15, 1990, the maximum time that could be granted; that the testimony presented in Calendar No. 11-88-S is hereby made part of the record in this case; that the applicants did not go forward with the aforesaid 1-story church building and are now seeking a special use for allow the erection of a 1-story and partial 2nd story 240-seat church building at the subject site; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed use which will meet all building code regulations and which will provide adequate off-street parking to be improved and operated under the conditions hereinafter set forth; and that the proposed establishment of a church at the subject site will be compatible with the mixed residential and service-type 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  
June 28, 1991  
Cal. No. 139-91-S

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the erection of a 1 and 2-story 240-seat church building, on premises at 8131-39 S. Western Avenue, upon condition that the parking areas located south and west of the proposed church building shall be improved with a compacted macadam base, not less than four inches thick, 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 a five feet landscaped buffer area shall be provided along the east property line to screen the subject site from residential properties; that fencing shall be erected on the periphery of the lot, excepting driveways; that lighting shall be provided which shall be directed away from abutting residential property; that striping shall be provided; that ingress and egress shall be from S. Western Avenue at the northwest corner of the site and from W. 81st Place at the southeast corner of the site; that the driveways shall be constructed in accordance with applicable ordinances; that the hours of operation shall be limited to the hours when services and other activities are held by the applicant church; that the parking areas shall be securely locked at all other times; 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: Apostolic Assembly Church  
 APPEARANCES FOR: Aaron Spivak  
 APPEARANCES AGAINST:  
 PREMISES AFFECTED— 10708 S. Vincennes Avenue  
 SUBJECT— Application for the approval of a special use.

CAL NO. 140-91-S  
 MAP NO. 26-G  
 MINUTES OF MEETING  
 June 28, 1991

ACTION OF BOARD—

Application approved.

THE VOTE

Joseph J. Spingola  
 Roula Alakiotou  
 Anthony J. Fornelli  
 LeRoy K. Martin, Jr.  
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Apostolic Assembly Church, owner, on April 5, 1991, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a 300-seat church facility in conjunction with auxiliary uses in a 1-story brick building, in a C1-1 Restricted Commercial District, on premises at 10708 S. Vincennes Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 5, 1991, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §9.4-1(1)(9), §11.10-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 28, 1991 after due notice thereof by publication in the Chicago Tribune on June 12, 1991; and

WHEREAS, the district maps show that the premises is located in a C1-1 Restricted Commercial 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 C1-1 Restricted Commercial District; that the subject site is a 55,750 sq. ft. lot presently improved with 1 and 2-story connected buildings occupied by the applicant church and its auxiliary day care center and food pantry uses; that the applicant church was previously located at 104th Street and Michigan Avenue and now seeks to continue operation at the subject site; that the proposed church facility will utilize approximately 17,000 sq. ft. of the premises, the day care center 2,000 sq. ft., and the food pantry about 7,000 sq. ft., and a future youth center about 12,000 sq. ft.; that the proposed auxiliary day care center operation functions as a separate not-for-profit corporation within the proposed facility; that the proposed food pantry activity distributes food to approximately 1,000 families per month and will be operated by the church staff and members; that testimony presented indicates that the future youth center operation will be operated as a separate entity; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed uses which will comply with all applicable building code regulations, all applicable state and city ordinances governing the operation of day care centers and food pantrys and that the on-site parking area shall be improved and operated under the conditions hereinafter set forth; that although the subject site is zoned commercial, it is located across a public alley from a residential district and is north of a

MINUTES OF MEETING

June 28, 1991

Cal. No. 140-91-S

residential planned development district; that the establishment of a church in conjunction with auxiliary uses at the subject site is compatible with existing improvements in the area and will not cause substantial injury to the value of other property in the area; 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 300-seat church facility in conjunction with auxiliary uses in a 1 and 2-story group of buildings, on premises at 10708 S. Vincennes Avenue, upon condition that the parking area shall be improved with a compacted macadam base, not less than 4 inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material, 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 the site plan submitted shall be amended to incorporate handicapped parking spaces; that concrete wheel stops shall be provided; that striping shall be provided; that lighting shall be provided; that ingress and egress shall be from S. Vincennes Street; that the parking area shall be securely locked when not in use by the applicant church and auxiliary uses; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued. It shall be the responsibility of the applicant to improve and maintain the parking area under the conditions herein set forth; and be it further

RESOLVED, that no use shall be made of the premises for the purposes requested until the building complies with all applicable building code regulations with plans and permits )ained indicating such compliance.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: New Jerusalem Presbyterian Church

CAL. NO. 141-91-S

APPEARANCES FOR:

MAP NO. 15-I

APPEARANCES AGAINST:

MINUTES OF MEETING

June 28, 1991

PREMISES AFFECTED— 2814 W. Peterson Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued on motion of the Board to September 20, 1991.

THE VOTE

Joseph J. Spingola  
Roula Alakiotou  
Anthony J. Fornelli  
LeRoy K. Martin, Jr.  
Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

**APPLICANT:** International Double Drive Thru, Inc.  
**APPEARANCES FOR:** Steven D. Friedland  
**APPEARANCES AGAINST:**  
**PREMISES AFFECTED—** 10246-58 S. Halsted Street & 802-12 W. 103rd Street  
**SUBJECT—** Application for the approval of a special use.

**CAL. NO.** 142-91-S  
**MAP NO.** 24-G  
**MINUTES OF MEETING**  
 June 28, 1991

**ACTION OF BOARD—**

Application approved.

**THE VOTE**

Joseph J. Spingola  
 Roula Alakiotou  
 Anthony J. Fornelli  
 LeRoy K. Martin, Jr.  
 Thomas S. Moore

	AFFIRMATIVE	NEGATIVE	ABSENT
Joseph J. Spingola	X		
Roula Alakiotou	X		
Anthony J. Fornelli	X		
LeRoy K. Martin, Jr.	X		
Thomas S. Moore	X		

**THE RESOLUTION:**

WHEREAS, International Double Drive Thru, Inc., for Diane B. Morphus, owner, on May 31, 1991, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a drive-through facility in conjunction with a proposed restaurant, in a B4-1 Restricted Service District, on premises at 10246-58 S. Halsted Street & 802-12 W. 103rd Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 26, 1991, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.4-4(5), §11.10-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 28, 1991 after due notice thereof by publication in the Chicago Tribune on June 12, 1991; and

WHEREAS, the district maps show that the premises is located in a B4-1 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 B4-1 Restricted Service District; that the subject site is improved with a 1-story brick former restaurant building to be demolished; that the applicant proposes to construct a Checkers Restaurant with outdoor patio and table area on the subject site and to provide double drive-through service in conjunction with said use; that the proposed drive-through facility is necessary for the public convenience at this location to provide an additional service prevalent in today's fast food operations; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed drive-through facility with provision of the following: directional ingress and egress signs, ingress to the drive-through portions of the restaurant shall be from the west side of the building with egress onto S. Halsted Street and W. 103rd Street from the southern part of the site and with no ingress from the northeast portion of the site; that the proposed use is compatible with the existing business uses in the area and will not 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

MINUTES OF MEETING

June 28, 1991

Cal. No. 142-91-S

and the Zoning Administrator is authorized to approve the establishment of a drive-through facility in conjunction with a proposed restaurant, on premises at 10246-58 S. Halsted Street and 802-12 W. 103rd Street, upon condition that ingress to the drive-through portions of the restaurant shall be from the west side of the building with egress onto S. Halsted Street and W. 103rd Street from the southern part of the site and with no ingress from the northeast portion of the site; that lighted directional signs shall be erected at the established entrances and exits to the subject site; that there shall be no ingress nor egress from the alley; that an enclosed area for trash shall be provided at the northwest corner of the subject site; 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: Torco Oil Company

CAL. NO. 143-91-A

APPEARANCES FOR:

MAP NO. 9-G

MINUTES OF MEETING

June 28, 1991

APPEARANCES AGAINST:

PREMISES AFFECTED-- 3631 N. Sheffield Avenue

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

ACTION OF BOARD--

Case continued to  
September 20, 1991.

THE VOTE

Joseph J. Spingola  
Roula Alakiotou  
Anthony J. Fornelli  
LeRoy K. Martin, Jr.  
Thomas S. Moore

	AFFIRMATIVE	NEGATIVE	ABSENT
Joseph J. Spingola	X		
Roula Alakiotou	X		
Anthony J. Fornelli	X		
LeRoy K. Martin, Jr.	X		
Thomas S. Moore	X		

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: Sol & Harriet Price  
 APPEARANCES FOR: Herbert J. Linn  
 APPEARANCES AGAINST:

CAL. NO. 144-91-S  
 MAP NO. 13-G  
 MINUTES OF MEETING  
 June 28, 1991

PREMISES AFFECTED— 5320 N. Clark Street  
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

Joseph J. Spingola  
 Roula Alakiotou  
 Anthony J. Fornelli  
 LeRoy K. Martin, Jr.  
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
x		
	x	
x		
		x
x		

THE RESOLUTION:

WHEREAS, Sol & Harriet Price, for Community Bank of Edgewater, Tr. #80-01-202, owner, on April 16, 1991; filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, in a B3-2 General Retail District, on premises at 5320 N. Clark Street, to serve a retail shoe store located at 5321 N. Clark Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 25, 1991, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.3-3, §8.4-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 28, 1991 after due notice thereof by publication in the Chicago Tribune on June 12, 1991; and

WHEREAS, the district maps show that the premises is located in a B3-2 General 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 B3-2 General Retail District; that the subject site is a 57' x 168'+ lot presently improved with two 2-story brick store and apartment buildings; that the applicants proposed to demolish the existing buildings and improve the lot for an off-site accessory parking lot; that the proposed use is necessary for the public convenience at this location to serve the customers of the applicants' retail shoe store located directly across N. Clark Street at 5321 N. Clark Street; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed parking lot to be improved and operated under the conditions hereinafter set forth; that the proposed parking lot will help alleviate street parking in this busy shopping district and that the establishment of the proposed parking lot at the site will not 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 an off-site accessory parking lot for the parking of private passenger automobiles, on premises at 5320 N. Clark Street,

MINUTES OF MEETING

June 28, 1991

Cal. No. 144-91-S

to serve a retail shoe store located at 5321 N. Clark Street, upon condition that no use shall be made of the lot for the purpose requested until the following conditions shall have been complied with: that the lot shall be used solely for the parking of private passenger automobiles belonging to customers of the applicants' shoe store and that no commercial vehicles shall be parked upon said lot at any time; that steel beam guard rails approximately 2 feet high shall be provided on the periphery of the lot, excepting the driveways; that the lot shall be improved with a compacted macadam base, not less than 4 inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material, 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 lighting shall be provided; that striping shall be provided; that ingress to the parking lot shall be from N. Clark Street and egress shall be onto W. Summerdale Avenue; that the new driveway on N. Clark Street shall be constructed in accordance with applicable regulations; that landscaping shall be provided pursuant to the City of Chicago Landscape Ordinance and with appropriate landscaping along the rear lot line to screen the parking lot from the residential property across the alley; that the hours of operation of the parking lot shall be limited to those hours in which the applicants' shoe store is open; that the lot shall be secured with an appropriate device when not in use by the shoe store. It shall be the responsibility of the applicants to improve and maintain the property continuously in conformance with the provisions and standards hereby established under this order.

APPLICANT: S.L. Vander Zanden

CAL NO. 145-91-S

APPEARANCES FOR:

MAP NO. 7-G

APPEARANCES AGAINST:

MINUTES OF MEETING

June 28, 1991

PREMISES AFFECTED— 2724 N. Lincoln Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to  
October 18, 1991.

THE VOTE

Joseph J. Spingola  
Roula Alakiotou  
Anthony J. Fornelli  
LeRoy K. Martin, Jr.  
Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: Lawrence Chambliss

CAL NO. 146-91-S

APPEARANCES FOR:

MAP NO. 16-E

APPEARANCES AGAINST:

MINUTES OF MEETING

June 28, 1991

PREMISES AFFECTED— 415 E. 63rd Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application withdrawn upon motion of applicant.

THE VOTE

Joseph J. Spingola  
Roula Alakiotou  
Anthony J. Fornelli  
LeRoy K. Martin, Jr.  
Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: Moses Lockhart  
 APPEARANCES FOR: Albert Weinberg  
 APPEARANCES AGAINST:

CAL. NO. 147-91-S  
 MAP NO. 3-J  
 MINUTES OF MEETING  
 June 28, 1991

PREMISES AFFECTED— 3634 W. Chicago Avenue  
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application denied.

THE VOTE

Joseph J. Spingola  
 Roula Alakiotou  
 Anthony J. Fornelli  
 LeRoy K. Martin, Jr.  
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	
	X	

THE RESOLUTION:

WHEREAS, Moses Lockhart, for Elyse Hawkins, owner, on April 26, 1991, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a 26-bed transitional shelter for the homeless on the 2nd floor of a 2-story brick building, in a B4-2 Restricted Service District, on premises at 3634 W. Chicago Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 17, 1991, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A 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 June 28, 1991 after due notice thereof by publication in the Chicago Tribune on June 12, 1991; 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 2-story store and apartment building; that the applicant proposes to establish a 26-bed transitional shelter for the homeless on the 2nd floor of the building on the subject site which also contains an existing restaurant and package liquor store on the ground floor; that no testimony was presented that the proposed transitional shelter was necessary for the public convenience at the subject located; that no evidence was presented to indicate that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use; that the applicant stated he was funding the proposed shelter at the present time out of his own pocket; that he had no state or city licenses for operating a shelter facility or other funding sources; that the applicant does not have adequate drawings or plans of the proposed shelter facility nor any adequate security system for the residents of the proposed shelter; that the location of the proposed shelter in the building which has an existing package liquor store on the ground floor is not a satisfactory or proper location for a transitional shelter facility; that no evidence was presented indicating that the proposed use will not cause substantial injury to the value

MINUTES OF MEETING

June 28, 1991

Cal. No. 147-91-S

of other property in the neighborhood and that the establishment of a transitional shelter at the subject site does not serve the public interest; 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 808

APPLICANT: Bernard A. Heerey

CAL NO. 78-91-S

APPEARANCES FOR:

MAP NO. 3-F

APPEARANCES AGAINST:

MINUTES OF MEETING

June 28, 1991

PREMISES AFFECTED— 1108-12 N. Dearborn Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to  
September 20, 1991.

THE VOTE

Joseph J. Spingola  
Roula Alakiotou  
Anthony J. Fornelli  
LeRoy K. Martin, Jr.  
Thomas S. Moore

	AFFIRMATIVE	NEGATIVE	ABSENT
Joseph J. Spingola	X		
Roula Alakiotou	X		
Anthony J. Fornelli	X		
LeRoy K. Martin, Jr.	X		
Thomas S. Moore	X		

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

APPLICANT: Kevin M. Nagle

CAL. NO. 79-91-S

APPEARANCES FOR:

MAP NO. 26-J

APPEARANCES AGAINST:

MINUTES OF MEETING  
June 28, 1991

PREMISES AFFECTED— 11055 S. Hamlin Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to  
August 16, 1991.

THE VOTE

Joseph J. Spingola  
Roula Alakiotou  
Anthony J. Fornelli  
LeRoy K. Martin, Jr.  
Thomas S. Moore

	AFFIRMATIVE	NEGATIVE	ABSENT
Joseph J. Spingola	X		
Roula Alakiotou	X		
Anthony J. Fornelli	X		
LeRoy K. Martin, Jr.	X		
Thomas S. Moore	X		

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: Michael Morton

CAL. NO. 90-91-A

APPEARANCES FOR: None

MAP NO. 7-G

APPEARANCES AGAINST:

MINUTES OF MEETING

June 28, 1991

PREMISES AFFECTED— 1248 W. George Street

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

ACTION OF BOARD—

Appeal dismissed for want of prosecution.

THE VOTE

Joseph J. Spingola  
Roula Alakiotou  
Anthony J. Fornelli  
LeRoy K. Martin, Jr.  
Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
x		
x		

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

**APPLICANT:** Roney L. Mitchell, d/b/a American T.V. Service  
**APPEARANCES FOR:** Roney L. Mitchell  
**APPEARANCES AGAINST:** Geraldine Smith et al.  
**PREMISES AFFECTED—** 11254-56 S. State Street  
**SUBJECT—** Appeal from the decision of the Office of the Zoning Administrator.

**CAL. NO.** 92-91-A  
**MAP NO.** 28-G  
**MINUTES OF MEETING**  
 June 28, 1991

**ACTION OF BOARD—**

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

**THE VOTE**

Joseph J. Spingola  
 Roula Alakiotou  
 Anthony J. Fornelli  
 LeRoy K. Martin, Jr.  
 Thomas S. Moore

	AFFIRMATIVE	NEGATIVE	ABSENT
Joseph J. Spingola		X	
Roula Alakiotou		X	
Anthony J. Fornelli		X	
LeRoy K. Martin, Jr.		X	
Thomas S. Moore		X	

**THE RESOLUTION:**

WHEREAS, Roney L. Mitchell, d/b/a American T.V. Service, for Combined Realty, owner, on February 20, 1991, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of an audio/video repair business in a 1-story brick store building, in an R3 General Residence District, on premises at 11254-56 S. State Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 13, 1991, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A 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 June 28, 1991; 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 1-story brick store building; that the appellant has operated an audio/video business in the subject building for the last three years; that licensing requirements have caused the case to be filed; that the subject store was previously occupied by a beauty salon, a B1 use, which was approved by the Board on July 17, 1988, in Calendar No. 153-88-A; that the change of use to an audio/video repair shop, a B4 use, is not a proper substitution of use under Section 6.4-7 of the zoning ordinance; 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: Pilsen-Little Village Community Mental Health Center, Inc.  
 APPEARANCES FOR: Robert Linton, Dan Acosta et al.  
 APPEARANCES AGAINST:  
 PREMISES AFFECTED— 4115 W. 26th Street  
 SUBJECT— Applicaiton for the approval of a special use.

CAL. NO. 284-90-S  
 MAP NO. 6-K  
 MINUTES OF MEETING  
 April 19, 1991 and  
 June 28, 1991

ACTION OF BOARD—

Application approved.

THE VOTE

Joseph J. Spingola  
 Roula Alakiotou  
 Anthony J. Fornelli  
 LeRoy K. Martin, Jr.  
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
	x	
x		
x		

THE RESOLUTION:

WHEREAS, Pilsen-Little Village Community Mental Health Center, Inc., for Raymond Vasquez, owner, on September 12, 1990, filed and subsequently amended an application for a special use under the zoning ordinance for the approval of the location and the establishment of a 17-bed transitional shelter facility in a 2-story brick building, in a B5-2 General Service District, on premises at 4115 W. 26th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 5, 1990, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.4-1(15), §8.4-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meetings held April 19, 1991 and June 28, 1991 after due notice thereof by publication in the Chicago Tribune on October 1, 1990; and

WHEREAS, the district maps show that the premises is located in a B5-2 General 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 B5-2 General Service District; that the subject site is a 48' x 121' lot improved with a 2-story business building; that the applicant proposes to establish a 17-bed transitional shelter facility on the 1st floor of the building to serve the male Hispanic community in the Pilsen-Little Village area of the city; that the applicant has operated a winter emergency warming center and is experienced in providing transitional and temporary overnight shelter services in the community; that resident occupancy is limited to a maximum of 120 days; that persons with mental problems or substance abuse problems will be referred to other social service agencies; that the proposed transitional shelter will operate 24 hours daily; that all residents must abide by shelter rules, including a 9 P.M. curfew; that a house manager will reside on site and that other professional staff members will be on duty 24 hours daily; that the 2nd floor of the existing building will be used for case workers' offices, counselling rooms and other ancillary uses; that part of the existing mental health center activities will be located at the subject site; that the establishment of a transitional shelter facility is necessary for the public convenience at this location to serve the predominantly Hispanic community in the area; that the public health, safety and welfare will

MINUTES OF MEETING

April 19, 1991 and

June 28, 1991

Cal. No. 284-90-S

be adequately protected in the design and operation of the proposed use under the conditions hereinafter set forth and that the facility will comply with all applicable provisions of the municipal ordinances governing the establishment and operation of transitional shelter facilities; that the proposed use of the building on the subject site as a transitional shelter facility fulfills a need in the community and is consistent with the prior use of the premises as a mental health center and that the proposed use will not 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 transitional shelter facility limited to 17 beds on the first floor of a 2-story brick building, on premises at 4115 W. 26th Street, upon condition that the building is brought into compliance with all applicable building code regulations; that the premises shall not be used as a transitional shelter until the building complies with all applicable code regulations; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued; and be it further

RESOLVED, that the granting of this special use runs only to the applicant herein and if said applicant vacates the subject property or transfers the transitional shelter activity to another group or association the special use at the subject site granted herein shall become null and void; and be it further

RESOLVED, that any deviation from the specified use of the subject premises as a transitional shelter facility or any increase in beds or the number of male clients to be served, as stated by the applicant and delineated herein, shall cause the special use granted to immediately become null and void.

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

APPLICANT: Milka Dobrota  
 APPEARANCES FOR: Susan G. Connelly, Milka Dobrota  
 APPEARANCES AGAINST: Shawn FitzGerald

CAL. NO. 34-91-S  
 MAP NO. 5-G  
 MINUTES OF MEETING

PREMISES AFFECTED— 1714 N. Sheffield Avenue  
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

Joseph J. Spingola  
 Roula Alakiotou  
 Anthony J. Fornelli  
 LeRoy K. Martin, Jr.  
 Thomas S. Moore

	AFFIRMATIVE	NEGATIVE	ABSENT
Joseph J. Spingola		X	
Roula Alakiotou	X		
Anthony J. Fornelli	X		
LeRoy K. Martin, Jr.		X	
Thomas S. Moore	X		

THE RESOLUTION:

WHEREAS, Milka Dobrota, for Chicago Title & Trust Co., Tr. #1092420, owner, on December 12, 1990, filed and subsequently amended an application for a special use under the zoning ordinance for the approval of the location and the establishment of retail business uses in a proposed 18,205 sq. ft. building in the Clybourn Corridor Planned Manufacturing District with on-site parking for 42 automobiles, on premises at 1714 N. Sheffield Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 7, 1991, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §10.4-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 28, 1991 after due notice thereof by publication in the Chicago Tribune on January 28, 1991; and

WHEREAS, the district maps show that the premises is located in th Clybourn Corridor Planned 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 subject site lies within an overall 115 acre area designated at a Planned Manufacturing District and identified by the Departments of Planning and Economic Development as the Clybourn Corridor Planned Manufacturing District; that the PMD is a balanced approach to industrial policy and land use planning on the city's north side, allowing for continued and coordinated industrial investment within an overall planned context sensitive to area wide commercial and residential needs; that the PMD is split into two subdistricts, "A", the core area, which permits only manufacturing and related uses, and "B", the buffer area, which permits manufacturing and related uses but also allows specified commercial and retail uses when approved by the Board as special uses; that the buffer area is designed and intended to promote development of uses compatible with the manufacturing/industrial areas existing in the core area; that the subject site is located in the buffer area and consists of a 22,300 sq. ft. triangularly shaped lot with 257 feet of eastern frontage on N. Sheffield Avenue, 256 feet of northern frontage along Marcey Street and abutting a parking lot on the north which has frontage on Willow Street and used for a building a 1800 N. Clybourn Avenue; that the applicant's proposal, as originally filed, sought approval for a development that included a

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new 15,750 sq. ft. structure intended to house the applicant's retail futon furniture store and other retail uses and with provision for 42 parking spaces instead of 53 spaces; and for the approval of the establishment of an off-site accessory parking lot at 1727-31 N. Sheffield Avenue, in an M1-2 Restricted Manufacturing District, to satisfy the parking requirements for the proposed retail business uses at the subject site; that subsequently the applicant withdrew the applications for the requested reduction in on-site parking spaces and the proposed off-site accessory parking lot at 1727-31 N. Sheffield Avenue and filed an amendment request containing the following proposals: to erect a new building containing a maximum of 18,205 sq. ft. of which 14,564 sq. ft. will be for retail uses and the remainder primarily for storage; that the applicant proposes to utilize 4,000 or more sq. ft. of the retail space for her futon furniture store and approximately 8,000 sq. ft. in the basement area for assembly and storage of this furniture; that a total of 42 on-site parking spaces will be provided in a level 8 feet below grade beneath the retail level; that the applicant further seeks approval of the uses enumerated in the list identified in applicant's Exhibit A which is attached hereto and made a part hereof; that the proposed building containing the applicant's retail futon furniture business as the anchor tenant will serve to attract compatible retail uses in the balance of the building and that the proposed retail development will be reasonably convenient to the increasing number of people living and working in the immediate neighborhood and nearby Lincoln Park and, as such, is necessary for the public convenience at this location; that the public health, safety and welfare will be adequately protected in the design, location and establishment of the retail use structure in that the proposed retail development will be designed and constructed in accordance with all applicable building and environmental standards, will provide 42 on-site parking spaces designed to maximize safety in terms of lines of sight, turning radii, and coordination with adjacent driveways, will not generate any noise, odor, smoke or particulate matter nor adversely impact on traffic flow or parking in this area, and which is far enough removed from the core area so as not to have any negative impact as to the property values, traffic, parking or uses in said core area; that the existing subject site building was formerly used for auto repair and has been vacant since late 1987 and has insufficient ceiling height and design for manufacturing/industrial use and that the proposed retail uses will employ an estimated 15-20 people and will not cause any loss of manufacturing/industrial jobs in the area; that the subject site 22,300 sq. ft. parcel is too small for most permitted manufacturing uses in the PMD No. 1 zoning district, and that the triangular shape of the site also presents difficulties in construction of improvements for most types of uses permitted in the PMD No. 1 buffer area; that the development will have no adverse effect on the property values in the core area; that the property was offered for sale by its prior owner in approximately March, 1989 after lying vacant for several years and that marketing efforts indicated that the existing building was not conducive to current industrial requirements, that the site was too small, oddly configured and improperly located for industrial uses given the trend of development immediately surrounding it; that the proposed use will meet the off-street parking requirements of the PMD ordinance and with ingress and egress limited to N. Marcey Street will not substantially affect traffic flow and parking in the PMD or the surrounding area; that the proposed development will be compatible with the other retail/service uses in the buffer area and with parking limited to ingress and egress office of N. Marcey Street, the establishment of the proposed development will not cause substantial injury to the value of other property in the area and will have no deleterious effect upon the manufacturing uses in the core area; that Chairman Spingola voted to approve the establishment of the applicant's futon furniture store in the proposed building but to deny the applicant's request for a blanket approval for a number of special uses where specific special uses are capable of identity prior to construction, and that further, to grant a blanket special use would, in effect, delegate the Board's responsibility to determine the owner of a particular use, the hours of operation, and its probably effect upon surrounding streets and properties

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to the applicant; that Member Martin voted to deny the entire special use application as presented; that Members Alakiotou, Fornelli and Moore voted to approve the special use application as presented; 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 retail business uses in a proposed 18,205 sq. ft. building, with on-site parking for 42 automobiles, in the Clybourn Corridor Planned Manufacturing District, on premises at 1714 N. Sheffield Avenue, upon condition that retail uses shall be limited to those identified in applicant's \*Exhibit A and shall expressly prohibit amusement establishments, animal hospitals, laundrettes, laundries, linen, towel, diaper and similar supply stores, live bait stores, tire sales for all vehicles and any establishment of the drive-in or drive-through type; that vehicular access shall be limited to N. Marcey Street frontage and that driveways shall be constructed in accordance with the standards of the Bureau of Traffic Engineering; that landscaping shall be provided consistent with the new Chicago Landscape Ordinance; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

\* Exhibit A attached hereto.

## EXHIBIT A

EXHIBIT "C"

TO RES. 83-90-S

re: 1780 N. MARCEY ST.

A

accessory uses

~~amusement establishments, such as, but not limited to, bowling alleys, pool halls, dance halls, gymnasiums, swimming pools and skating rinks, but not including an "arcade" as defined in Article 3 of the Chicago Zoning Ordinance~~

~~animal hospitals~~

antique shops

art galleries

art and school supply stores

auction rooms

auto accessory stores

B

ADD:

barber shops

beauty parlors

bicycle sales, rental and repair stores, when such bicycles are not motor driven

blueprinting and photostating establishments

boat showrooms

books and stationery stores

C

camera and photographic supply stores

candy and ice cream stores

carpet and rug stores

cartage and express facilities

catering establishments

china and glassware stores

clothes pressing establishments

clothing and costume rental shops

coin and philatelic stores

custom dressmaking

D

department stores

drug stores

dry cleaning establishments, with no limitation on number of employees

dry goods stores

E

earth station antenna, not exceeding (8) eight feet (2.4 meters)  
in diameter  
electrical and household appliance stores, including radio and  
television sales  
employment agencies  
exterminating shops

F

feed stores  
florist shops and conservatories  
food stores, grocery stores, meat markets, bakeries and  
delicatessens  
furniture stores, including upholstering when conducted as part  
of the retail operations and secondary to the principal use  
furrier shops, including the incidental storage and conditioning  
of furs

G

garden supply and seed stores  
gift shops

H

ADD: haberdasheries  
hardware stores  
hobby shops, for retail of items to be assembled or used away  
from the premises

I

interior decorating shops, including upholstering and making of  
draperies, slip covers and other similar articles, when  
conducted as part of the retail operations and secondary to  
the principal use.

J

jewelry stores, including watch repair

K

none

L

laboratories--medical and dental--research and testing  
~~laundrettes, automatic, self-service only, employing not more  
than two persons in addition to one owner or manager,  
provided that laundry machines shall not exceed sixteen  
pounds capacity each  
laundries, with no limitation on number of employees~~

leather goods and luggage stores  
~~linen, towel, diaper and other similar supply stores~~  
liquor stores, package goods only  
~~live bait stores~~  
loan offices  
locksmith shops

M

machinery sales  
mail order houses  
meat markets, including the sale of meat and meat products  
to restaurants, hotels, clubs and other similar  
establishments when conducted as part of the retail business  
on the premises  
meeting halls  
millinery shops  
motor driven bicycle sales, rental and repair shops  
musical instrument sales and repair

N

None

O

office supply stores  
optometrists  
orthopedic and medical appliance stores, but not including  
the assembly or manufacturing of such articles

P

paint and wallpaper stores  
pet shops  
photography studios, including the developing of film and  
pictures when conducted as part of the retail business on  
the premises  
picture framing, when conducted for retail trade on the  
premises only

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physical culture and health services--gymnasiums, reducing  
 salons, masseurs, public baths  
 plumbing showrooms and shops  
 post offices  
 printing establishments, employing not more than two persons  
 in addition to one owner or manager

Q

none

R

radio and television broadcasting stations  
 radio and television service and repair shops  
 recording studios  
 restaurants, including live entertainment and dancing.  
 Unenclosed or partially enclosed restaurants are expressly  
 permitted, except that live entertainment and dancing are  
 not permitted in the unenclosed or partially enclosed areas.  
 Liquor may be served in conjunction with the serving of food  
 as the principal activity.

ADD: restricted production and repair

S

schools, music, dance or business  
 second-hand stores and rummage shops  
 sewing machine sales and service, household machines only  
 shoe and hat repair stores  
 shoe stores  
 signs  
 sporting goods stores

T

tailor shops  
 telegraph offices  
 temporary buildings for construction purposes, for a period not  
 to exceed the duration of such construction  
 ticket agencies, amusement  
~~tire sales for all vehicles~~  
 tobacco shops  
 toy shops  
 travel bureaus and transportation ticket offices  
 typewriter and adding machine sales and services

U

umbrella repair shops

V

variety stores

W

wearing apparel shops

X

none

Y

none

Z

none

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

**APPLICANT:** Milka Dobrota  
**APPEARANCES FOR:** Susan G. Connelly, Milka Dobrota  
**APPEARANCES AGAINST:** Shawn FitzGerald

**CAL. NO.** 35-91-Z  
**MAP NO.** 5-G  
**MINUTES OF MEETING**  
June 28, 1991

**PREMISES AFFECTED—** 1714 N. Sheffield avenue

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

**ACTION OF BOARD—**

Application withdrawn upon motion of applicant.

**THE VOTE**

Joseph J. Spingola  
Roula Alakiotou  
Anthony J. Fornelli  
LeRoy K. Martin, Jr.  
Thomas S. Moore

	AFFIRMATIVE	NEGATIVE	ABSENT
Joseph J. Spingola	X		
Roula Alakiotou	X		
Anthony J. Fornelli	X		
LeRoy K. Martin, Jr.	X		
Thomas S. Moore	X		

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: Edward Kaloo

CAL NO. 129-88-A

APPEARANCES FOR:

MAP NO. 11-H

APPEARANCES AGAINST:

MINUTES OF MEETING

June 28, 1991

PREMISES AFFECTED— 4750 N. Hermitage Avenue

SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.  
Circuit Court Remand, Re: White v. ZBA, No. 88CH8096.

ACTION OF BOARD—

Case continued to  
August 16, 1991.

THE VOTE

Joseph J. Spingola  
Roula Alakiotou  
Anthony J. Fornelli  
LeRoy K. Martin, Jr.  
Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

MINUTES OF MEETING

June 28, 1991

Cal. No. 328-90-Z

Mr. Bernard I. Citron, for Mathew Jaffee, owner, presented a written request for an extension of time in which to obtain necessary building permits for the erection of a 3-story 3-dwelling unit townhouse building whose rear yard will be 19 feet instead of 30 feet, on premises at 3918 N. Greenview Avenue, granted by the Board on December 14, 1990 in Calendar No. 328-90-Z.

Mr. Citron stated that in addition to the aforesaid variation granted by the Board on December 14, 1990, his client was also granted a special use (Calendar No. 329-90-S) for off-site required parking to be located at 3920 N. Greenview Avenue to serve existing buildings at 3918 N. Greenview Avenue. Since this special use is valid for one year, and since Mr. Jaffee until now, has been unable to obtain financing, he is hereby requesting that the variation granted on December 14, 1990 be extended so as to expire at the same time that the special use expires.

Chairman Spingola moved that the request be granted and an extension of time be granted to December 14, 1991. The motion prevailed by yeas and nays as follows:

Yeas- Spingola, Alakiotou, Fornelli, Martin and Moore. Nays- None.

MINUTES OF MEETING

June 28, 1991

Cal. No. 147-90-S

Mr. John J. Pikarski, Jr., for 1858 Corporation, owner, presented a written request for an extension of time in which to obtain the necessary liquor license in the change of licensee and continued operation of an existing tavern in a 2-story brick building, in an R4 General Residence District, on premises at 1858 W. Iowa Street, approved by the Board on May 18, 1990, in Calendar No. 147-90-S.

Mr. Pikarski stated that the applicant has been working as a tavern under the pre-existing liquor license since the granting of the special use, and that due to a clerical error, no application was made for a new license in the name of the 1858 Corp and that a re-application and a reprocessing would produce an undue hardship on the applicant, would strain the limited funds of the owner of this neighborhood tavern and cause an even greater delay in the processing of the application for liquor license in the corporation.

Chairman Spingola moved that the request for an extension of time be granted and the time extended to May 18, 1992 in which to obtain the liquor license. The motion prevailed by yeas and nays as follows:

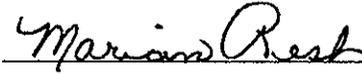
Yeas- Spingola, Alakiotou, Fornelli. Martin and Moore. Nays- None.

MINUTES OF MEETING

June 28, 1991

Member Moore moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on July 19, 1991.



Secretary