

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

~~held in Room 569 County Building, on Friday, February 21, 1992~~

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 Fornelli moved that the Board approve the record of the proceedings of the regular meeting of the Zoning Board of Appeals held on January 17, 1992 (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 808

APPLICANT: Michael Conover
APPEARANCES FOR: Gary I. Wigoda
APPEARANCES AGAINST: Wayne E. Zuschlag

CAL. NO. 24-92-Z
MAP NO. 3-H
MINUTES OF MEETING
 February 21, 1992

PREMISES AFFECTED— 1530 N. Elk Grove 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, Michael Conover, owner, on December 12, 1991, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District (proposed R5 General Residence District), the erection of 14 three-story attached single-family dwellings on a triangularly-shaped lot, whose front yard will be 5 feet instead of 15 feet, with no south side yard instead of approximately 8 feet and with no rear yard instead of 30 feet, on premises at 1530 N. Elk Grove Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 11, 1991, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically §7.7-5, §7.8-5, §7.9-5, §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 February 21, 1992 after due notice thereof by publication in the Chicago Tribune on January 27, 1992; and

WHEREAS, the district maps show that the premises is located in an R4 General Residence District (proposed R5 General Residence District); and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that on February 26, 1992, the City Council rezoned the subject site from R4 General Residence to R5 General Residence specifically for the proposed development; that the subject site is an unimproved 19,800 sq. ft. almost triangularly shaped lot bordered on the north and southwest by public alleys; that the applicant proposes to construct 14 three-story attached single-family dwellings with individual 2-automobile garages and with a common interior courtyard area and which will be connected by a common storage and trash receptacle area; 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 adequate living space in the proposed 14 attached single-family dwelling units, as designed, in addition to providing the desired on-site enclosed parking garages and interior courtyard; that the plight of the owner is due to the almost triangular shape of the subject site property which necessitates the front, south side and rear yard variations requested; that the variations, if granted, will not alter the essential character of the locality in that the proposed use will not impair an adequate

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supply of light and air to adjacent properties and will be compatible with existing residential improvements in the area, many of which do not comply with yard requirements of the zoning ordinance; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of 14 three-story attached single-family dwellings on a triangularly-shaped lot, whose front yard will be 5 feet instead of 15 feet, with no south side yard instead of approximately 8 feet and with no rear yard instead of 30 feet, on premises at 1530 N. Elk Grove Avenue, upon condition that a trash receptacle area shall be provided in the connecting portion of the structure, which connection abuts the public alley located southwest 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: Joseph A. Kohut
 APPEARANCES FOR: John Howlett
 APPEARANCES AGAINST:

CAL. NO. 25-92-Z
 MAP NO. 7-N
 MINUTES OF MEETING
 February 21, 1992

PREMISES AFFECTED— 2748 N. Nordica Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variations granted.

THE RESOLUTION:

WHEREAS, Joseph A. Kohut, owner, on December 30, 1991, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of a full 2nd story addition to a 1-story brick single-family dwelling situated on the rear of the lot, whose south side yard will be 1 foot instead of 2.5 feet and whose rear yard will be 2.58 feet instead of 30 feet, on premises at 2748 N. Nordica Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 20, 1991, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically §7.8-3, §7.9-3, §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 February 21, 1992 after due notice thereof by publication in the Chicago Tribune on January 27, 1992; 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 25' x 125' lot improved with a 1-story brick single-family dwelling on the rear of the lot, which includes the partially completed full 2nd story addition; that the applicant is seeking to legalize the partially completed full 2nd floor addition which was erected by the builder who did not obtain the necessary building permit; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the condition allowed by the regulations in this district in that the said full 2nd story addition is necessary to provide needed additional bedroom space for the applicant; that the plight of the owner is due to the location of the existing single-family dwelling on the rear of the lot which necessitates the requested rear yard and south side yard variations; that no one appeared in opposition to the applicant's proposal; that the variations, if granted, will not alter the essential character of the locality in that the said addition follows existing building lines and will not impair an adequate supply of light and air to adjacent properties; it is therefore

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

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		

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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 full 2nd story addition to a 1-story brick single-family dwelling situated on the rear of the lot, whose south side yard will be 1 foot instead of 2.5 feet and whose rear yard will be 2.58 feet instead of 30 feet, on premises at 2748 N. Nordica 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: Lawrence Ofiara
APPEARANCES FOR: Lawrence Ofiara
APPEARANCES AGAINST:

CAL. NO. 26-92-Z
MAP NO. 17-O
MINUTES OF MEETING
 February 21, 1992

PREMISES AFFECTED— 6551 N. Oshkosh 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, Lawrence Ofiara, owner, on December 17, 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 rear 2-story addition to a 1-story brick single-family dwelling, whose front yard will be 18.5 feet instead of 20 feet, whose combined side yards will be 7.27 feet instead of 10 feet, and whose total floor area ratio will be 0.65 instead of 0.50, on premises at 6551 N. Oshkosh Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 18, 1991, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically §7.6-2, §7.7-2, §7.8-2, §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 February 21, 1992 after due notice thereof by publication in the Chicago Tribune on January 27, 1992; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R2 Single-Family Residence District; that the subject site is a 33.33' x 126' lot situated on the southeast corner of N. Oshkosh and N. Otsego Avenues and is improved with a 1-story brick single-family dwelling; that the applicant proposes to erect a 2nd story and 2-story addition to the rear of the existing 1-story single-family dwelling; 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 additions are necessary to provide adequate living space required by the applicant to meet the needs of his family; that the plight of the owner is due to the necessity of providing additional bedroom and bath facilities in the existing single-family dwelling; that no one appeared in opposition to the applicant's proposal; that the existing residential building is located on a corner lot and that the proposed additions, as designed, will not impair an adequate supply of light and air to other properties and that the variations, if granted, will be compatible with existing residential improvements in the block and 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 2nd story and rear 2-story addition to a 1-story brick single-family dwelling, whose front yard will be 18.5 feet instead of 20 feet, whose combined side yards will be 7.27 feet instead of 10 feet, and whose total floor area ratio will be 0.65 instead of 0.50, on premises at 6551 N. Oshkosh Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Andrew & Ann Pilarski, by Paul A. Kolpak
APPEARANCES FOR: Paul A. Kolpak
APPEARANCES AGAINST:

CAL. NO. 27-92-Z
MAP NO. 17-L
MINUTES OF MEETING
 February 21, 1992

PREMISES AFFECTED— 6930 N. Chicora 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, Andrew & Ann Pilarski, by Paul A. Kolpak, for Andrew & Ann Pilarski, owners, on December 27, 1991, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a 26' x 36' third level addition to a brick bi-level single-family dwelling, whose side yards will each be 4 feet instead of combined side yards of 12 feet and whose total floor area ratio will be 0.54 instead of 0.50, on premises at 6930 N. Chicora Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically §7.6-2, §7.8-2(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 February 21, 1992 after due notice thereof by publication in the Chicago Tribune on January 27, 1992; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R2 Single-Family Residence District; that the subject site is a 54' x 109' lot improved with a brick bi-level single-family dwelling; that the applicant proposes to erect a 26' x 36' third level addition to the existing bi-level single-family dwelling which will be constructed over the existing front half of the structure including the attached garage and whose total floor area ratio will be 0.54 instead of 0.50; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed addition is necessary to provide additional living space required by the applicant to meet the needs of his extended family; that the plight of the owner is due to the shallow depth of the subject site lot and that the addition as proposed is the only feasible way the applicant can provide the additional living space required to meet the needs of his family; that no one appeared in opposition to the applicant's proposal; that the proposed addition will follow existing building lines and will be compatible with the various styles of existing residential improvements in the block and that the 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 26' x 36' third level addition to a brick bi-level single-family dwelling, whose side yards will each be 4 feet instead of combined side yards of 12 feet and whose total floor area ratio will be 0.54 instead of 0.50, on premises at 6930 N. Chicora Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: George Dachno

CAL. NO. 28-92-Z

APPEARANCES FOR:

MAP NO. 13-L

APPEARANCES AGAINST:

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February 21, 1992

PREMISES AFFECTED— 5451 N. Linder Avenue

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

ACTION OF BOARD—

Case continued to
April 16, 1992.

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 A. Mueller
APPEARANCES FOR: Kevin A. Mueller
APPEARANCES AGAINST:

CAL. NO. 29-92-Z
MAP NO. 12-N
MINUTES OF MEETING
 February 21, 1992

PREMISES AFFECTED— 5142 S. Rutherford 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, Kevin A. Mueller, owner, on December 30, 1991, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a 24' x 35.4' 2nd story addition to a 1-story brick single-family dwelling, whose side yards will each be 2.95 feet instead of combined side yards of 9 feet and whose total floor area ratio will be 0.53 instead of 0.50, on premises at 5142 S. Rutherford Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically §7.6-2, §7.8-2, §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 February 21, 1992 after due notice thereof by publication in the Chicago Tribune on January 27, 1992; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R2 Single-Family Residence District; that the subject site is a 30' x 125.16' lot improved with a 1-story brick single-family dwelling; that the applicant proposes to erect a 24' x 35.4' 2nd story addition to the existing residential structure whose total floor area ratio will be 0.53 instead of 0.50; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed addition is necessary to provide additional living space required by the applicant to meet the needs of his family; that the plight of the owner is due to the necessity of providing additional bedroom and bath facilities in the existing single-family dwelling; that no one appeared in opposition to the applicant's proposal; that the variations, if granted, will not alter the essential character of the locality in that the proposed addition will follow existing building lines 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 24' x 35.4' 2nd story addition to a 1-story brick single-family dwelling, whose side yards will each be 2.95 feet instead of combined side yards of 9 feet and whose total floor area ratio will be 0.53 instead of 0.50, on premises at 5142 S. Rutherford Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Ante Kasalo
APPEARANCES FOR: Michelle Altanovic
APPEARANCES AGAINST:

CAL. NO. 30-92-Z
MAP NO. 15-H
MINUTES OF MEETING
 February 21, 1991

PREMISES AFFECTED— 6300 N. Claremont 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, Ante Kasalo, owner, on January 8, 1992, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the legalization of 3 existing enclosed porches of a 3-story brick non-conforming 17-dwelling unit building, of which 2 porches are situated in the required north side and rear yards and all of which results in a 12% increase in the amount of floor area existing in the building prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance, on premises at 6300 N. Claremont Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 3, 1991, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically §7.6-4, §7.8-4, §7.9-4, §11.7A-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 February 21, 1992 after due notice thereof by publication in the Chicago Tribune on January 27, 1992; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R4 General Residence District; that the subject site is a 75' x 125.44' reversed corner lot improved with a 3-story brick non-conforming 17-dwelling unit building which is approximately 60 years old; that the applicant has owned the subject building since 1973; that on October 30, 1986, the City Council passed an ordinance giving the Zoning Board of Appeals authority under Section 11.7-4(7) of the zoning ordinance to allow the expansion or enlargement of any permitted residential use in the R3, R4 or R5 General Residence District by an amount not to exceed 15% of the floor area existing prior to the effective date of this comprehensive amendment notwithstanding the provisions of Section 6.4-2(1)"; that the applicant hired a neighborhood remodeling firm to enclose the subject porches, 2 of which are situated in the required north side and rear yards and all of which results in a 12% increase in the amount of floor area existing in the building prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance; that the enclosure of

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of said porches was done without obtaining proper permits and that the applicant now seeks to legalize the work; 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 said enclosed porches are necessary to provide a safe and secure rear access for the tenants of the 17 dwelling units; that the plight of the owner is due to unique circumstances in that the legal non-conforming status of the building necessitates the north side and rear yard variations requested and the need of the applicant to provide his tenants with secure rear access to their dwelling units; that the variations, if granted, will not alter the essential character of the locality in that the said enclosed porches does not constitute structural alterations or an increase in the living space within the subject building on the site, and will be compatible with existing residential improvements in the neighborhood; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the legalization of 3 existing enclosed porches of a 3-story brick non-conforming 17-dwelling unit building, of which 2 porches are situated in the required north side and rear yards and all of which results in a 12% increase in the amount of floor area existing in the building prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance, on premises at 6300 N. Claremont 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: New City Construction Co., an Illinois Corporation

CAL. NO. 31-92-Z

APPEARANCES FOR:

MAP NO. 7-G

APPEARANCES AGAINST:

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PREMISES AFFECTED-- 829 W. Wolfram Street

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

ACTION OF BOARD--

Case continued to
April 16, 1992.

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: Paul Link
 APPEARANCES FOR: Paul Link
 APPEARANCES AGAINST:

CAL. NO. 32-92-Z
 MAP NO. 7-G
 MINUTES OF MEETING
 February 21, 1992

PREMISES AFFECTED— 906 W. Wrightwood 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, Paul Link, owner, on January 15, 1992, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the dormering of the attic of a 3-story frame 3-dwelling unit building, whose west side yard will be 0.64 feet and whose east side yard will be 2.12 feet instead of side yards of 2.5 feet each and which addition will result in a 15% (660 sq. ft.) increase in the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance, on premises at 906 W. Wrightwood Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 11, 1991, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically §7.6-4, §7.8-4, §11.7A(1)(7)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 21, 1992 after due notice thereof by publication in the Chicago Tribune on January 27, 1992; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the subject site is a 25' x 92' to 125' lot improved with a 3-story frame 3-dwelling unit building; that on October 30, 1986, the City Council passed an ordinance "to allow the expansion or enlargement of any permitted residential use in the R3, R4 or R5 General Residence District by an amount not to exceed 15% of the floor area existing prior to the effective date of this comprehensive amendment notwithstanding the provisions of Section 6.4-2(1)"; that the applicant resides in the top floor dwelling unit and proposes to dormer the attic to provide additional living space in the dwelling unit, which attic dormering will total 660 sq. ft. and exceeds by 15% the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed dormering of the attic is necessary to provide additional usable living space in the applicant's dwelling unit in order to meet his current and future needs; that the plight of the owner is due to unique circumstances in

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that the existing property line limitations do not allow for expansion of living space in any other direction necessitating the side yard variations requested and that expansion into any other dwelling unit would be economically unfeasible; that the variations, if granted, will not alter the essential character of the locality in that the proposed dormer will be located approximately 12 feet from the front facade of the subject building and will not be visible from Wrightwood Avenue; and will be compatible with existing residential improvements in the block, many of which do not comply with the side yard requirements of the zoning ordinance; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the dormering of the attic of a 3-story frame 3-dwelling unit building, whose west side yard will be 0.64 feet and whose east side yard will be 2.12 feet instead of side yards of 2.5 feet each and which addition will result in a 15% (660 sq. ft.) increase in the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance, on premises at 906 W. Wrightwood Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Robert B. Scadron
 APPEARANCES FOR: Joseph Spitalli
 APPEARANCES AGAINST:

CAL. NO. 33-92-S
 MAP NO. 1-F
 MINUTES OF MEETING
 February 21, 1992

PREMISES AFFECTED— 6 W. Randolph Street and 150 N. State Street
 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, Robert B. Scadron, for D & J Associates, an Illinois general partnership, owner, on December 16, 1991, filed an application for a special use under the zoning ordinance for the approval of the location and the erection of a 14' x 48' advertising sign with a height of 72 feet above curb level on the roof of a 4-story brick building, in a B7-7 General Central Business District, on premises at 6 W. Randolph Street and 150 N. State Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically §8.3-7, §8.4-7."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 21, 1992 after due notice thereof by publication in the Chicago Tribune on January 27, 1992; and

WHEREAS, the district maps show that the premises is located in a B7-7 General Central Business 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 B7-7 General Central Business District; that the subject site is a 50' x 42' lot improved with a 4-story brick business building with the subject 14' x 48' advertising sign located on the roof and angled southeasterly along N. State Street; that testimony presented indicated that a permit for the sign was issued by the City on January 2, 1991; that the said sign was erected on a 7½ foot platform which resulted in the sign being 21 feet above the roof line of the building and 72 feet from grade level; that said sign is not in conformance with the measurements indicated on the sign permit application, No. 340116 dated August 16, 1990, and does not comply with code requirements for advertising signs located in a B7-7 General Central Business District; that due to the height of the roof sign being more than 50 feet above grade, the applicant now seeks a special use as required under the zoning ordinance to legally establish said advertising sign; that in the majority opinion of the Board the proposed advertising sign is not necessary for the public convenience at the subject site location; that the subject site is located within the North Loop Project area and that its Guidelines allow only building and business identification signs;

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that the proposed advertising sign situated on the roof of the subject 4-story building facing the State Street Mall creates a visual influence inconsistent with the goals and objectives of the North Loop Guidelines and is not in the public interest at this location; 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: 400 N. Racine Partnership

APPEARANCES FOR:

APPEARANCES AGAINST:

PREMISES AFFECTED— 400 N. Racine Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
May 15, 1992.

CAL. NO. 34-92-S
MAP NO. 1-G
MINUTES OF MEETING
February 21, 1992

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: Ameritech Mobile Communications, Inc.
APPEARANCES FOR: Richard Connor Rielly
APPEARANCES AGAINST:

CAL. NO. 35-92-S
MAP NO. 9-H
MINUTES OF MEETING
February 21, 1992

PREMISES AFFECTED— 1800 W. Roscoe Street
SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
April 16, 1992.

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: Timothy E. Ryan
APPEARANCES FOR: John J. Pikarski, Jr., Timothy E. Ryan
APPEARANCES AGAINST:

CAL. NO. 36-92-S
MAP NO. 10-J
MINUTES OF MEETING
 February 21, 1992

PREMISES AFFECTED— 3300 and 3304 W. 47th 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
Joseph J. Spingola	x		
Roula Alakiotou	x		
Anthony J. Fornelli	x		
LeRoy K. Martin, Jr.	x		
Thomas S. Moore	x		

THE RESOLUTION:

WHEREAS, Timothy E. Ryan for Manufacturers Affiliated Trust Co., Tr. #738, owner, on January 17, 1992, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of dwelling units on the 1st floor of two proposed 2-story 2-dwelling unit buildings, in a B4-1 Restricted Service District, on premises at 3300 and 3304 W. 47th Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically §7.8-3, §8.4-4, §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 February 21, 1992 after due notice thereof by publication in the Chicago Tribune on January 27, 1992; 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 comprises two vacant 30' x 128' lots having no alley access; that the lot at 3300 is a reversed corner lot; that the applicant proposes to erect a 2-story 2-dwelling unit building on each lot and is seeking approval of the establishment of dwelling units on the first floors of the aforesaid 2-story buildings; that the proposed use is necessary for the public convenience at this location in that there is no demand for additional business improvements in this neighborhood; that the trend of development in the area is toward residential uses; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed buildings which will comply with all applicable building code regulations and which provides enclosed off-street parking garages for the proposed dwelling unit buildings; that the proposed use will not cause substantial injury to the value of other property in the neighborhood in that the proposed use will be compatible with the residential development trend in the area and the existing residential neighborhood located immediately north of the subject site properties; it is therefore

MINUTES OF MEETING

February 21, 1992

Cal. No. 36-92-S

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of dwelling units on the 1st floor of two proposed 2-story 2-dwelling unit buildings, on premises at 3300 and 3304 W. 47th Street, upon condition that a 20 foot easement shall be recorded against the property at 3300 W. 47th Street for the benefit of the property located at 3304 W. 47th Street, which easement shall allow ingress and egress from S. Spaulding Avenue to on-site parking garages and access to trash receptacles which will be moved to the S. Spaulding Street curb on pick-up days; 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: Timothy E. Ryan
APPEARANCES FOR: John J. Pikarski, Jr., Timothy E. Ryan
APPEARANCES AGAINST:

CAL. NO. 37-92-Z
MAP NO. 10-J
MINUTES OF MEETING
 February 21, 1992

PREMISES AFFECTED— 3300 and 3304 W. 47th 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, Timothy E. Ryan, for Manufacturers Affiliated Trust Co., Tr. #738, owner, on January 17, 1992, filed an application for a variation of the zoning ordinance to permit, in a B4-1 Restricted Service District, the erection of two 2-story 2-dwelling unit buildings, with an east side yard of 3 feet instead of 10 feet and a west side yard of 3 feet instead of 5 feet at 3300, and with side yards of 3 feet each instead of 5 feet each at 3304, on premises at 3300 and 3304 W. 47th Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically §7.8-3, §8.4-4, §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 February 21, 1992 after due notice thereof by publication in the Chicago Tribune on January 27, 1992; 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 comprises 2 vacant 30' x 128' lots having no alley access; that the lot at 3300 is a reversed corner lot; that on February 21, 1992, the Zoning Board of Appeals approved the establishment of dwelling units on the 1st floor of the aforesaid two-dwelling unit buildings at the subject site, in Calendar No. 36-92-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 side yard variations requested are necessary to provide adequate living space in the proposed two 2-dwelling unit buildings; that the plight of the owner is due to necessity of erecting marketable residential buildings containing adequate living space and the desire to provide on-site parking garages at the rear of the lots; that the variations, if granted, will not alter the essential character of the locality in that the two proposed 2-dwelling units buildings as designed are typical new construction in this area and will be compatible with existing residential improvements in the neighborhood; it is therefore

MINUTES OF MEETING
February 21, 1992
Cal. No. 37-92-Z

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of two 2-story 2-dwelling unit buildings, with an east side yard of 3 feet instead of 10 feet and a west side yard of 3 feet instead of 5 feet at 3300, and with side yards of 3 feet each instead of 5 feet each at 3304, on premises at 3300 and 3304 W. 47th 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: Henry Kim
APPEARANCES FOR: Henry Kim
APPEARANCES AGAINST:

CAL. NO. 38-92-A
MAP NO. 11-M
MINUTES OF MEETING
 February 21, 1992

PREMISES AFFECTED— 5911 W. Lawrence Avenue
SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

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, Henry Kim, for Marty Labelle, owner, on December 17, 1991, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit audio/video repair in conjunction with an existing retail video rental shop in a 1-story brick store building, in a B2-1 Restricted Retail District, on premises at 5911 W. Lawrence Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 16, 1991, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically §8.3-2, §11.3-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 21, 1992; 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 the subject site is improved with a 1-story brick store building occupied by an existing video sales and rental business; that the appellant occasionally rents out VCR machines and makes minor repair work on video machines at a small 6' x 3' area behind the counter; that the said audio/video repair activity amounts to a very small percentage of the appellant's total business operation and may be considered accessory to the principal retail video rental operation; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit audio/video repair as an accessory use only in conjunction with an existing retail video rental shop in a 1-story brick store building, on premises at 5911 W. Lawrence Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before license is issued.

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

APPLICANT: Children's Oncology Services of Illinois, Inc.
APPEARANCES FOR: Bernard I. Citron
APPEARANCES AGAINST: Andrew Brainard

CAL. NO. 39-92-A

MAP NO. 7-F

MINUTES OF MEETING
February 21, 1992

PREMISES AFFECTED— 622 W. Deming Place

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

ACTION OF BOARD—

Case continued to
April 16, 1992.

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: Marshall Field & Co. by Jeffrey Jahns
APPEARANCES FOR: Jeffrey Jahns
APPEARANCES AGAINST: C.R. Karavich

CAL. NO. 40-92-Z
MAP NO. 7-K
MINUTES OF MEETING
 February 21, 1992

PREMISES AFFECTED— 4101-69 W. George Street
SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variation 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, Marshall Field & Co., by Jeffrey Jahns, for Marshall Field & Co. owner, on January 31, 1992, filed an application for a variation of the zoning ordinance to permit, partly in an M1-1 Restricted Manufacturing District and partly in a C3-4 Commercial-Manufacturing District, the erection of a 1-story 75,000 sq. ft. addition to the north side of an existing warehouse facility, with no provision for a 20 feet deep front yard setback along George Street as required when located across the street from an R3 General Residence District, on premises at 4101-69 W. George Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 31, 1992, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §9.8-3, §10.13-1, §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 February 21, 1992 after due notice thereof by publication in the Chicago Sun Times on February 5, 1992; and

WHEREAS, the district maps show that the premises is partly located in an M1-1 Restricted Manufacturing District and partly in a C3-4 Commercial-Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be partly located in an M1-1 Restricted Manufacturing District and partly in a C3-4 Commercial-Manufacturing District; that the subject site is a large parcel of land improved with a Marshall Field & Co. warehouse building; that the applicant is seeking to erect a 1-story 75,000 sq. ft. addition to the north side of an existing warehouse facility; that in deference to community wishes, the applicant will set back the proposed 1-story addition 4 feet along the W. George Street frontage in lieu of a zero setback as requested; that the said addition is to provide loading dock facilities for Marshall Field's on-site midwest distribution facility; that trucks will enter the site via W. George Street, a one-way street going west, and exit the site via Barsky Lane, a private street, onto N. Pulaski Road; 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 of this district in that the proposed 75,000 sq. ft. addition, as designed, is necessary to utilize the existing distribution facility in an economic way thereby allowing it to remain in the City of Chicago; that the plight of owner is due to unique circumstances in that there

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February 21, 1992
Cal. No. 40-92-Z

is no alternative configuration for the proposed addition on the subject property which would provide for a workable internal movement of trucks in the capacity needed on site; that the proposed addition set back 4 feet along the W. George Street front lot line will provide sufficient space for internal truck movement on site and that said 4 feet setback, properly landscaped, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 1-story 75,000 sq. ft. addition to the north side of an existing warehouse facility, whose front yard setback along George Street will be 4 feet instead of 20 feet as required when located across the street from an R3 General Residence District, on premises at 4101-69 W. George Street, upon condition that ingress to the subject site shall be via W. George Street and egress via Barsky Lane, a private street, onto N. Pulaski Road; that the 4 feet setback on W. George Street shall be landscaped in compliance with applicable provisions of the Chicago Landscape Ordinance; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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Cal. No. 11-92-S

Arnold E. Karolewski, for Richard Van Hattem, applicant, presented a written request to amend the resolution adopted by the Zoning Board of Appeals on January 17, 1992 in Calendar No. 11-92-S permitting the establishment of a Class II Recycling Facility in a proposed 25,575 sq. ft. building, on premises at 1801-31 W. Walnut Street.

Mr. Karolewski seeks to correct a few conditions in the Resolved portion of the resolution and requests the following underlined amendments:

".....that all driveways shall be secured by gates except for the two middle driveways on Walnut Street which allow ingress and egress directly into the proposed facility;"

"that ingress and egress shall be from W. Walnut Street and N. Wood Street;"

"that no (delete garbage) liquid or hazardous waste materials or landscape waste shall be permitted on the subject site; that the operation at the site shall be limited to recyclable paper, cardboard and newspaper; that except for the foregoing items or materials, no other garbage shall be brought onto the premises for recycling or other purposes;"

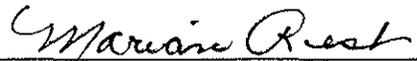
Chairman Spingola moved that the amendments requested be approved. The motion prevailed by yeas and nays as follows:

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

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Member Moore moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on March 20, 1992.



Secretary