

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

held in Room 569 County Building, on Friday, May 21, 1993

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

The following members were present for all or part of the meeting
and constituted a quorum:

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

MINUTES OF MEETING

May 21, 1993

Member McCabe-Miele moved that the Board approve the minutes of the proceedings of the special meeting of the Zoning Board of Appeals held on April 23, 1993 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

Yeas- Spingola, Fornelli, Martin, McCabe-Miele and Fornelli. 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: Mauro Sanchez
 APPEARANCES FOR: Mauro Sanchez
 APPEARANCES AGAINST:

CAL. NO. 153-93-Z
 MAP NO. 5-H
 MINUTES OF MEETING
 May 21, 1993

PREMISES AFFECTED— 1832 N. Winchester Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

Variations granted.

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

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

THE RESOLUTION:

WHEREAS, Mauro Sanchez, owner, on March 16, 1993, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the dormering of the attic of a 2½-story brick 2-dwelling unit building, whose front yard will be 12.9' instead of 20', whose north side yard will be .12' and whose south side yard will be 3.53' instead of side yards of 6' each, and which dormering will result in a 15% (284 sq. ft.) 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 1832 N. Winchester Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.6-3, §7.7-3, §7.8-3(2), §11.7-4(7), (1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 1993, after due notice thereof by publication in the Chicago Sun-Times on May 3, 1993; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject site is improved with a 2½-story brick 2-dwelling units building; that the applicant proposes to dormer the north and south walls of the attic of an existing 2½-story brick 2-dwelling unit building at the subject site which will result in a 15% (284 sq. ft.) 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 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 dormer addition is necessary to provide additional living space in the applicant's second floor dwelling unit; that the plight of the owner is due to the need for additional bedroom space for the applicant and his family; that no one appeared in opposition to the applicant's proposal; that the proposed dormers will conform to existing building lines and will not impair an adequate supply of light and air to adjacent property; that the variations, if granted will not alter the essential character of the locality; it is therefore

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Cal. No. 153-93-Z

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the dormering of the attic of a 2½-story brick 2-dwelling unit building, whose front yard will be 12.9' instead of 20', whose north side yard will be .12' and whose south side yard will be 3.53' instead of side yards of 6' each, and which dormering will result in a 15% (284 sq. ft.) 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 1832 N. Winchester Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Bernard Berry
 APPEARANCES FOR: Gary I. Wigoda
 APPEARANCES AGAINST:

CAL. NO. 154-93-Z
 MAP NO. 3-G
 MINUTES OF MEETING
 May 21, 1993

PREMISES AFFECTED— 1100 W. Chestnut Street
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

Variations granted.

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

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
x		
x		

THE RESOLUTION:

WHEREAS, Bernard Berry, owner, on April 1, 1993, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 3-story single-family dwelling on an irregular-shaped lot, whose rear yard will be 6.83 feet instead of 30 feet, on premises at 1100 W. Chestnut Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 23, 1993, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.9-4, §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 May 21, 1993, after due notice thereof by publication in the Chicago Sun-Times on May 3, 1993; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the subject site is an unimproved irregular-shaped 3,120 sq. ft. lot; that the Board takes judicial notice of a variation granted on November 18, 1988 for the erection of a 2-story 2-dwelling unit building at the subject site, whose east front yard will be 5.5 feet instead of 8.8 feet and whose west rear yard will be 3 feet instead of 30 feet, in Calendar No. 245-88-Z; that the applicant in this case proposes to erect a 3-story single-family dwelling at the subject site; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the rear yard variation request is necessary to build a modern livable single-family residence on the subject site; that the plight of the owner is due to the irregular shape of the subject zoning lot which abuts a railroad embankment at its north lot line; and that the variation, if granted, will not alter the essential character of the locality in that the proposed single-family residence will be compatible with the existing residential improvements in the block which do not comply with the rear yard requirements of the zoning ordinance; it is therefore

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Cal No. 154-93-Z

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 3-story single-family dwelling on an irregular-shaped lot, whose rear yard will be 6.83 feet instead of 30 feet, on premises at 1100 W. Chestnut 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: John McMahon
 APPEARANCES FOR: John McMahon
 APPEARANCES AGAINST:

CAL. NO. 155-93-Z
 MAP NO. 5-H
 MINUTES OF MEETING
 May 21, 1993

PREMISES AFFECTED-- 1710 N. Paulina Street
 SUBJECT-- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

THE VOTE

Variations granted.

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

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
x		
x		

THE RESOLUTION:

WHEREAS, John McMahon, for James Magidson/Urbanscape, owner, on April 2, 1993 filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 2-story single-family residence, whose front yard will be 16' instead of 19.36' and with no south side yard instead of 2.5 feet, on premises at 1710 N. Paulina Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 24, 1993, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.8-3(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 May 21, 1993, after due notice thereof by publication in the Chicago Sun-Times on May 3, 1993; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject site is an unimproved 21' x 121' lot bordered on the south by a public alley and at the rear by a public alley; that the applicant proposes to erect a 2-story single-family residence at the subject site; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the yard variations requested are necessary to build a modern livable single-family residence at the subject site; that the plight of the owner is due to the narrow width of the subject zoning lot; that proposed single-family residence will be compatible with existing residential improvements in this block 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

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

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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, whose front yard will be 16' instead of 19.36' and with no south side yard instead of 2.5 feet, on premises at 1710 N. Paulina 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: Chicago Capital Consultants
 APPEARANCES FOR: Gary I. Wigoda
 APPEARANCES AGAINST:

CAL. NO. 156-93-Z
 MAP NO. 5-F
 MINUTES OF MEETING
 May 21, 1993

PREMISES AFFECTED— 1939 N. Hudson Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

Variations granted.

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

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
x		
x		

THE RESOLUTION:

WHEREAS, Chicago Capital Consultants, owner, on April 5, 1993, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 4-story single-family dwelling, whose front yard will be 7 feet instead of 14.76 feet, with no side yards instead of 2.4 feet each, and whose rear yard will be 18 feet instead of 30 feet, on premises at 1939 N. Hudson Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.7-1, §7.8-2, §7.9-1, §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 May 21, 1993, after due notice thereof by publication in the Chicago Sun-Times on May 3, 1993; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R5 General Residence District; that the subject site is a 24' x 123' lot presently improved with a 1½-story brick residence; that the applicant proposes to demolish the existing structure and erect a 4-story step-like structure single-family residence at the site; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used under the regulations in this district in that the yard variations requested are necessary to construct the subject single-family residence as designed, and, in part, to accommodate the request of the property owner abutting the subject site to the north that the proposed residence be built to the its north lot line to abut his building which is built to his south line line; that the plight of the owner is due to the narrow width of the subject zoning lot which necessitates the requested yard variations; that the proposed single-family residence will be compatible with existing residential improvements in the neighborhood; 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 4-story single-family dwelling, whose front yard will be 7 feet instead of 14.76 feet, with no side yards instead of 2.4 feet each, and whose rear yard will be 18 feet instead of 30 feet, on premises at 1939 N. Hudson Avenue, upon condition that all garbage containers shall be stored in the accessory garage prior to pickup 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: Steve Koch
 APPEARANCES FOR: Gary I. Wigoda
 APPEARANCES AGAINST:

CAL. NO. 157-93-Z
 MAP NO. 7-G
 MINUTES OF MEETING
 May 21, 1993

PREMISES AFFECTED— 2620 N. Lakewood Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

Variations granted.

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

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

THE RESOLUTION:

WHEREAS, Steve Koch, owner, on April 13, 1993, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 3rd story addition to an existing 2-story brick single-family dwelling on the rear of the lot, whose north side yard will be 2.9 feet and with no south side yard instead of 3.78 feet each, and with no rear yard instead of 30 feet, on premises at 2620 N. Lakewood Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §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 May 21, 1993, after due notice thereof by publication in the Chicago Sun-Times on May 3, 1993; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the subject site is a 4,818 sq. ft. irregular-shaped lot improved with a former commercial building converted to a single-family dwelling and which is located on the rear of the lot; that the applicant proposes to erect a 3rd story addition to the existing 2-story brick single-family residential building; 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 3rd story addition is necessary to provide additional living space to meet the needs of the applicant and his family; that the plight of the owner is due to unique circumstances in that the existing building shares a party wall along a portion of the south side near the rear of the building which necessitates building into the south side yard by its extension and that the configuration of the existing building in the rear of the lot necessitates the variations requested; that proposed 3rd story addition will not impair an adequate supply of light and air to other properties; and that the variations, if granted, will not alter the essential character of the locality; it is therefore

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Cal. No. 157-93-Z

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 3rd story addition to an existing 2-story brick single-family dwelling on the rear of the lot, whose north side yard will be 2.9 feet and with no south side yard instead of 3.78 feet each, and with no rear yard instead of 30 feet, on premises at 2620 N. Lakewood 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: The Baker Organization

CAL. NO. 158-93-Z

PEARANCES FOR:

MAP NO. 5-F

PEARANCES AGAINST:

MINUTES OF MEETING

May 21, 1993

PREMISES AFFECTED— 435 W. Armitage Avenue

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

ACTION OF BOARD—

THE VOTE

Case continued to
August 20, 1993.

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

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
x		
x		

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

APPLICANT: John Supera
 APPEARANCES FOR: Gary I. Wigoda
 APPEARANCES AGAINST: David Crawford, et al.

CAL. NO. 159-93-Z
 MAP NO. 7-G
 MINUTES OF MEETING
 May 21, 1993

PREMISES AFFECTED— 2859 N. Racine Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

Variations granted.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
	X	
X		
X		
		X

THE RESOLUTION:

WHEREAS, John Supera, owner, on April 5, 1993, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 3-story 6-dwelling unit townhouse building, whose front yard will be 5 feet instead of 15 feet and with no rear yard instead of 30 feet, on premises at 2859 N. Racine Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.7-5, §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 May 21, 1993, after due notice thereof by publication in the Chicago Sun-Times on May 3, 1993; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the subject site is a 48' x 124' lot located on the southeast corner of N. Racine Avenue and W. George Street and is presently improved with an older frame residential building; that on April 22, 1993, the City Council rezoned the subject site from R4 General Residence to R5 General Residence specifically for the proposed development; that the applicant proposes to demolish the existing residential building and erect a 3-story 6 dwelling unit townhouse building including on-site parking spaces 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 although the requested amount of dwelling units would be in conformance with the prior R4 zoning requirements, the rezoning to R5 General Residence passed by the City Council on April 22, 1993 was only for the necessity of allowing larger sized dwelling units and therefore the plight of the owner is due to unique circumstances; that nine off-street parking spaces will be provided although only six are required; that the proposed use will be compatible with existing residential improvements in the area and that the variations, if granted, will not alter the essential character of the locality, it is therefore

MINUTES OF MEETING

May 21, 1993

Cal. No. 159-93-Z

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 3-story 6-dwelling unit townhouse building, whose front yard will be 5 feet instead of 15 feet and with no rear yard instead of 30 feet, on premises at 2859 N. Racine 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: Illinois Facilities Fund
 APPEARANCES FOR: Gary I. Wigoda
 APPEARANCES AGAINST: Karyn Byers

CAL. NO. 160-93-S
 MAP NO. 1-J
 MINUTES OF MEETING
 May 21, 1993

PREMISES AFFECTED— 710-14 N. Monticello Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

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

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
x		
x		

THE RESOLUTION:

WHEREAS, Illinois Facilities Fund, owner, on March 25, 1993, 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 an R4 General Residence District, on premises at 710-14 N. Monticello Avenue, to fulfill the parking requirement for a day care center at 722-44 N. Monticello Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.4-4, §7.12-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 1993, after due notice thereof by publication in the Chicago Sun-Times on May 3, 1993; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the subject site is a 56' x 125' unimproved lot located directly south from the day care center to be operated by Chicago Commons, a nonprofit social service agency, at 722-44 N. Monticello Avenue; that the day care center operation, which includes a Head Start program, is part of a statewide initiative, called the Child Care Facility Development Program, which is being administered by the applicant, in partnership with the Illinois Department of Children and Family Services; that the proposed off-site accessory parking lot is necessary for the public convenience at this location to fulfill the parking requirement for the aforesaid day care center at 722-44 N. Monticello Avenue; 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 subject property is presently a vacant lot and that the use of the site as an accessory parking lot will be an improvement of the site and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

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Cal. No. 160-93-S

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, on premises at 710-14 N. Monticello Avenue, to fulfill the parking requirement for a day care center at 722-44 N. Monticello Avenue, upon condition that no use shall be made of the property for the purpose requested until the following conditions shall have been complied with: that the proposed parking lot shall be limited to the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said lot at any time; that the lot shall be improved with a compacted macadam base, not less than 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 any established City of Chicago sewer; that steel beam guard rails shall be erected on the east, south and west lot lines, excepting the driveway; that a solid wood decorative fence shall be erected on the north lot line to screen the facility from abutting residential property; that concrete wheel stops shall be provided; that striping shall be provided; that lighting shall be provided directed away from abutting residential property; that ingress and egress shall be from N. Monticello Avenue; that the alley abutting the site to the west shall not be used for ingress nor for egress; that the driveway shall be constructed in accordance with applicable ordinances; that the hours of operation for the parking lot shall be limited to the hours between 7:00 A.M. and 6 P.M. when the day care center is in operation; that the parking lot shall be securely locked when not in use by the day care center; that applicable provisions of the Chicago Landscape Ordinance shall be complied with; and that all other applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the provisions and standards hereby established under this order and under Section 5.8-5 of the zoning ordinance.

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

APPLICANT: Michael Morrissey & William Morrissey

CAL. NO. 161-93-S

APPEARANCES FOR:

MAP NO. 5-F

APPEARANCES AGAINST:

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May 21, 1993

PREMISES AFFECTED— 1946 N. Mohawk Street

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

ACTION OF BOARD—

Case continued to August 20, 1993.

THE VOTE

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

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

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

APPLICANT: Eamon & Tom McCauley
 APPEARANCES FOR: Howard Kilberg
 APPEARANCES AGAINST:

CAL. NO. 162-93-S
 MAP NO. 9-F
 MINUTES OF MEETING
 May 21, 1993

PREMISES AFFECTED— 741 W. Aldine Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Eamon & Tom McCauley, for Ben Weiss, owner, on March 29, 1993, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of 7 off-site accessory parking spaces on the ground floor of a proposed 4-story 3 condominium dwelling unit building, in an R5 General Residence District, on premises to fulfill the parking requirement for a proposed 3-story 8 condominium dwelling unit building at 737 W. Aldine Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.4-5, §7.12-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 1993, after due notice thereof by publication in the Chicago Sun-Times on May 3, 1993; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R5 General Residence District; that the subject site is a 23.75' x 102.5' unimproved lot with a public alley abutting its west lot line; that the applicant proposes to erect a 3-story 8 condominium dwelling unit building at 737 W. Aldine Avenue and a 4-story 3 condominium dwelling unit building at 741 W. Aldine Avenue; that the proposed building at 741 W. Aldine will have on its first level a total of ten enclosed parking spaces; that the applicant proposes to use 7 parking spaces located at 741 W. Aldine Avenue to fulfill the off-site accessory parking requirement for the proposed 8 condominium building to be erected at 737 W. Aldine Avenue which building will have a parking space at the rear of the site; that the proposed use is necessary for the public convenience at this location to fulfill the parking requirement for the proposed 3-story 8 condominium dwelling unit building at 737 W. Aldine Avenue; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed off-site accessory parking spaces; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood; it is therefore

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Cal. No. 162-93-S

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of 7 off-site accessory parking spaces on the ground floor of a proposed 4-story 3-condominium dwelling unit building, on premises at 741 W. Aldine Avenue, to fulfill the parking requirement for a proposed 3-story 8-condominium dwelling unit building at 737 W. Aldine Avenue, upon condition that the 7 off-site accessory parking spaces shall be provided continuously in compliance with Section 5.8-5 of the zoning ordinance; and that all other applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued.

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

APPLICANT: United Credit Union
 APPEARANCES FOR: Frank Kuta
 APPEARANCES AGAINST:

CAL. NO. 163-93-S
 MAP NO. 10-K
 MINUTES OF MEETING
 May 21, 1993

PREMISES AFFECTED— 4500-16 S. Pulaski Road
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, United Credit Union, owner, on April 1, 1993, 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 B4-1 Restricted Service District, on premises at 4500-16 S. Pulaski Road, to serve a bank located at 4444 S. Pulaski Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 24, 1993, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §8.3-4, §8.4-4, §8.11-1."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 1993, after due notice thereof by publication in the Chicago Sun-Times on May 3, 1993; 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 a 108.55' x 180' unimproved lot located on the southwest corner of W. 45th Street and S. Pulaski Road; that the proposed off-site accessory parking lot is necessary for the public convenience at this location to serve a bank located at 4444 S. Pulaski Road; 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 be located directly south of the bank served across W. 45th Street and is compatible with existing improvements in the neighborhood; and that the proposed parking lot will not cause substantial injury to the value of other properties 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 4500-16 S. Pulaski Road, to serve a bank located at 4444 S. Pulaski Road, upon condition that no use shall be made

MINUTES OF MEETING

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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 and that no commercial vehicles shall be parked upon said lot at any time; that the lot shall be improved with a compacted macadam base, not less than four inches thick, 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 lot shall be enclosed, excepting the driveway, by steel beam guard rails two feet in height; that striping shall be provided; that lighting shall be provided; that ingress and egress shall be via W. 45th Street; that the alley abutting the site to the west shall not be used for ingress nor for egress; that the driveway shall be constructed in accordance with applicable ordinances; that the lot shall be securely locked at all times when not in use by the bank facility; that all applicable provisions of the Chicago Landscape Ordinance shall be complied with; and that all other applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the provisions and standards hereby established until this order.

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

APPLICANT: D.K. Chicago, Inc.

CAL. NO. 164-93-S

APPEARANCES FOR:

MAP NO. 5-G

APPEARANCES AGAINST:

MINUTES OF MEETING

May 21, 1993

PREMISES AFFECTED— 2021 N. Clybourn Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application withdrawn upon motion of applicant.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT:

Andriyous P. Youkhana

CAL. NO. 165-93-S

APPEARANCES FOR:

MAP NO. 2-E

APPEARANCES AGAINST:

MINUTES OF MEETING

May 21, 1993

PREMISES AFFECTED—

539-45 S. Wabash Avenue

SUBJECT—

Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Case continued to
August 20, 1993.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Stanislaw Bartlomiejczuk

CAL. NO. 166-93-S

APPEARANCES FOR:

MAP NO. 16-M

APPEARANCES AGAINST:

MINUTES OF MEETING

May 21, 1993

PREMISES AFFECTED— 6435 and 6439 S. Austin Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
August 20, 1993.

THE VOTE

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

AFFIRMATIVE NEGATIVE ABSENT

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Stanislaw Bartlomiejczuk

CAL. NO. 167-93-Z

APPEARANCES FOR:

MAP NO. 16-M

APPEARANCES AGAINST:

MINUTES OF MEETING

May 21, 1993

PREMISES AFFECTED— 6435 & 6439 S. Austin Avenue

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

ACTION OF BOARD—

THE VOTE

Case continued to
August 20, 1993.

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

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

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

APPLICANT: Prolerized Chicago Corp.
 APPEARANCES FOR: Kevin J. Rielley
 APPEARANCES AGAINST:

CAL. NO. 168-93-S
 MAP NO. 8-I
 MINUTES OF MEETING
 May 21, 1993

PREMISES AFFECTED— 3151 S. California Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Prolerized Chicago Corp., for Metropolitan Water Reclamation District of Greater Chicago, owner, on April 2, 1993, filed an application for a special use under the zoning ordinance for the approval of the location and the operation of a junk yard in conjunction with a scrap metal recycling facility, in an M3-4 Heavy Manufacturing District, on premises at 3151 S. California Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 22, 1993, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §10.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 1993, after due notice thereof by publication in the Chicago Sun-Times on May 3, 1993; and

WHEREAS, the district maps show that the premises is located in an M3-4 Heavy Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an M3-4 Heavy Manufacturing District; that the subject site is an irregular-shaped parcel of land of 14-plus acres; that automobiles and other sources of sheet metal are brought to the site where they are shredded and sold to steel companies for recycling into new sheet metal products; that on June 12, 1962, the Board approved the establishment of a junk yard and the installation of an incinerator, 23' x 100', at the subject site; that the testimony presented in Calendar No. 212-62-S is hereby made part of this case; that the proposed use 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 operation of the proposed use which will comply with all applicable city and state ordinances governing the establishment and operation of junk yards and with the licensing requirements of the Chicago Department of Environment; that the proposed use is compatible with surrounding industrial improvements and will not cause substantial injury to the value of other property in the neighborhood in which it is located; it is therefore

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

MINUTES OF MEETING

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Cal. No. 168-93-S

and the Zoning Administrator is authorized to permit the operation of a junk yard in conjunction with a scrap metal recycling facility, on premises at 3151 S. California Avenue, upon condition that all applicable provisions of city and state ordinances governing the establishment and operation of junk yards shall be complied with; that the licensing requirements of the Chicago Department of Environment shall be complied with; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Rose of Light M.B. Church
 APPEARANCES FOR: Rev. Charles E. Jones
 APPEARANCES AGAINST:

CAL. NO. 169-93-S
 MAP NO. 18-G
 MINUTES OF MEETING
 May 21, 1993

PREMISES AFFECTED— 1302-16 W. 74th Street
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Rose of Light M.B. Church, owner, on April 2, 1993, filed an application for a special use under the zoning ordinance for the approval of the location and the erection of a 7,104 sq. ft. 1-story 252-seat church building, in a C1-1 Restricted Commercial District, on premises at 1302-16 W. 74th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 22, 1993, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §9.3-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 1993, after due notice thereof by publication in the Chicago Sun-Times on May 3, 1993; 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 150' x 125' unimproved zoning lot; that the applicant church is presently located at 8130 S. Racine Avenue; that the proposed use is necessary at the subject site to continue to serve the needs of the congregation; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed church which will comply with all applicable building code regulations and which will provide adequate off-street parking spaces to be improved and operated under the conditions hereinafter set forth; that the proposed church will be compatible with the existing residential improvements in this block 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 Zoning Administrator is authorized to permit the erection of a 7,104 sq. ft. 1-story 252-seat church building, on premises at 1302-16 W. 74th Street, upon condition that the on-site parking areas located north and east of the proposed church building shall be improved

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with a compacted macadam base, not less than four 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 striping shall be provided; that concrete wheel stops shall be provided; that lighting shall be provided; that ingress to the parking spaces located on the east side of the proposed church building shall be from W. 74th Street; that ingress and egress to 15 parking spaces located north of and behind the proposed church building shall be via the public alley abutting the site to the north, provided an ordinance is passed by the City Council removing the barrier requirement; that the driveway on W. 74th Street shall be constructed in compliance with applicable ordinances; that all applicable provisions of the Chicago Landscape Ordinance shall be complied with; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued. It shall be the responsibility of the applicant to improve and maintain the parking areas continuously in conformance with the provisions and standards hereby established under this order.

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

APPLICANT: Union Grove Missionary Baptist Church
 APPEARANCES FOR: Lawrence E. Kennon
 APPEARANCES AGAINST:
 PREMISES AFFECTED— 4445 W. Madison Street
 SUBJECT— Application for the approval of a special use.

CAL. NO. 170-93-S
 MAP NO. 2-K
 MINUTES OF MEETING
 May 21, 1993

ACTION OF BOARD—

THE VOTE

Application approved.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Union Grove Missionary Baptist Church, for CKK Corporaiton, owner, on April 16, 1993, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a 92-seat church in a 1-story brick building, in a B4-2 Restricted Service District, on premises at 4445 W. Madison Street; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 1993, after due notice thereof by publication in the Chicago Sun-Times on May 3, 1993; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-2 Restricted Service District; that the subject site is improved with a 1-story brick building; that the applicant church is presently located at 1456 S. Kedvale Avenue; that the proposed use is necessary for the public convenience at this location in order to continue to serve the needs of the congregation, many of whom reside within the area; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed church will be comply with all applicable building code regulations and which will provide adequate off-street parking to be improved and maintained under the conditions hereinafter set forth; that the proposed church will not cause substantial injury to the value of other property in the neighborhood in that it is located in a declining business area with vacant stores and vacant lots in the block in which the subject property is located; 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 92-seat church in a 1-story brick building, on premises at 4445 W. Madison Street, upon condition that the parking area abutting the church building shall be improved with a compacted macadam

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base, not less than four 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 steel beam guard rails two feet high shall be provided on the east and south lot lines; that striping shall be provided; that lighting shall be provided; that concrete wheel stops shall be provided; that ingress and egress shall be via W. Madison Street; that the alley abutting the site to the south shall not be used for ingress nor for egress; that the driveway shall be constructed in accordance with applicable ordinances; that all applicable provisions of the Chicago Landscape Ordinance shall be complied with; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued. It shall be the responsibility of the applicant to improve and maintain the parking area continuously in conformance with the provisions and standards hereby established under this order.

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

APPLICANT: Elder David Lee Woods
 APPEARANCES FOR: Ernest Powell, David Lee Woods
 APPEARANCES AGAINST:

CAL. NO. 171-93-S
 MAP NO. 18-G
 MINUTES OF MEETING
 May 21, 1993

PREMISES AFFECTED-- 7711-17 S. Ashland Avenue
 SUBJECT-- Application for the approval of a special use.

ACTION OF BOARD--

THE VOTE

Application approved.

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

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
x		
		x

THE RESOLUTION:

WHEREAS, Elder David Lee Woods, for Max & Yetta Goldman, owner, on April 14, 1993 filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a 175-seat church in a 1-story brick building, in a B2-1 Restricted Retail District, on premises at 7711-17 S. Ashland Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 9, 1993, reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 1993, after due notice thereof by publication in the Chicago Sun-Times on May 3, 1993; 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 one-story brick building; that the applicant church is presently located at 10906 S. Halsted Street; that the proposed use is necessary for the public convenience at this location to continue to meet the needs of the congregation; 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 which will provide adequate off-street parking; that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; 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 175-seat church in a 1-story brick building, on premises at 7711-17 S. Ashland Avenue, upon condition that the required off-street parking shall be provided within the south end of the subject building; that ingress and egress shall be determined by the Bureau of Street Traffic and Operations; 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: Fishy Things, Inc., by Bernard I. Citron
 APPEARANCES FOR: Bernard I. Citron
 APPEARANCES AGAINST: Hon. John O. Steele, et al.
 PREMISES AFFECTED— 8700 S. Martin Luther King, Jr. Drive
 SUBJECT— Application for the approval of a special use.

CAL. NO. 172-93-S
 MAP NO. 22-E
 MINUTES OF MEETING
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ACTION OF BOARD—

THE VOTE

Application denied.

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	
		X

THE RESOLUTION:

WHEREAS, Fishy Things, Inc., by Bernard I. Citron, for Sally S. Robertson, owner, on April 8, 1993, 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 Rally's restaurant, in a B4-1 Restricted Service District, on premises at 8700 S. Martin Luther King, Jr. Drive; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 7, 1993, reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 1993, after due notice thereof by publication in the Chicago Sun-Times on May 3, 1993; 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 a 120' x 154' unimproved zoning lot located on the southwest corner of the intersection of E. 87th Street and S. Martin Luther King, Jr. Drive; that the other corners of the said intersection are improved with a large grocery store, a Church's chicken restaurant, and a filling station; that the applicant proposes to erect a double drive-through facility in conjunction with a proposed Rally's restaurant at the subject site; that no evidence was presented to indicate that the proposed double drive-through facility is necessary for the public convenience at this location; that the double drive-through facility is proposed to be located along a street improved with single-family residences; that the residential character of Martin Luther King, Jr. Drive in this area makes the proposed site an inappropriate location for a double drive-through facility; 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 double-drive through facility; that the proposed drive-through facility will have ingress and egress from Martin Luther King, Jr. Drive where a C.T.A bus stop is located; that such ingress and egress may pose a safety hazard for both automobile drivers and C.T.A. bus passengers; that the proposed double drive-through lanes and

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drive-up windows will be located directly north across a public alley from residential property and that the traffic, noise, proposed hours of operation from 9:30 A.M. to 1 A.M. on Sunday through Thursday and 9:30 A.M. and 2 A.M. on Friday and Saturday, lights and outdoor storage will create nuisance problems for adjoining single-family residential property owners; that the proposed use is incompatible with the single-family residential character of Martin Luther King, Jr. Drive in this neighborhood and that the proposed use will have a negative impact on the value of other 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: Taimos Development Corp., by Susan G. Connelly
 APPEARANCES FOR: Susan G. Connelly
 APPEARANCES AGAINST:

CAL. NO. 173-93-S
 MAP NO. 3-J
 MINUTES OF MEETING
 May 21, 1993

PREMISES AFFECTED— 3331-37 W. Division Street
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

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

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
x		
		x

THE RESOLUTION:

WHEREAS, Taimos Development Corp., by Susan G. Connelly, for Taimos Development Corp., owner, on April 12, 1993, 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 ground floor in the construction of a 4-story 68-unit single room occupancy (SRO) building, in a B2-5 Restricted Retail District, on premises at 3331-37 W. Division Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 7, 1993, reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 1993, after due notice thereof by publication in the Chicago Sun-Times on May 3, 1993; and

WHEREAS, the district maps show that the premises is located in a B2-5 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 B2-5 Restricted Retail District; that the subject site is a 72.48' x 110' unimproved zoning lot located on the southwest corner of W. Division Street and N. Christiana Avenue; that the applicant seeks to provide 5 dwelling units on the ground floor in the construction of a 4-story 68 dwelling unit single room occupancy (SRO) building at the subject site; that the proposed use 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 operation of the proposed single room occupancy building which will be constructed in compliance with all applicable building code regulations and which will provide adequate off-street parking to be located at 1146 N. Christiana Avenue pursuant to companion application No. 175-93-S; that the proposed use will be compatible with the predominantly residential character of 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 Zoning Administrator is authorized to permit the establishment of dwelling units on the

MINUTES OF MEETING

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ground floor in the construction of a 4-story 68-dwelling unit single room occupancy (SRO) building, on premises at 3331-37 W. Division Street, upon condition that off-street parking shall be provided at 1146 N. Christiana Avenue, pursuant to application No. 175-93-S; 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: Taimos Development Corp. by Susan G. Connelly
 APPEARANCES FOR: Susan G. Connelly
 APPEARANCES AGAINST:

CAL. NO. 174-93-Z
 MAP NO. 3-J
 MINUTES OF MEETING
 May 21, 1993

PREMISES AFFECTED— 3331-37 W. Division Street
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

Variations granted.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Taimos Development Corp., by Susan G. Connelly, for Taimos Development Corp., owner, on April 12, 1993, filed an application for a variation of the zoning ordinance to permit in a B2-5 Restricted Retail District, the erection of a 4-story 68-unit SRO building, with no front yard instead of 13.2 feet, whose west side yard will be 5 feet instead of 6 feet, and whose rear yard will be 15 feet instead of 30 feet, on premises at 3331-37 W. Division Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 7, 1993, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §8.3-2, §8.7-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 1993, after due notice thereof by publication in the Chicago Sun-Times on May 3, 1993; and

WHEREAS, the district maps show that the premises is located in a B2-5 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 B2-5 Restricted Retail District; that the subject site is a 72.48' x 110' unimproved zoning lot located on the southwest corner of W. Division Street and N. Christiana Avenue; that on May 21, 1993, the Board approved the establishment of 5 dwelling units on the ground floor in the construction of a 4-story 68-dwelling unit single room occupancy (SRO) building at the subject site, in Calendar No. 173-93-S; that the property in question cannot yield a reasonable return nor be out to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district; that the plight of the owner is due to unique circumstances; that the proposed use will be compatible with the predominantly residential character of the area; and that the variations, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a

MINUTES OF MEETING

May 21, 1993

Cal. No. 174-93-Z

4-story 68-unit SRO building, with no front yard instead of 13.2 feet, whose west side yard will be 5 feet instead of 6 feet, and whose rear yard will be 15 feet instead of 30 feet, on premises at 3331-37 W. Division 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: Taimos Development Corp., by Susan G. Connelly
 APPEARANCES FOR: Susan G. Connelly
 APPEARANCES AGAINST:

CAL. NO. 175-93-S
 MAP NO. 3-J
 MINUTES OF MEETING
 May 21, 1993

PREMISES AFFECTED— 1146 N. Christiana Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

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

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
x		
		x

THE RESOLUTION:

WHEREAS, Taimos Development Corp., by Susan G. Connelly, for Taimos Development Corp., owner, on April 12, 1993, 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 an R4 General Residence District, on premises at 1146 N. Christiana Avenue, to satisfy the parking requirement for a proposed 4-story 68-unit single room occupancy (SRO) building at 3331-37 W. Division Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 7, 1993, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.11-4, §8.11-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 1993, after due notice thereof by publication in the Chicago Sun-Times on May 3, 1993; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that on May 21, 1993 the Board approved the establishment of dwelling units on the ground floor in the construction of a 4-story 68-dwelling unit single room occupancy (SRO) building to be located at 3331-37 W. Division Street, in Calendar No. 173-93-S; that the Board additionally permitted the erection of the said SRO building with no front yard instead of 13.2', whose west side yard will be 5 feet instead of 6 feet and whose rear yard will be 15 feet instead of 30 feet, in Calendar No. 174-93-Z; that the subject site in this case is a 25' x 100' unimproved zoning lot located immediately south across a public alley from the proposed SRO building; that the proposed use is necessary for the public convenience at this location to satisfy the parking requirement for the aforesaid 4-story 68-dwelling unit SRO building at 3331-37 W. Division 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 following conditions hereinafter set forth; that the proposed parking

MINUTES OF MEETING
May 21, 1993
Cal. No. 175-93-S

lot is located directly south of the use served 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 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 1146 N. Christiana Avenue, to satisfy the parking requirement for a proposed 4-story 68-unit single room occupancy (SRO) building at 3331-37 W. Division Street, upon condition that no use shall be made of the property 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 and that no commercial vehicles shall be parked upon the said property at any time; that the lot 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 steel beam guard rails 2 feet high shall be erected on the south lot line and on the east and west lot lines within the landscaped areas; that striping and lighting shall be provided; that concrete wheel stops shall be provided; that ingress and egress shall be via the public alley provided an ordinance is passed by the City Council waiving the alley barrier requirement; that all applicable provisions of the Chicago Landscape Ordinance shall be complied with; and that all other applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the provisions and standards hereby established under this order and with §5.8-5 of the zoning ordinance.

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

APPLICANT: Taimos Development Corp., by Susan G. Connelly
 APPEARANCES FOR: Susan G. Connelly
 APPEARANCES AGAINST:

CAL. NO. 176-93-Z
 MAP NO. 3-J
 MINUTES OF MEETING
 May 21, 1993

PREMISES AFFECTED— 1146 N. Christiana Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

Variation granted.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Taimos Development Corp., by Susan G. Connelly, for Taimos Development Corp., owner, on April 12, 1993, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, a proposed parking lot to be open and used on a 24-hour daily basis, on premises at 1146 N. Christiana Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 7, 1993, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.11-4, §8.11-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 1993, after due notice thereof by publication in the Chicago Sun-Times on May 3, 1993; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the subject site is a 25' x 100' unimproved zoning lot; that on May 21, 1993, the Board approved the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, on premises at 1146 N. Christian Avenue, to satisfy the parking requirement for a proposed 4-story 68 unit single room occupancy (SRO) building at 3331-37 W. Division Street, in Calendar No. 175-93-S; that the applicant is seeking to permit the aforesaid parking lot to be open and used on a 24 hour daily basis; 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; that the plight of the owner is due to unique circumstances; and that the variation, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit a proposed parking lot to be open and used on a 24-hour daily basis, on premises at 1146 N. Christiana 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: Hillman Britton
 APPEARANCES FOR: Hillman Britton
 APPEARANCES AGAINST:

CAL. NO. 177-93-A
 MAP NO. 14-G
 MINUTES OF MEETING
 May 21, 1993

PREMISES AFFECTED— 5540 S. Racine Avenue

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

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Hillman Britton, for Darryl Burke, owner, on April 6, 1993, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a second-hand store in a 2-story frame store and apartment building, in a B2-1 Restricted Retail District, on premises at 5540 S. Racine Avenue; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 1993; and

WHEREAS, the district maps show that the premises are 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 2-story frame store and apartment building; that on December 17, 1982 the Board sustained an appeal permitting the continued operation of a second-hand store on the first floor of the two-story frame store and apartment building at the subject site; that the testimony presented in Calendar No. 344-82-A is hereby make part of the record in this case; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a second-hand store in a 2-story frame store and apartment building, on premises at 5540 S. Racine Avenue, upon condition that all business activities shall be maintained within the premises and that no merchandise shall be displayed on the public sidewalk; 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: Waterfront Ventures, Inc.
 APPEARANCES FOR: Gary I. Wigoda
 APPEARANCES AGAINST:

CAL. NO. 178-93-A
 MAP NO. 3-G
 MINUTES OF MEETING
 May 21, 1993

PREMISES AFFECTED— 1177 N. Elston Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.
 ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Waterfront Ventures, Inc., for Jacquelin Pele, AAA Boatyard, owner, on March 15, 1993, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the re-establishment of a non-conforming tavern and restaurant in a 1-story brick building, in Planned Manufacturing District No. 2, on premises at 1177 N. Elston Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §11.8-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 1993; and

WHEREAS, the district maps show that the premises is located in Planned Manufacturing District No. 2; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in Planned Manufacturing District No. 2; that testimony presented indicates that the subject premises has been occupied by a tavern for over 30 years; that the subject site has been owned by J. Pele since 1974 and operated as a fully licensed tavern; that the subject premises was leased to another party for a tavern use until the tenant was evicted and their liquor license revoked; that on December 15, 1990 the subject site was rezoned from M3-4 Heavy Manufacturing, under which zoning a tavern use was permitted, to Planned Manufacturing District No. 2, which made the tavern use a legal non-conforming use; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of its appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the re-establishment of a non-conforming tavern and restaurant in a 1-story building, on premises at 1177 N. Elston 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: Manhattan Jewelry & Pawn

CAL. NO. 179-93-A

APPEARANCES FOR:

MAP NO. 1-E

APPEARANCES AGAINST:

MINUTES OF MEETING

May 21, 1993

PREMISES AFFECTED— 47 E. Chicago Avenue

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

ACTION OF BOARD—

Case continued to August 20, 1993.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

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

APPLICANT: Albert H. Miller
 APPEARANCES FOR: Albert H. Miller
 APPEARANCES AGAINST:

CAL. NO. 180-93-A
 MAP NO. 8-F
 MINUTES OF MEETING
 May 21, 1993

PREMISES AFFECTED— 3843 S. Halsted Street and 3848 S. Emerald Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

Appeal sustained, in part,
 and denied, in part.

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

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
x		
		x

THE RESOLUTION:

WHEREAS, Albert H. Miller, owner, on March 18, 1993, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify an existing business consisting of wholesale and retail sale of new and used trucks and parts in a 1-story brick building at 3843 S. Halsted Avenue and accessory outdoor storage and disassembly of used trucks at 3848 S. Emerald Avenue, in an M1-2 Restricted Manufacturing District; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 21, 1993, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §10.3-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 1993; and

WHEREAS, the district maps show that the premises are located in an M1-2 Restricted Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an M1-2 Restricted Manufacturing District; that the subject site consists of a 12,500 sq. ft. lot at 3843 S. Halsted Street improved with a 1-story brick garage building, and a 21,875 sq. ft. lot located directly across the alley to the east with frontage on 3848 W. Emerald Avenue; that testimony presented indicates that the business conducted by the applicant at 3843 S. Halsted Street consists of 90% wholesale of new and used trucks and parts and 10% retail of same; that the aforesaid wholesale and retail activity has been conducted at the site by the applicant since prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance; that the appellant has a right to continue the wholesale and retail sale activity at the 3843 S. Halsted Avenue site; that no evidence was presented indicating that the storage yard at 3848 S. Emerald Avenue for the outdoor storage and disassembly of trucks has been continuously operated as a legal non-conforming junk yard since prior to the adoption of the 1957 comprehensive amendment of the zoning ordinance; that under Section 10-3-1 of the zoning ordinance the Board has no authority to permit the outdoor storage and disassembly use at the 3848 S. Emerald Avenue site; it is therefore

MINUTES OF MEETING

May 21, 1993

Cal. No. 280-93-A

RESOLVED, that the appeal be and it hereby is sustained, in part, and the decision of the Office of the Zoning Administrator be and it hereby is reversed, in part, and he is authorized to certify an existing business consisting of wholesale and retail sales of new and used trucks and parts in a 1-story brick building, on premises at 3843 S. Halsted Street, upon condition that all business activity shall be conducted within the subject property lines; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued; and be it further

RESOLVED, that the appeal be and it hereby is denied regarding the outdoor storage and disassembly of trucks at 3848 S. Emerald Avenue and the decision of the Office of the Zoning Administrator is hereby affirmed.

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

APPLICANT: Jose Jimenez

CAL. NO. 62-93-A

APPEARANCES FOR:

MAP NO. 13-H

APPEARANCES AGAINST:

MINUTES OF MEETING

May 21, 1993

PREMISES AFFECTED— 2244 W. Argyle Street

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

ACTION OF BOARD—

Case continued to August 20, 1993.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
x		
		x

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

APPLICANT: Ronald Worth, d/b/a Advance Metal Finishing

CAL. NO. 63-93-A

APPEARANCES FOR:

MAP NO. 8-H

APPEARANCES AGAINST:

MINUTES OF MEETING

May 21, 1993

PREMISES AFFECTED— 1735 W. 38th Street

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

ACTION OF BOARD—

Case continued to August 20, 1993.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
x		
		x

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

APPLICANT: Elijah Maggette, Sr.
 APPEARANCES FOR: Elijah Maggette, Sr.
 APPEARANCES AGAINST:

CAL. NO. 66-93-A
 MAP NO. 18-E
 MINUTES OF MEETING
 May 21, 1993

PREMISES AFFECTED— 7522 S. Langley Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
x		
		x

THE RESOLUTION:

WHEREAS, Elijah Maggette, Sr., owner, on February 17, 1993, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the use of a 2-story brick building as 3-dwelling units, in an R3 General Residence District, on premises at 7522 S. Langley Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 15, 1993, reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 1993; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R3 General Residence District; that the testimony presented indicates that the 2-story brick building at the subject site has been occupied as 3 dwelling units since prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance; that the appellant has a right to continue the occupancy of the building as 3 dwelling units provided the building is brought into compliance with all applicable building code regulations; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify the use of a 2-story brick building as 3 dwelling units, on premises at 7522 S. Langley Avenue, upon condition that the building is brought into compliance with all applicable building code regulations with plans and permits obtained indicating such compliance; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit issued.

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

APPLICANT: Archie Humbert

CAL. NO. 32-93-S

PEARANCES FOR:

MAP NO. 14-F

PEARANCES AGAINST:

MINUTES OF MEETING

May 21, 1993

PREMISES AFFECTED— 6100-6258 S. State Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Case continued to
September 17, 1993.

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

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
x		
		x

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

APPLICANT: Travelers and Immigrants Aid
 APPEARANCES FOR: Mark McCombs
 APPEARANCES AGAINST: Deloris Collins et al.

CAL. NO. 58-93-S
 MAP NO. 17-H
 MINUTES OF MEETING
 May 21, 1993

PREMISES AFFECTED— 1628 W. Morse Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Travelers and Immigrants Aid, for Brian McChristian, Kathleen McChristian and Jana Dillon, owners, on February 10, 1993, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a transitional shelter for boys and girls between the ages of 14 and 17 in a 2-story brick residential building, in an R4 General Residence District, on premises at 1628 W. Morse Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 10, 1993, reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 1993, after due notice thereof by publication in the Chicago Sun-Times on March 1, 1993; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that that the subject site is improved with a 2-story with basement brick apartment building; that the applicant is a 194-year old citywide human service agency which considerable experience in providing services to individuals and families throughout the city; that the applicant proposes to establish a transitional shelter for 14 boys and girls between the ages of 14 and 17 who are wards of the State; that the proposed transitional shelter, known as Neon House will provide a structured, home-like atmosphere for its residents which includes attendance at school, participation in group and other counseling activities, recreational activities and after-school programs, household chores, including cleanup, laundry and meal-planning and preparation; that the residents must abide by house rules; that professional staff will be on the premises 24 hours daily; that no children with severe emotional or physical problems, substance abuse problems or other circumstances which would require a specialized care facility will be accepted by the shelter; that the proposed use is necessary for the public convenience at this location to provide a needed service in the community; that the public health, safety and welfare will be adequately protected in the design, location and operation

MINUTES OF MEETING
May 21, 1993
Cal. No. 58-93-S

of the proposed use which will be operated under all applicable city and state ordinances governing the establishment and operation of transitional shelters and child welfare 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 convent/religious living use of the premises; and 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 14 beds for boys and girls between the ages of 14 and 17, in a 2-story brick residential building, on premises at 1628 W. Morse Avenue, upon condition that the building is brought into compliance with all applicable building code regulations; that the premises shall not be used as a shelter facility until the building complies with all applicable code regulations; that professional staff shall be on the premises 24 hours daily; that no children with severe emotional or physical problems, substance abuse problems or other circumstances which would require a specialized care facility shall be accepted by the shelter facility; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued; and be it further

RESOLVED, that the 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 children 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: Scott Dishmon
APPEARANCES FOR: None
APPEARANCES AGAINST:

CAL. NO. 34-93-S
MAP NO. 1-F
MINUTES OF MEETING
May 21, 1993

PREMISES AFFECTED— 167 N. Desplaines Street
SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case dismissed for
want of prosecution.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

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

APPLICANT: Manuel Fernandez
 APPEARANCES FOR: John J. Pikarski, Jr.
 APPEARANCES AGAINST:

CAL. NO. 148-93-A
 MAP NO. 9-H
 MINUTES OF MEETING
 May 21, 1993

PREMISES AFFECTED— 3916 N. Ashland Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Minauel Fernanded, owner, on March 10, 1993, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the re-establishment of a tavern in a 2-story frame building, in a B2-2 Restricted Retail District, on premises at 3916 N. Ashland Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 10, 1993, reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 1993; 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 proposed use is to be located in a B2-2 Restricted Retail District; that the subject site is improved with a 2-story frame store and apartment building; that the testimony presented indicates that the subject building has contained a non-conforming tavern use since the adoption of the 1957 comprehensive amendment to the zoning ordinance; that the last liquor license for the tavern use expired on April 30, 1991; that the appelland purchased the subject property on October 24, 1991; that it was inaccurately represented to the appelland that he could not obtain a liquor license unless he owned the subject property; that there was no intent to abandon the tavern use at the subject site in that the tavern fixtures and signage have remained in place during the interim period; that no violation of the zoning ordinance exists nor is contemplated and that the appelland has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the re-establishment of a tavern in a 2-story frame building, on premises at 3916 N. Ashland 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: New Canaan Primitive Baptist Church

CAL. NO. 244-92-S

APPEARANCES FOR:

MAP NO. 28-F

APPEARANCES AGAINST:

MINUTES OF MEETING

May 21, 1993

PREMISES AFFECTED— 700 W. 119th Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application withdrawn upon motion of applicant.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

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

APPLICANT: Isiah Ellis
APPEARANCES FOR: None
APPEARANCES AGAINST:

CAL. NO. 28-93-S
MAP NO. 30-F
MINUTES OF MEETING
May 21, 1993

PREMISES AFFECTED— 225 W. 119th Street
SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case dismissed for
want of prosecution.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
x		
		x

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

APPLICANT: Blaise Guzzo

APPEARANCES FOR:

APPEARANCES AGAINST:

PREMISES AFFECTED— 3111 N. Cicero Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
June 18, 1993.

CAL. NO. 59-93-S

MAP NO. 7-K

MINUTES OF MEETING

May 21, 1993

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

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

APPLICANT: Celestial Church of Christ
 APPEARANCES FOR: Edward A. Voci
 APPEARANCES AGAINST: Sanford A. Stein, Hon. Mary Ann Smith, et al.
 PREMISES AFFECTED— 5840 N. Broadway
 SUBJECT— Application for the approval of a special use.

CAL. NO. 269-92-S
 MAP NO. 15-G
 MINUTES OF MEETING
 January 15, 1993,
 March 19, 1993
 May 21, 1993

ACTION OF BOARD—

THE VOTE

Application denied.

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	
		X

THE RESOLUTION:

WHEREAS, Celestial Church of Christ, for Larry Marks, owner, on September 28, 1992, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a church on the 2nd floor of a 2-story brick building, in a C2-3 General Commercial District, on premises at 5840 N. Broadway; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 7, 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, §§9.3-2, §9.4-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meetings held on January 15, 1993, March 19, 1993 and May 21, 1993 after due notice thereof by publication in the Chicago Sun-Times on October 29, 1992; and

WHEREAS, the district maps show that the premises is located in a C2-3 General 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 subject site is a 146' x 125' lot improved with a 2-story brick commercial building containing a vacant garage on the 1st floor and office space on the 2nd floor; that the applicant has leased the 2nd floor space and the on-site parking area since June, 1992 for use as a church; that the church congregation contains 65 adults and approximately 96 children; that the applicant church is presently operating at the subject site under a restraining order, 92 M1405566, issued by the Circuit Court of Cook County, October 16, 1992, City of Chicago vs. Norman Feber and Lawrence E. Marks, defendants and Celestial Church of Christ, as intervenor, prohibiting performance of construction related to the church at the subject premises and from conducting church services and group activities at times other than Sunday from 11 A.M. to 2 P.M. at the subject premises; that the applicant church proposes to operate between the hours of 11 A.M. and 4 P.M., Sunday, 7 P.M. and 9 P.M. on Wednesday and Friday and to hold an array of other church services at other times; that the applicant testified that the proposed church will not have a deleterious effect on other property in the area and is consistent with other church-oriented uses in the area and that the church use adds the stability of the neighborhood because it is in an area of transition and that such a use would have a good effect on the neighborhood; that various persons, including the

MINUTES OF MEETING

May 21, 1993

Cal. No. 269-92-S

alderman of the ward, testified in opposition to the granting of a special use citing that the establishment of a church at the subject site would negatively affect three existing legally conforming business uses located in close proximity to the subject site and would deter future development of uses permitted in this C2-3 General Commercial District; that the Board finds that the applicant failed to prove that the establishment of the proposed church at the subject site would not cause substantial injury to the value of other property in the area; that the Board takes judicial notice of Municipal Code ordinances in effect that prohibit the establishment of many businesses within certain distances of a church; that there exists 3 such uses, a tavern and two automobile sales businesses, that would be deleteriously affected by the legal establishment of a church at the subject site in that should there be a lapse of these uses for some time, their license renewals then would be in jeopardy due to their being situated within the prohibited distance; that many other permitted uses in this C2-3 General Commercial District would be unable to establish if they were situated within the prohibited distance; that the establishment of the proposed church at the subject site would cause substantial injury to the value of other property in the neighborhood 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.

MINUTES OF MEETING
May 21, 1993
Cal. No. 128-92-S

Peter T. Vrdolyak, for Reuben Mendez, owner, presented a written request for an extension of time in which to obtain necessary permits for the re-establishment of a tavern in a 1-story frame building on premises at 9601 S. Commercial Avenue, which special use was approved, with certain conditions, by the Zoning Board of Appeals on June 19, 1992, in Calendar No. 128-92-S.

Mr. Vrdolyak stated that his client, Reuben Mendez, applied for a liquor license for the aforesaid premises and was later denied by the Liquor License Commission. As a result, the denial was appealed and according to the License Appeal Commission the matter will not be set for hearing until some time in August.

Chairman Spingola moved that the request to extend the period of validity of the special use approved by the Board on June 19, 1992 be granted and the time extended to June 19, 1994 in order to resolve the matter before the License Appeal Commission and obtain the necessary license if so approved by the License Appeal Commission. The motion prevailed by yeas and nays as follows:

Yeas- Spingola, Fornelli, Martin, McCable-Miele. Nays- None. Absent- Moore.

MINUTES OF MEETING

May 21, 1993

Member Martin moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on June 18, 1993.

Marianne Reel

Secretary