

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

held in Room 569 County Building on Friday, April 20, 1990

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

The following were present and constituted a quorum:

Joseph J. Spingola
Chairman

Roula Alakiotou
James E. Caldwell
Anthony J. Fornelli
Thomas S. Moore

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Member Caldwell moved that the Board approve the record of the proceedings of the regular meeting of the Zoning Board of Appeals held on March 16, 1990 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

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

* * * * *

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

APPLICANT: Zachary C. and Mary Born Wilson
 APPEARANCES FOR: Donald J. Vogel
 APPEARANCES AGAINST:

CAL. NO. 97-90-Z
 MAP NO. 9-H
 MINUTES OF MEETING
 April 20, 1990

PREMISES AFFECTED— 3636 N. Hermitage Avenue

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

ACTION OF BOARD—

Variations granted.

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Zachary C. and Mary Born Wilson, owners, on February 13, 1990, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, attic dormers (6.76' x 18' ea.) to a 2½-story frame 3-dwelling unit building, whose north side yard will be .42' and whose south side yard will be 3.11' instead of side yards equal to 1/5th of the building height and which additions will result in an approximately 8% (244 sq. ft.) increase in the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance, on premises at 3636 N. Hermitage Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 23, 1990, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.6-3, §7.8-3(2), §11.7-4(1)(7).";

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 1990 after due notice thereof by publication in the Chicago Tribune on March 26, 1990; 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 frame 3-dwelling unit building; that on October 30, 1986, the City Council passed an ordinance giving the Zoning Board of Appeals authority under §11.7-4(7) of the zoning ordinance "to allow the expansion or enlargement of any permitted residential use in the R3, R4 or R5 General Residence District by an amount not to exceed 15% of the floor area existing prior to the effective date of this comprehensive amendment notwithstanding the provisions of §6.4-2(1)."; that the applicant seeks to erect two attic dormers of 6.76' x 18' each to the top floor dwelling unit which will result in an approximately 8% or 244 sq. ft. increase in the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the attic

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dormers are necessary to provide additional living space in the applicants' dwelling unit; that the plight of the owners is due to unique circumstances in that without the proposed increase in living space in the top floor dwelling unit the applicants would be forced to reduce the property to two dwelling units to provide the needed increase in living space; that the subject property is located in a neighborhood that is being rehabilitated 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 attic dormers (6.76' x 18' ea.) to a 2½-story frame 3-dwelling unit building, whose north side yard will be .42' and whose south side yard will be 3.11' instead of side yards equal to 1/5th of the building height and which additions will result in an approximately 8% (244 sq. ft.) increase in the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance, on premises at 3636 N. Hermitage 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: Kuo Sun Lau and Eddie Kuo Lau
 APPEARANCES FOR: Camilo Volini
 APPEARANCES AGAINST:

CAL. NO. 98-90-Z
 MAP NO. 13-G
 MINUTES OF MEETING
 April 20, 1990

PREMISES AFFECTED-- 1100-20 W. Ainslie Street and 4900-04 N. Winthrop Avenue.
 SUBJECT-- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

Variations granted.

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Kuo Sun Lau and Eddie Kuo Lau, owners, on February 13, 1990, filed an application to vary the requirements of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 7-dwelling unit townhouse building, whose south front yard will be 4 feet instead of 6 feet, with no east side yard instead of 7.5 feet, and whose rear yard will be 10 feet instead of 30 feet, on premises at 1100-20 W. Ainslie Street and 4900-04 N. Winthrop Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 1, 1990, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.7-5, §7.8-5, §7.9-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 1990 after due notice thereof by publication in the Chicago Tribune on March 26, 1990; 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 on April 25, 1990, the City Council rezoned the site from R4 General Residence to R5 General Residence with the support of the community, for the proposed 7-dwelling unit townhouse 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 due to the 50 foot depth of the subject lot the proposed yard variations are necessary to erect townhouse dwelling units with adequate living space; that the plight of the owner is due to unique circumstances in that the proposed 7-dwelling unit townhouse building requires greater land coverage with encroachment into the required yards than would a yard conforming multi-story rental apartment building; that the proposed 7-dwelling unit townhouse structure is compatible with the existing improvements in the area and will not alter the essential character of the locality; it is therefore

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

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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 7-dwelling unit townhouse building, whose south front yard will be 4 feet instead of 6 feet, with no east side yard instead of 7.5 feet, and whose rear yard will be 10 feet instead of 30 feet, on premises at 1100-20 W. Ainslie Street and 4900-04 N. Winthrop Avenue, upon condition that the east wall of the building shall be enhanced with some windows; 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 808

APPLICANT: Joseph Osina
APPEARANCES FOR: Jordan R. Garelick
APPEARANCES AGAINST:

CAL NO. 99-90-Z
MAP NO. 15-J
MINUTES OF MEETING
April 20, 1990

PREMISES AFFECTED-- 6221 N. Drake Avenue

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

ACTION OF BOARD--

Variations granted.

THE VOTE

Joseph J. Spingola
Roula Alakiotou
James E. Caldwell
Anthony J. Fornelli
Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
x		
x		

THE RESOLUTION:

WHEREAS, Joseph Osina, owner, on February 22, 1990, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a 2-story 682 sq. ft. addition to the rear of a 2-story brick single-family residence, whose side yards will be 3 feet each instead of combined side yards of 9 feet and whose total floor area ratio will be 0.65 instead of 0.50, on premises at 6221 N. Drake Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 18, 1990, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.6-2, §7.8-2(2), §11.7-4(1), §11.7-4(12)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 1990 after due notice thereof by publication in the Chicago Tribune on March 26, 1990; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R2 Single-Family Residence District; that the subject site is improved with a 2-story brick single-family residence; 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 variations requested are necessary to erect a 2-story 682 sq. ft. addition to the rear of the existing single-family residence; that the plight of the owner is due to the need to provide more living space for the applicant's large family; that the proposed addition will be compatible with the existing improvements in the neighborhood; and that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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of a 2-story 682 sq. ft. addition to the rear of a 2-story brick single-family residence, whose side yards will be 3 feet each instead of combined side yards of 9 feet and whose total floor area ratio will be 0.65 instead of 0.50, on premises at 6221 N. Drake 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: Kevin and Linda Coogan

CAL NO. 100-90-Z

PEARANCES FOR: Bernard I. Citron

MAP NO. 9-G

APPEARANCES AGAINST:

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PREMISES AFFECTED— 1212-24 W. School Street

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

ACTION OF BOARD—

Variations granted.

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
x		
x		

THE RESOLUTION:

WHEREAS, Kevin and Linda Coogan, owners, on February 22, 1990, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 3-story 7-dwelling unit townhouse building, with no front yard instead of 15 feet and whose rear yard will be 10 feet instead of 30 feet, on premises at 1212-24 W. School Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 27, 1990, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.7-5, §7.8-5, §7.9-5, §11.7-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 1990 after due notice thereof by publication in the Chicago Tribune on March 26, 1990; 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 on January 19, 1990, the City Council rezoned the subject site from M1-2 Restricted Manufacturing to R5 General Residence expressly for the proposed 3-story 7-dwelling unit townhouse building; that the subject site is a 9,808 sq. ft. irregularly shaped lot abutted by railroad tracks on the west property line; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that to erect less than the proposed 7 townhouse dwelling units on this irregularly shaped lot would prove economically unfeasible; that the plight of the owners is due to unique circumstances in that while the proposed 7-dwelling units are less than the amount permitted in the district, the proposed 3-story townhouses require greater land coverage with encroachment into the required yards than would a yard-conforming multi-story rental apartment building; that the proposed 3-story 7-dwelling unit townhouse structure with enclosed parking space for each unit and open yard space for each unit, will be compatible with the existing improvements in the area and will not alter the essentially residential 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 3-story 7-dwelling unit townhouse building, with no front yard instead of 15 feet and whose rear yard will be 10 feet instead of 30 feet, on premises at 1212-24 W. School 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: Christopher Browne

CAL. NO. 101-90-Z

PEARANCES FOR:

MAP NO. 10-J

APPEARANCES AGAINST:

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PREMISES AFFECTED— 3944 W. 47th Street

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

ACTION OF BOARD—

Case continued to
May 18, 1990.

THE VOTE

Joseph J. Spingola

Roula Alakiotou

James E. Caldwell

Anthony J. Fornelli

Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
x		
x		

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

APPLICANT: Mary Pinckney
 APPEARANCES FOR: John J. Pikarski, Jr.
 APPEARANCES AGAINST:

CAL. NO. 102-90-Z
 MAP NO. 24-C
 MINUTES OF MEETING
 April 20, 1990

PREMISES AFFECTED— 2224 E. 97th Street

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

ACTION OF BOARD—

Variations granted.

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Mary Pinckney, owner, on February 28, 1990, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, a recently constructed breezeway and 2-story garage with loft addition attached to the rear of a 1-story brick party wall single-family residence, whose east side yard is 6.1 feet instead of 8.8 feet and whose rear yard is 5.9 feet instead of 30 feet, on premises at 2224 E. 97th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 7, 1990, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §5.6-4, §7.8-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 1990 after due notice thereof by publication in the Chicago Tribune on March 26, 1990; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R3 General Residence District; that the subject site is a 4,600 sq. ft. reversed corner lot improved with an attached 1-story brick single-family residence; 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 recently constructed breezeway and 2-story garage and loft addition is necessary to meet the needs of the applicant; that the plight of the owner is due to unique circumstances in that the applicant hired a contractor to erect the proposed additions who apparently obtained a building permit for a different address; that after the construction work was completed, the applicant was issued a violation notice for lack of a building permit; that the applicant cannot locate the contractor for redress; that the proposed breezeway and 2-story garage and loft addition is compatible with the existing improvements in the neighborhood and that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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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 a recently constructed breezeway and 2-story garage and loft addition attached to the rear of a 1-story brick party wall single-family residence, whose east side yard is 6.1 feet instead of 8.8 feet and whose rear yard is 5.9 feet instead of 30 feet, on premises at 2224 E. 97th 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: Steve Sgouras
 APPEARANCES FOR: John J. Pikarski, Jr.
 APPEARANCES AGAINST:

CAL. NO. 103-90-S
 MAP NO. 11-G
 MINUTES OF MEETING
 April 20, 1990

PREMISES AFFECTED— 4240-46 N. Kenmore Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Steve Sgouras, for Intercounty Title Company of America, Tr. #20068, owner, on March 7, 1990, 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 4240-46 N. Kenmore Avenue, to serve an apartment building located at 4347-51 N. Kenmore Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 7, 1990, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.3-4, §7.4-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 1990 after due notice thereof by publication in the Chicago Tribune on March 26, 1990; 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 94' x 125' parcel of vacant land which abuts RTA tracks on its west lot line; that the applicant is presently rehabbing an apartment building located at 4347-51 N. Kenmore Avenue and is voluntarily seeking to provide off-street parking to service the apartment building; that the proposed use is necessary for the public convenience at the subject site to provide off-street parking in this densely populated area for the use of the tenants of the apartment building at 4347-51 N. Kenmore 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; and that the proposed parking lot with landscaping and security gates will help alleviate parking congestion in the 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

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the Zoning Administrator is hereby authorized to permit the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, on premises at 4240-46 N. Kenmore Avenue, to serve an apartment building located at 4347-51 N. Kenmore 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 lot shall be used solely for the parking of private passenger automobiles belonging to the tenants of the apartment building located at 4347-51 N. Kenmore Avenue and that no commercial vehicle 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, excepting planting areas along the driveway, and properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that a landscaped 15 feet front yard shall be provided, excepting the paved aisleway; that the lot shall be screened from the abutting residential buildings by a solid 6 feet high decorative fence beginning from the landscaped front yard and running along the north and south lot lines and along the rear lot line; that ingress and egress shall be from N. Kenmore Avenue; that there shall be no ingress nor egress from the public alley abutting the site to the west; and the driveway shall be constructed in accordance with applicable ordinances; that lighting shall be provided which shall be directed away from abutting residential property; that striping and wheel stops shall be provided; that the entry/exit shall be secured by a card-controlled device to prevent unauthorized usage of the lot; 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.

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

APPLICANT: Jon Najarian
 APPEARANCES FOR: James Doughty
 APPEARANCES AGAINST: David Totes

CAL NO. 104-90-Z
 MAP NO. 5-G
 MINUTES OF MEETING
 April 20, 1990

PREMISES AFFECTED— 1951 N. Seminary Avenue

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

ACTION OF BOARD—

Variations granted.

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
X		
	X	
X		
X		

THE RESOLUTION:

WHEREAS, Jon Najarian, owner, on February 16, 1990, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, a previously constructed 5th floor addition to a 4-story brick 4-dwelling unit building, which addition provides no side yards instead of 2.4 feet each and results in a 7.43% (680 sq. ft.) increase in the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance, on premises at 1951 N. Seminary Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 9, 1990, reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 1990 after due notice thereof by publication in the Chicago Tribune on March 26, 1990; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R4 General Residence District; that the subject site is improved with a 5-story brick 4-dwelling unit building; that on October 30, 1986, the City Council passed an ordinance giving the Zoning Board of Appeals authority under §11.7-4(7) of the zoning ordinance "to allow the expansion or enlargement of any permitted residential use in an R3, R4 or R5 General Residence District by an amount not to exceed 15% of the floor area existing prior to the effective date of this comprehensive amendment notwithstanding the provisions of §6.4-2(1)."; that the applicant purchased the building in December of 1986 and moved into the top floor dwelling unit in April of 1987; that the 5th floor was improperly constructed without obtaining necessary permits by the previous owner; that the applicant seeks to legalize the existing top floor which results in a 7.43% or 680 sq. ft. increase in the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions

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allowed by the regulations in this district in that the previously constructed 5th floor addition is necessary to provide duplexed living space for the applicant's dwelling unit; that the plight of the owner is due to the existing building being over the allowable floor area ratio at the time when a building permit was applied for by the applicant to repair water damage resulting from the previously improperly constructed 5th floor; that the 5th floor addition is compatible with the existing improvements in the block 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 a previously constructed 5th floor addition to a 4-story brick 4-dwelling unit building, which addition provides no side yards instead of 2.4 feet each and which results in a 7.43% (680 sq. ft.) increase in the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance, on premises at 1951 N. Seminary Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Richard Williams
 APPEARANCES FOR: F. Ronald Buoscio
 APPEARANCES AGAINST:

CAL. NO. 105-90-S
 MAP NO. 22-A
 MINUTES OF MEETING
 April 20, 1990

PREMISES AFFECTED— 9140 S. Buffalo Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE RESOLUTION:

WHEREAS, Richard Williams, for Rosie Brisco, owner, on February 22, 1990, filed an application for a special use under the zoning ordinance for the approval of the change of licensee and continued operation of an existing tavern in a 3-story brick building, in an R4 General Residence District, on premises at 9140 S. Buffalo Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 8, 1990, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §6.5-4(4), §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 April 20, 1990 after due notice thereof by publication in the Chicago Tribune on March 26, 1990; 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 improved with a 3-story brick building containing an existing tavern on the first floor; that on April 1, 1987, the City Council passed an ordinance requiring a special use for the approval of the change of licensee of an existing tavern located in a residence district; that the existing tavern in the subject building has been in existence for at least 30 years; that the present owner of the premises, Rosie Brisco, was the previous licensee of the tavern; that the applicant proposes to continue to operate the existing tavern under a new license; that the majority of the tavern's patrons come from the local neighborhood and that the continued operation of the tavern at this location is necessary for the public convenience; that the applicant/lessee proposes to operate the tavern in a manner to insure that the public health, safety and welfare will be adequately protected; and that the continued operation of the existing tavern, which is one of the few continuing businesses in this area characterized by many vacant lots, 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

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli
 Thomas S. Moore

	AFFIRMATIVE	NEGATIVE	ABSENT
Joseph J. Spingola	X		
Roula Alakiotou	X		
James E. Caldwell	X		
Anthony J. Fornelli	X		
Thomas S. Moore	X		

MINUTES OF MEETING

April 20, 1990

Cal. No. 105-90-S

Zoning Administrator is authorized to permit the change of licensee and continued operation of an existing tavern in a 3-story brick building, on premises at 9140 S. Buffalo Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a license is issued; and be it further

RESOLVED, that the granting of this special use runs only to the applicant as licensee, and that a change of license shall render the special use granted herein null and void; and be it further

RESOLVED, that the tavern in the subject building is and shall continue to be subject to all applicable provisions of Article 6 of the zoning ordinance.

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

APPLICANT: George Sirack

CAL. NO. 106-90-S

PEARANCES FOR:

MAP NO. 5-H

APPEARANCES AGAINST:

MINUTES OF MEETING

April 20, 1990

PREMISES AFFECTED— 2047-49 W. Dickens Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
June 15, 1990.

THE VOTE

Joseph J. Spingola

Roula Alakiotou

James E. Caldwell

Anthony J. Fornelli

Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Jean-Brice Wallon and Alice Q. Hargrave
 APPEARANCES FOR: Jean-Brice Wallon
 APPEARANCES AGAINST:

CAL. NO. 107-90-S
 MAP NO. 5-H
 MINUTES OF MEETING
 April 20, 1990

PREMISES AFFECTED— 2121 N. Leavitt Street
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Jean-Brice Wallon and Alice Q. Hargrave, owners, on March 12, 1990, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of residential use on the 1st floor of a 2-story brick building all of which will be used as 2-dwelling units, in a B4-2 Restricted Service District, on premises at 2121 N. Leavitt Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 8, 1990, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.3-4A(1), §8.4-4(3)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 1990 after due notice thereof by publication in the Chicago Tribune on March 26, 1990; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-2 Restricted Service District; that the subject site is improved with a 2-story brick store and apartment building; that the applicants propose to rehab the first floor of the existing building and convert it to residential use as part of a duplex with the second floor front dwelling unit; that the proposed use is necessary for the public convenience at this location in that there is no demand for business improvements in the area; that the trend in this area is rehabilitation of old commercial properties into residential uses; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed use which will comply with all applicable building code regulations; and that the proposed use will be compatible with the existing residential improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of residential use on the 1st floor of a 2-story brick building all of which will be used as two dwelling units, on premises at 2121 N. Leavitt Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit PAGE 21 OF MINUTES is issued.

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

APPLICANT: Marc S. Rosenbaum
 APPEARANCES FOR: Marc S. Rosenbaum
 APPEARANCES AGAINST:

CAL. NO. 108-90-Z
 MAP NO. 3-F
 MINUTES OF MEETING
 April 20, 1990

PREMISES AFFECTED— 1507 N. North Park Avenue

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

ACTION OF BOARD—

Variation granted.

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Marc S. Rosenbaum, for Marc and Olga Rosenbaum, owners, on March 1, 1990, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 1-story 20' x 30' addition to the rear of a 3-story brick single-family residence, with no rear yard instead of 30 feet, on premises at 1507 N. North Park Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 21, 1990, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §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 April 20, 1990 after due notice thereof by publication in the Chicago Tribune on March 26, 1990; 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 25' x 102.2' lot with no alley access improved with a 3-story brick single-family residence with drive-under garage; 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 1-story 20' x 30' addition to the rear of the existing single-family residence is necessary to meet the needs of the applicant and his family; that the plight of the owners is due to the configuration of the existing residential building on the lot which prohibits the proposed addition being situated in any way other than in the required rear yard; that the proposed addition will conform with the side walls of the existing structure; 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 the erection of a 1-story 20' x 30' addition to the rear of a 3-story brick single-family residence, with no rear yard instead of 30 feet, on premises at 1507 N. North Park 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: Lively Stone M.B. Church

CAL NO. 109-90-S

APPEARANCES FOR:

MAP NO. 1-L

APPEARANCES AGAINST:

MINUTES OF MEETING

April 20, 1990

PREMISES AFFECTED— 4911-13 W. Chicago Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
June 15, 1990.

THE VOTE

Joseph J. Spingola

Roula Alakiotou

James E. Caldwell

Anthony J. Fornelli

Thomas S. Moore

AFFIRMATIVE NEGATIVE ABSENT

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Richard Kranicke
APPEARANCES FOR: Richard A. Hirschenbein
APPEARANCES AGAINST: James Fiduccia et al

CAL. NO. 110-90-S
MAP NO. 9-P
MINUTES OF MEETING
April 20, 1990

PREMISES AFFECTED— 3207 N. Pontiac Avenue and 8324 W. Belmont Avenue
SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

Joseph J. Spingola
Roula Alakiotou
James E. Caldwell
Anthony J. Fornelli
Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT.
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Richard Kranicke, for Columbia National Bank of Chicago, Tr. #2610, owner, on March 8, 1990, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of residential use on the ground floor of a proposed 3-story 10-dwelling unit building, in a B4-2 Restricted Service District, on premises at 3207 N. Pontiac and 8324 W. Belmont Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 2, 1990, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.3-4, §8.4-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 1990 after due notice thereof by publication in the Chicago Tribune on March 26, 1990; 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 on April 13, 1988, the City Council rezoned the site from B1-1 Local Retail to B4-2 Restricted Service; that the subject site is an approximately 9,787 sq. ft. triangular shaped lot which abuts city limits on the west and south sides and public alleys to the north and east; that the applicant proposes to establish residential use on the ground floor in connection with the construction of a proposed 3-story 10-dwelling unit building on the subject site; that the proposed use is necessary for the public convenience at this location in that there is little demand for business improvements in the area due to the proximity of two large shopping centers in the area; that the trend of development in the area is toward residential uses, particularly apartment units; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed use which will provide adequate off-street parking and open space; and that the proposed use will be compatible with the mixed business and residential improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of residential use on the ground floor of a proposed 3-story 10-dwelling unit building, on premises at 3207 N. Pontiac Avenue and 8324 W. Belmont 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: Richard Kranicke
 APPEARANCES FOR: Richard A. Hirschenbein
 APPEARANCES AGAINST: James Fiduccia et al.

CAL. NO. 111-90-Z
 MAP NO. 9-P
 MINUTES OF MEETING
 April 20, 1990

PREMISES AFFECTED— 3207 N. Pontiac Avenue and 8324 W. Belmont Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variations granted.

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli
 Thomas S. Moore

	AFFIRMATIVE	NEGATIVE	ABSENT
Joseph J. Spingola	X		
Roula Alakiotou	X		
James E. Caldwell	X		
Anthony J. Fornelli	X		
Thomas S. Moore	X		

THE RESOLUTION:

WHEREAS, Richard Kranicke, for Columbia National Bank of Chicago, Tr. #2610, owner, on March 8, 1990, filed an application for a variation of the zoning ordinance to permit, in a B4-2 Restricted Service District, the erection of a 3-story 10-dwelling unit building, with no west front yard instead of 15 feet, whose north side yard will be 8 feet instead of 13.4 feet, and whose rear yard will be approximately 16 feet instead of 30 feet, on premises at 3207 N. Pontiac Avenue and 8324 W. Belmont Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 8, 1990, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.7-4, §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 April 20, 1990 after due notice thereof by publication in the Chicago Tribune on March 26, 1990; 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 on April 13, 1988, the City Council rezoned the site from B1-1 Local Retail to B4-2 Restricted Service expressly for the proposed development; that on April 20, 1990, in Calendar No. 110-90-S, the Board approved a special use application for the establishment of residential use on the ground floor of the 3-story 10-dwelling unit building proposed for the subject site; that the subject site is an approximately 9,787 sq. ft. triangular shaped lot which abuts city limits on the west and south sides and public alleys to the north and east; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that to erect less than the proposed 10 dwelling units would be economically unfeasible; that the plight of the owner is due to the triangular configuration of the subject lot which necessitates the requested yard variations; that the proposed 3-story 10-dwelling unit building will be compatible with the existing business and 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

April 20, 1990

Cal. No. 111-90-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 10-dwelling unit building, with no west front yard instead of 15 feet, whose north side yard will be 8 feet instead of 13.4 feet, and whose rear yard will be approximately 16 feet instead of 30 feet, on premises at 3207 N. Pontiac Avenue and 8324 W. Belmont 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: Holy Starlight M.B. Church

CAL. NO. 112-90-S

PEARANCES FOR:

MAP NO. 4-J

APPEARANCES AGAINST:

MINUTES OF MEETING
April 20, 1990

PREMISES AFFECTED— 3506-08 W. Cermak Road

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
May 18, 1990.

THE VOTE

Joseph J. Spingola
Roula Alakiotou
James E. Caldwell
Anthony J. Fornelli
Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Holy Starlight M.B. Church

APPEARANCES FOR:

APPEARANCES AGAINST:

PREMISES AFFECTED— 3500 W. Cermak Road

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
May 18, 1990.

CAL. NO. 113-90-S

MAP NO. 4-J

MINUTES OF MEETING

April 20, 1990

THE VOTE

Joseph J. Spingola

Roula Alakiotou

James E. Caldwell

Anthony J. Fornelli

Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

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

CAL. NO. 114-90-Z
 MAP NO. 17-I
 MINUTES OF MEETING
 April 20, 1990

PREMISES AFFECTED— 6642 N. Richmond Street

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

ACTION OF BOARD—

Variations granted.

THE RESOLUTION:

WHEREAS, Eugene N. Traunfeld, for Eugene N. and Sharon Traunfeld, owners, on March 9, 1990, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a 26' x 28' second story addition to a brick split-level single-family residence, whose combined side yards will be 7 feet (3.5 feet each) instead of combined side yards of 9.9 feet and whose total floor area ratio will be 0.528 instead of 0.50, on premises at 6642 N. Richmond Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 8, 1990, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.6-2, §7.8-2(2), §11.7-4(1), §11.7-4(12)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 1990 after due notice thereof by publication in the Chicago Tribune on March 26, 1990; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R2 Single-Family Residence District; that the subject site is improved with a 1-story brick split-level single-family residence; that the applicant proposes to erect a 26' x 28' 2nd story addition to the existing 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 26' x 28' 2nd story addition is necessary to meet the lifestyle needs of the applicant and his family; that the plight of the owners is due to the necessity of providing additional bedroom space for the applicant's large family; that the subject site is located in an area characterized by larger single-family residences, 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

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

MINUTES OF MEETING

April 20, 1990

Cal. No. 114-90-Z

upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 26' x 28' 2nd story addition to a brick split-level single-family residence, whose combined side yards will be 7 feet (3.5 feet each) instead of combined side yards of 9.9 feet each and whose total floor area ratio will be 0.528 instead of 0.50, on premises at 6642 N. Richmond Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Chaim Kiffel
 APPEARANCES FOR: Maureen Dowd
 APPEARANCES AGAINST:

CAL. NO. 115-90-Z
 MAP NO. 19-I
 MINUTES OF MEETING
 April 20, 1990

PREMISES AFFECTED— 2915 W. Fargo Avenue

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

ACTION OF BOARD—

Variations granted.

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli
 Thomas S. Moore

	AFFIRMATIVE	NEGATIVE	ABSENT
Joseph J. Spingola	X		
Roula Alakiotou	X		
James E. Caldwell	X		
Anthony J. Fornelli	X		
Thomas S. Moore	X		

THE RESOLUTION:

WHEREAS, Chaim Kiffel, for Chaim and Bayla Kiffel, owners, on March 12, 1990, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a 2-story addition to the southwest side of a 2-story brick single-family residence, whose west side yard will be 3.88 feet instead of 4.65 feet and whose total floor area ratio will be 0.54 instead of 0.50, on premises at 2915 W. Fargo Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 23, 1990, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.6-2, §7.8-2(2), §11.7-4(1), §11.7-4(12)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 1990 after due notice thereof by publication in the Chicago Tribune on March 26, 1990; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R2 Single-Family Residence District; that the subject site is improved with a 2-story brick single-family residence with an attached garage located on the west property line; that the applicant proposes to erect a 2-story addition to the southwest side of the existing residence behind the existing attached garage; 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 2-story bedroom addition and enclosed foyer, consisting of an enlarged kitchen on the first floor and additional bedroom space on the 2nd floor, is necessary to meet the needs of the applicant and his family; that the plight of the owner is due to the configuration of the existing residence and attached garage on the subject lot; that the proposed 2-story addition will be attached to the existing building at the rear and will follow the existing west side building line; that the proposed addition will not impair an adequate supply of light and air to abutting property, and that the variations, if granted, will not alter the essential character of the locality; it is therefore

MINUTES OF MEETING

April 20, 1990

Cal. No. 115-90-Z

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 2-story addition and enclosed foyer to the southwest side of a 2-story brick single-family residence, whose west side yard will be 3.88 feet instead of 4.65 feet and whose total floor area ratio will be 0.54 instead of 0.50, on premises at 2915 W. Fargo Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Richard Greenberg and Richard Wexner
 APPEARANCES FOR: James M. Kane
 APPEARANCES AGAINST: Pierre Meunier

CAL. NO. 116-90-Z
 MAP NO. 9-G
 MINUTES OF MEETING
 April 20, 1990

PREMISES AFFECTED— 1414-24 W. Roscoe Street

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

ACTION OF BOARD—

Variations granted.

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli
 Thomas S. Moore

	AFFIRMATIVE	NEGATIVE	ABSENT
Joseph J. Spingola	x		
Roula Alakiotou	x		
James E. Caldwell	x		
Anthony J. Fornelli	x		
Thomas S. Moore	x		

THE RESOLUTION:

WHEREAS, Richard Greenberg and Richard Wexner, for American National Bank & Trust Co. of Chicago, Tr. #106941-07, owner, on March 13, 1990, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 2-story addition above a 1-story brick former commercial building all of which to contain 15 dwelling units, with no south front yard instead of 10.47 feet and no north rear yard instead of 30 feet, on premises at 1414-24 W. Roscoe Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 8, 1990, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §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 April 20, 1990 after due notice thereof by publication in the Chicago Tribune on March 26, 1990; 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 on December 15, 1989, the Board denied an application for a variation by the applicants for the erection of a 2-story addition above a 1-story former commercial building all of which to contain 16 dwelling units, with no south front yard instead of 10.47 feet and no north rear yard instead of 30 feet, at the subject site, in Calendar No. 306-89-Z; on February 16, 1990, the Board granted the applicants the right to file a new application for the subject site based on a change in plans; that the applicants subsequently filed a new application for a variation seeking erection of a 2-story addition above a 1-story former commercial building on the subject site all of which to contain 15 townhouse dwelling units and with no south front yard instead of 10.47 feet and no north rear yard instead of 30 feet; that the applicants purchased the property in December of 1988 and on November 15, 1989, the City Council rezoned the site from B4-2 Restricted Service to R5 General Residence expressly for the proposed development; that the property in question cannot yield and reasonable return nor be put to reasonable use if permitted to be used only under the conditions

MINUTES OF MEETING

April 20, 1990

Cal. No. 116-90-Z

allowed by the regulations in this district in that although the current R5 zoning would permit 26 dwelling units to be established at the site, the applicants' proposal to utilize and add to the existing structure for use as 15 townhouse dwelling units is the most minimal use of the site possible in order to make the project architecturally and economically feasible; that the plight of the owner is due to the applicants' attempt to satisfy the desires of the community as to the development of the subject site; that under the previous B4-2 zoning the applicant's would have built a retail development satisfying the applicable code regulations but such a use would not be in keeping with the desires of the community residents to maintain the essentially residential character of the neighborhood; and that the proposed relatively low-rise development with enclosed parking and landscaped courtyard area will be compatible with the existing residential character of the block and will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 2-story addition above a 1-story brick former commercial building all of which to contain 15-dwelling units, with no south front yard instead of 10.47 feet and no north side yard instead of 30 feet, on premises at 1414-24 W. Roscoe Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Annie Johns
 APPEARANCES FOR: Al Johns
 APPEARANCES AGAINST:

CAL. NO. 117-90-A
 MAP NO. 22-G
 MINUTES OF MEETING
 April 20, 1990

PREMISES AFFECTED— 1034 W. 95th Street

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

ACTION OF BOARD—

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

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli
 Thomas S. Moore

	AFFIRMATIVE	NEGATIVE	ABSENT
Joseph J. Spingola	x		
Roula Alakiotou	x		
James E. Caldwell	x		
Anthony J. Fornelli	x		
Thomas S. Moore	x		

THE RESOLUTION:

WHEREAS, Annie Johns, for Paul Lang, owner on February 13, 1990, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit retail sales of religious articles and palm reading on the 1st floor of a 2-story frame residential building, in an M1-1 Restricted Manufacturing District, on premises at 1034 W. 95th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 4, 1990 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §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 April 20, 1990; and

WHEREAS, the district maps show that the premises is located in an M1-1 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 said use is located in an M1-1 Restricted Manufacturing District; that the subject site is improved with a 2-story frame residential building located on a large tract of land which also contains an ice plant, a warehouse and a City Department of Sewers office and storage yard; that the appellant has resided at the subject site for 25 years and conducts a palm reading and adviser business at the site; that the appellant does not sell any merchandise at the subject site; that the appellant's business is analogous to a business office, a permitted use in a Manufacturing District; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her 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 palm reading only on the first floor of a 2-story frame residential building, on premises at 1034 W. 95th 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: Larry Pusateri

CAL. NO. 118-90-A

APPEARANCES FOR:

MAP NO. 11-G

APPEARANCES AGAINST:

MINUTES OF MEETING

PREMISES AFFECTED— 4725-27 N. Malden Street

April 20, 1990

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

ACTION OF BOARD—

Appeal withdrawn upon motion of appellant.

THE VOTE

Joseph J. Spingola
Roula Alakiotou
James E. Caldwell
Anthony J. Fornelli
Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
x		
x		

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

APPLICANT: Wicker Park Place Limited Partnership

CAL. NO. 119-90-A

APPEARANCES FOR:

MAP NO. 3-H

APPEARANCES AGAINST:

MINUTES OF MEETING

April 20, 1990

PREMISES AFFECTED-- 1527-31 N. Wicker Park Avenue

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

ACTION OF BOARD--

Appeal withdrawn upon motion of appellant.

THE VOTE

Joseph J. Spingola

Roula Alakiotou

James E. Caldwell

Anthony J. Fornelli

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: James Smith

CAL. NO. 120-90-A

APPEARANCES FOR: None

MAP NO. 26-E

APPEARANCES AGAINST:

MINUTES OF MEETING

PREMISES AFFECTED— 11013 S. Michigan Avenue

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

ACTION OF BOARD—

Appeal dismissed for want of prosecution.

THE VOTE

Joseph J. Spingola
Roula Alakiotou
James E. Caldwell
Anthony J. Fornelli
Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Bianchi's Party Place
 APPEARANCES FOR: Kelly Bianchi
 APPEARANCES AGAINST:

CAL. NO. 121-90-A
 MAP NO. 9-L
 MINUTES OF MEETING
 April 20, 1990

PREMISES AFFECTED— 4955 W. Addison Street

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

ACTION OF BOARD—

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

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Bianchi's Party Place, for John Zigmond, owner, on February 23, 1990, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a video rental business in a 1-story brick store building, in a B1-1 Local Retail District, on premises at 4955 W. Addison Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 22, 1990 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.3-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 1990; and

WHEREAS, the district maps show that the premises is located in a B1-1 Local 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 B1-1 Local Retail District; that the subject site is improved with a 1-story multi-store building addressed 4951-55 W. Addison Street and includes a dry cleaners at 4951, the appellant's party supply business at 4953, and the subject video rental operation at 4955 W. Addison; that the appellant seeks to operate a small family-oriented video rental business in conjunction with his party supply business; that a video rental operation which is limited in scale and which is subordinate to the principal party goods business may be considered an accessory use; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a video rental business in a 1-story brick multi-store building, on premises at 4955 W. Addison Street, upon condition that the video rental operation shall be subordinate and accessory to the principal party supply business.

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

APPLICANT: Jose H. Garcia
 APPEARANCES FOR: Jose H. Garcia
 APPEARANCES AGAINST:

CAL. NO. 122-90-A
 MAP NO. 5-J
 MINUTES OF MEETING
 April 20, 1990

PREMISES AFFECTED— 1615 N. Lawndale Avenue

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

ACTION OF BOARD—

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

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Jose H. Garcia, owner, on February 27, 1990, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a motor vehicle repair shop in a 1-story brick building, in an R3 General Residence District, on premises at 1615 N. Lawndale Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 6, 1990 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 1990; 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 in a 1-story brick garage building located at the rear of the lot; that the subject premises was occupied for the past 25 years by a welding shop and motor vehicle repair shop; that the appellant purchased the property in June of 1989 as a commercial property; that the appellant proposes to do only mechanical motor vehicle repair work at the site; that licensing requirements have caused the case to be filed; that the change of use from a welding and motor vehicle repair shop to a mechanical only motor vehicle repair shop is a proper substitution of use under §6.4-7 of the zoning ordinance; 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 motor vehicle repair shop in a 1-story brick building, on premises at 1615 N. Lawndale Avenue, upon condition that the hours of operation shall be limited to the hours between 8 A.M. and 6 P.M., daily; that no body or fender work, engine rebuilding, or spray painting shall be done at the premises; that all vehicles that have been repaired or are awaiting repair shall be stored within the fenced lot; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Esha Sarkol
 APPEARANCES FOR: Esha Sarkol
 APPEARANCES AGAINST:

CAL. NO. 123-90-A
 MAP NO. 9-H
 MINUTES OF MEETING
 April 20, 1990

PREMISES AFFECTED— 3551 N. Damen Avenue

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

ACTION OF BOARD—

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

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Esha Sarkol, owner, on March 1, 1990, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of an audio/video repair and sales business in a 2-story brick store and apartment building, in a B1-2 Local Retail District, on premises at 3551 N. Damen Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 27, 1990 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.3-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 1990; and

WHEREAS, the district maps show that the premises is located in a B1-2 Local 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 B1-2 Local Retail District; that the subject store was previously occupied by an engraving business, which ceased operation in December of 1989; that the appellant seeks to establish a video and television repair business at the subject site; that the change of use to a video and television repair business is a proper substitution of use under §6.4-7 of the zoning ordinance; 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 an audio/video repair and sales business in a 2-story brick store and apartment building, on premises at 3551 N. Damen Avenue, upon condition that the hours of operation shall be limited to the hours between 11:30 A.M. and 3 P.M., Mondays through Fridays and 11:30 A.M. and 5:30 P.M., Saturdays; 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 808

APPLICANT: Rosalva C. Torres

CAL. NO. 124-90-A

APPEARANCES FOR:

MAP NO. 4-G

APPEARANCES AGAINST:

MINUTES OF MEETING

April 20, 1990

PREMISES AFFECTED— 2122 S. May Street

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

ACTION OF BOARD—

Case continued to
June 15, 1990.

THE VOTE

Joseph J. Spingola
Roula Alakiotou
James E. Caldwell
Anthony J. Fornelli
Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Ernest Romano

CAL. NO. 125-90-A

APPEARANCES FOR:

MAP NO. 5-H

APPEARANCES AGAINST:

MINUTES OF MEETING

April 20, 1990

PREMISES AFFECTED— 1948 N. Leavitt Street

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

ACTION OF BOARD—

Case continued to
June 15, 1990.

THE VOTE

Joseph J. Spingola

Roula Alakiotou

James E. Caldwell

Anthony J. Fornelli

Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Rigoberto Perez and Zenaida Perez
APPEARANCES FOR:
APPEARANCES AGAINST:

CAL. NO. 126-90-A
MAP NO. 10-I
MINUTES OF MEETING
April 20, 1990

PREMISES AFFECTED— 2665 W. Pershing Road

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

ACTION OF BOARD—

Case continued to
June 15, 1990.

THE VOTE

Joseph J. Spingola
Roula Alakiotou
James E. Caldwell
Anthony J. Fornelli
Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: The Women's Treatment Center
 APPEARANCES FOR: Langdon D. Neal
 APPEARANCES AGAINST:

CAL. NO. 127-90-S
 MAP NO. 1-H
 MINUTES OF MEETING
 April 20, 1990

PREMISES AFFECTED— 140 N. Ashland Boulevard
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, The Women's Treatment Center, for The State of Illinois, Department of Alcoholism and Substance Abuse, owner, on March 6, 1990, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a transitional shelter facility providing drug and alcohol treatment services to pregnant women in a 3 and 5-story former hospital building, in an R5 General Residence District, on premises at 140 N. Ashland Boulevard; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 26, 1990 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.4-4(13)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 1990 after due notice thereof by publication in the Chicago Tribune on March 26, 1990; 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 applicant proposes to establish a transitional shelter facility providing drug and alcohol treatment services to pregnant women in the 3 and 5-story former Mary Thompson Hospital building at the subject site; that the applicant organization will provide a treatment program to reduce infant mortality and prenatal drug addiction and will assist women in their attempt to eliminate their use of alcohol and other drugs and improve their parenting and family skills; that the facility will provide beds for 64 women in the residential program, 20 in the recovery home program and up to 10 beds in the detoxification program; that child care facilities will be provided for children through 5 years of age; that the applicant organization is a not-for-profit corporation funded by the State of Illinois Department of Alcoholism and Substance Abuse; that the proposed facility will be operational 24 hours a day; that professional social service and medical staff will be on the premises at all times; that the establishment of a transitional shelter facility providing drug and alcohol treatment services

MINUTES OF MEETING

April 20, 1990

Cal. No. 127-90-S

to pregnant women 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 facility which will meet all building code regulations and all applicable provisions of municipal and state ordinances governing the establishment and operation of transitional shelters and drug and alcohol abuse treatment centers; that all applicable safety procedures and precautions will be complied with in the handling and disposal of needles and medical refuse; that the proposed use of the building on the subject site as a transitional shelter and treatment facility fulfills a great need in the community and is consistent with the prior use of the premises as a hospital 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 a transitional shelter providing drug and alcohol treatment services for pregnant women in a 3 and 5-story former hospital building, on premises at 140 N. Ashland 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 and treatment facility until the building complies with all applicable code regulations; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued; and be it further

) RESOLVED, that the granting of this special use runs only to the applicant herein and if said applicant vacates the subject property or transfers the transitional shelter and treatment facility 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 providing drug and alcohol treatment services to pregnant women, as stated herein by the applicant and delineated herein, shall cause the special use granted to immediately become null and void; and be it further

RESOLVED, that the Board strongly recommends that a community advisory board consisting of representatives from local schools and community organizations be formed to provide liaison with the community on the activities and operation of the subject shelter and treatment facility.

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

APPLICANT: The Women's Treatment Center
 APPEARANCES FOR: Langdon D. Neal
 APPEARANCES AGAINST:

CAL NO. 128-90-S
 MAP NO. 1-G
 MINUTES OF MEETING
 April 20, 1990

PREMISES AFFECTED— 1546-64 W. Lake Street
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli
 Thomas S. Moore

	AFFIRMATIVE	NEGATIVE	ABSENT
Joseph J. Spingola	X		
Roula Alakiotou	X		
James E. Caldwell	X		
Anthony J. Fornelli	X		
Thomas S. Moore	X		

THE RESOLUTION:

WHEREAS, The Women's Treatment Center, for Reliable Plating Company, owner, on March 6, 1990, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of off-site parking facilities on leased property, in an M2-4 General Manufacturing District, on premises at 1546-64 W. Lake Street, to satisfy the parking requirement for a proposed transitional shelter facility at 140 N. Ashland Boulevard; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 26, 1990 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §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 April 20, 1990 after due notice thereof by publication in the Chicago Tribune on March 26, 1990; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an M2-4 General Manufacturing District; that on April 20, 1990, in Calendar No. 127-90-S, the Board approved a special use application for the establishment of a transitional shelter facility providing drug and alcohol treatment services for pregnant women in the 3 and 5-story former Mary Thompson Hospital building located at 140 N. Ashland Boulevard; that the subject site in this case is a vacant lot at 1564 W. Lake Street and a vacant 1-story brick parking garage at 1546 W. Lake Street; that the proposed off-site parking facilities are necessary for the public convenience at these sites to satisfy the parking requirement for the transitional shelter facility at 140 N. Ashland Boulevard; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed parking facilities to be improved and operated under the conditions hereinafter set forth; that the terms of the lease agreement commence on June 1, 1990 and expire May 31, 1994; that the applicant has the option to renew the lease for three additional terms of four years each, subject to the conditions identified in the lease agreement; and that the proposed parking facilities will be consistent with the existing improvements in

MINUTES OF MEETING
April 20, 1990
Cal. No. 128-90-S

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 off-site parking facilities on leased property, on premises at 1546-64 W. Lake Street, upon condition that no use shall be made of the sites for the purpose requested until the following conditions shall have been complied with: that the parking facilities shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked at the said sites at any time; that the lot at 1564 W. Lake Street 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 chain link fencing 6 feet in height shall be erected on the periphery of the lot, excepting the driveway; that striping shall be provided; that lighting shall be provided; that ingress and egress shall be from W. Lake Street; that the driveway shall be constructed in accordance with applicable ordinances; that an adequate security system shall be provided for both parking facilities during all hours when they are not in use by the applicant organization; 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 subject parking facilities continuously in conformance with the provisions and standards hereby established under this order and §5.8-5 of the zoning ordinance.

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

APPLICANT: Clayton Root et al.
PEARANCES FOR: Roger Harris
APPEARANCES AGAINST: Richard Zulkey

CAL. NO. 129-90-A
MAP NO. 7-G
MINUTES OF MEETING
April 20, 1990

PREMISES AFFECTED— 2835-41 N. Lakewood Avenue & 2860-64 N. Lincoln Avenue

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

ACTION OF BOARD—

Case continued to
June 15, 1990.

THE VOTE

Joseph J. Spingola
Roula Alakiotou
James E. Caldwell
Anthony J. Fornelli
Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
x		
x		

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

APPLICANT: Henry Quintanilla

CAL. NO. 130-90-A

APPEARANCES FOR: Manuel Ortiz

MAP NO. 7-J

APPEARANCES AGAINST:

MINUTES OF MEETING

April 20, 1990

PREMISES AFFECTED— 3742 W. Fullerton Avenue

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

ACTION OF BOARD—

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

THE RESOLUTION:

WHEREAS, Henry Quintanilla, owner, on March 9, 1990, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of an audio/video repair business in a 2-story brick store and apartment building, in a B2-1 Restricted Retail District, on premises at 3742 W. Fullerton Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 1990; 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 in a 2-story multi-store and apartment building on the subject site; that the appellant seeks to establish an audio/video sales business at the site, a B2 use, including ancillary repair of same; that the repair portion of the business as an accessory use is permitted; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of audio/video repair in conjunction with the retail sale of same, in a 2-story brick store and apartment building, on premises at 3742 W. Fullerton Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

THE VOTE

Joseph J. Spingola
Roula Alakiotou
James E. Caldwell
Anthony J. Fornelli
Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Magnimet Corp., a Delaware Corp.

CAL. NO. 49-90-S

APPEARANCES FOR:

MAP NO. 26-B

APPEARANCES AGAINST:

MINUTES OF MEETING

April 20, 1990

PREMISES AFFECTED-- 3024 E. 104th Street

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

ACTION OF BOARD--

Case continued to
June 15, 1990.

THE VOTE

Joseph J. Spingola
Roula Alakiotou
James E. Caldwell
Anthony J. Fornelli
Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: A & R Wholesale Meats

CAL. NO. 57-90-A

APPEARANCES FOR:

MAP NO. 7-I

APPEARANCES AGAINST:

MINUTES OF MEETING

April 20, 1990

PREMISES AFFECTED— 3034 N. California Avenue

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

ACTION OF BOARD—

Case continued to
June 15, 1990.

THE VOTE

Joseph J. Spingola
Roula Alakiotou
James E. Caldwell
Anthony J. Fornelli
Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Jose Quiroz
 APPEARANCES FOR: Jose Quiroz
 APPEARANCES AGAINST:

CAL. NO. 63-90-A
 MAP NO. 14-J
 MINUTES OF MEETING
 April 20, 1990

PREMISES AFFECTED— 3802 W. 59th Street

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

ACTION OF BOARD—

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

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Jose Quiroz, for Zrigniew Garbacz, owner, on January 12, 1990, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a furniture upholstery business in a store on the first floor of a 2-story brick store and apartment building, in an R3 General Residence District, on premises at 3802 W. 59th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 11, 1990 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.3-3, §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 April 20, 1990; and

WHEREAS, the district maps show that the premises is located in 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 store in the 2-story brick store and apartment building on the subject site was previously occupied by a candy and ice cream store, a B2 use; that the applicant seeks to establish a retail interior decorating shop with furniture upholstery as a secondary operation, which is a B2 use; that only an electric staple gun and sewing machine is used in the upholstery activity and all drop off and pick-up of furniture will be from a side door on the premises; that the change of use from a candy and ice cream shop to a retail interior decorating shop with furniture upholstery as a secondary operation is a proper substitution of use under §6.4-7 of the zoning ordinance; 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 retail interior decorating shop with furniture upholstery as a secondary operation only, on premises at 3802 W. 59th Street, upon condition that the hours of operation shall be limited to the hours between 10 A.M. and 8 P.M., Mondays through Fridays and 10 A.M. and 4 P.M., Saturdays; that all furniture to be upholstered shall be dropped off and picked up from the side door to the premises; that no furniture shall be stored 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: Cornerstone Community Outreach
 APPEARANCES FOR: Bridget O'Keefe et al.
 APPEARANCES AGAINST: R. L. Erdman et al.

CAL. NO. 82-90-S
 MAP NO. 1-G
 MINUTES OF MEETING
 April 20, 1990

PREMISES AFFECTED-- 4628 N. Clifton Avenue

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

ACTION OF BOARD--

THE VOTE

Application approved.

Joseph J. Spingola
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli
 Thomas S. Moore

	AFFIRMATIVE	NEGATIVE	ABSENT
Joseph J. Spingola	X		
Roula Alakiotou	X		
James E. Caldwell	X		
Anthony J. Fornelli	X		
Thomas S. Moore	X		

THE RESOLUTION:

WHEREAS, Cornerstone Community Outreach, owner, on January 25, 1990, 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 homeless women and their children on the 2nd floor of a 1 and 2-story brick building with provision of a community center and outpatient medical office on the 1st floor, in a C1-4 Restricted Commercial District, on premises at 4628 N. Clifton Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 25, 1990, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §9.3-1, §9.4-1, §9.11-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 1990 after due notice thereof by publication in the Chicago Tribune on February 26, 1990; and

WHEREAS, the district maps show that the premises is located in a C1-4 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 C1-4 Restricted Commercial District; that the subject site is improved with a 1 and 2-story brick commercial building; that the applicant is a not-for-profit corporation established by Jesus People, U.S.A; that the applicant corporation proposes to establish a transitional shelter facility for homeless women and their children on the 2nd floor of the subject premises; that the first floor of the premises will contain a community center with free meal service and an independently operated medical outpatient clinic; that the proposed shelter facility will provide a maximum of 55 beds for homeless women and their children who were previously housed at the applicant's emergency warming center at 4707 N. Malden; that the applicant organization is funded by the City of Chicago Department of Human Services, the Evangelical Covenant Church and through fund-raising activities; that professional and volunteer staff personnel will be on the premises at all times to monitor the shelter's activities; that there is a 10 P.M. curfew for all residents of the shelter; that the shelter will provide day care and tutoring services, counselling, parenting and job skills services and a Big Brother and Sister program; that the establishment

MINUTES OF MEETING

April 20, 1990

Cal. No. 82-90-S

of a transitional shelter facility for homeless women and their children is necessary for the public convenience at this location in that there is a great need for transitional shelters in the city and particularly for a shelter for homeless women and their children in the Uptown area; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed facility which will meet all building code regulations and all applicable provisions of the state and municipal ordinances governing the establishment and operation of transitional shelter facilities; that an enclosed area for the storage of trash dumpsters will be provided on the subject site; that the proposed use of the building on the subject site as a transitional shelter for homeless women and their children fulfills a need in the community; that the proposed use is an improvement of a long neglected property 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 a transitional shelter facility limited to 55 beds for homeless women and their children on the 2nd floor of a 1 and 2-story brick building with provision of a community center and medical outpatient office on the 1st floor, on premises at 4628 N. Clifton Avenue, upon condition that the building is brought into compliance with all applicable building code regulations; that the premises shall not be used for a shelter, nor for the community center and medical outpatient office, until the building complies with all applicable code regulations; that an area of the subject site shall be provided for the storage of trash dumpsters, which area shall be enclosed with a solid wall and gate of sufficient height to screen the dumpsters from view; 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 for homeless women and their children on the 2nd floor or any increase in beds or the number of shelter clients to be served, as stated herein 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: Marcey Limited Partners, an Illinois Limited Partnership CAL NO. 83-90-S

PEARANCES FOR:

MAP NO. 5-G

PEARANCES AGAINST:

MINUTES OF MEETING

April 20, 1990

PREMISES AFFECTED-- 1780 N. Marcey Street

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

ACTION OF BOARD--

Case continued to
June 15, 1990.

THE VOTE

Joseph J. Spingola
Roula Alakiotou
James E. Caldwell
Anthony J. Fornelli
Thomas S. Moore

AFFIRMATIVE NEGATIVE ABSENT

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
x		
x		

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

APPLICANT: George W. Craven and Jane A. Gallery

CAL. NO. 93-90-A

PEARANCES FOR:

MAP NO. 7-F

APPEARANCES AGAINST:

MINUTES OF MEETING

April 20, 1990

PREMISES AFFECTED— 2469 N. Geneva Terrace

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

ACTION OF BOARD—

Case continued to
June 15, 1990.

THE VOTE

Joseph J. Spingola

Roula Alakiotou

James E. Caldwell

Anthony J. Fornelli

Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

MINUTES OF MEETING

April 20, 1990
Cal. No. 125-89-S

Mr. David T. Cohen, for Maranatha Assembly of God, presented a written request for an extension of time in which to obtain necessary building permits for the establishment of a 278-seat church in a 1-story brick store building at 3542 W. 59th Street approved by the Zoning Board of Appeals on May 19, 1989, in Calendar No. 125-89-S.

Mr. Cohen stated that his client has submitted all of their architectural plans and other matters to the City for a permit and believes that a permit has either been or will be issued very shortly, however, the church will not be able to complete construction on the property prior to May 19, 1990.

Chairman Spingola moved that the request be granted and that the time be extended to May 19, 1991 in order that the applicant may be able to complete construction on the church property. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

April 20, 1990

Cal. No. 6-89-S

Mr. Seymour Goldberg, A.I.A. for Branch in the Body of Christ Holiness Church, owner, presented a written request for an extension of time in which to obtain the necessary building permits for the erection of a 1-story 299-seat church building at 5710 S. Halsted Street, which was approved by the Zoning Board of Appeals on January 20, 1989 in Calendar No. 6-89-S.

Mr. Goldberg stated that his client now feels that they have sufficient funds now to build the church with on-site parking and that they are nearly finished with the permit processing.

Chairman Spingola moved that the request be granted and the time extended to January 20, 1991 to obtain necessary building permits. The motion prevailed by yeas and nays as follows:

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

Mr. Goldberg also requested that the special use granted by the Zoning Board of Appeals on January 20, 1989, Calendar No. 6-89-S, be amended to reflect the relocation of the 15'-0" driveway of the parking area from W. 57th Street to S. Halsted Street as indicated on drawings submitted, dated April 16, 1990.

Chairman Spingola moved that the request to amend the resolution approved in Calendar No. 6-89-S be so granted. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

April 20, 1990

Cal. No. 141-89-Z

Mr. Raymond Shalustas, for Congregation Sinai of Rogers Park, presented a written request for an extension of time in which to obtain necessary building permits for the erection of a 3-story 11-dwelling unit townhouse building with no west side yard instead of 7.5 feet and no north rear yard instead of 30 feet, on premises at 6905 N. Sheridan Road, which variations were granted by the Zoning Board of Appeals on June 16, 1989, in Calendar No. 141-89-Z.

Mr. Shlaustas stated that the bids received on building costs caused a review of their marketing strategy which in turn caused a redesign of the working drawings, which was recently completed. All of the aforesaid work took longer than expected and they are now prepared to submit working drawings for a building permit.

Chairman Spingola moved that the request for an extension of time be granted and the time extended to October 20, 1990 in which to obtain necessary building permits. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING
April 20, 1990

Member Alakiotou moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on May 18, 1990.

Marian Rest

Secretary