

**CITY OF CHICAGO ZONING BOARD OF APPEALS
FRIDAY- December 18, 2020
VIRTUAL MEETING**

THE CHAIRMAN HAS DETERMINED THAT AN IN-PERSON MEETING IS NOT PRACTICAL OR PRUDENT. ACCORDINGLY, ATTENDANCE AT THIS MEETING WILL NOT HAVE A PHYSICAL LOCATION AND WILL BE BY REMOTE MEANS ONLY. INSTRUCTIONS FOR HOW TO ACCESS THIS MEETING, PROVIDE WRITTEN COMMENT AND PARTICIPATE IN PUBLIC TESTIMONY ARE PROVIDED ON THE BOARD’S WEBSITE: WWW.CHICAGO.GOV/ZBA.

VIRTUALLY PRESENT VIA TELECONFERENCE FOR ALL OR SOME PORTIONS

**Timothy Knudsen
Zurich Esposito
Brian Sanchez
Jolene Saul
Sam Toia**

Chairman Knudsen called the meeting to order at 9:01 AM. Chairman then undertook a roll call to establish the presence of a quorum. The morning hearings commenced with five members present (Chairman, Esposito, Sanchez, Saul, and Toia).

Motion to approve the minutes from the November 20, 2020 regular meeting of the Zoning Board of Appeals (“Board”) made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

Motion to approve the agenda for the December 18, 2020 regular meeting of Board made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

9:00 A.M.

406-20-S	ZONING DISTRICT: B3-2	WARD: 12
APPLICANT:	Jonathan I. Guzman	
OWNER:	Gold Brothers, LLC	
PREMISES AFFECTED:	3051 W. Cermak Road	
SUBJECT:	Application for a special use to establish a hair salon. Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.	

407-20-Z	ZONING DISTRICT: RS-2	WARD: 50
APPLICANT:	Reuven Stein	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2939 W. Jarlath Street	
SUBJECT:	Application for a variation to reduce the west side setback from the minimum required 4.2' to 4.07', east side setback to 4.18',	

combined side setback from 12.6' to 8.25' for a proposed two-story rear addition and a rear deck for the existing two-story, single family residence.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

408-20-Z

ZONING DISTRICT: RS-2

WARD: 50

APPLICANT:

Reuven Stein

OWNER:

Same as applicant

PREMISES AFFECTED:

2939 W. Jarlath Street

SUBJECT:

Application for a variation to reduce the rear yard open space from the required 400 square feet to zero for a proposed rear two-story addition with rear deck for the existing two-story, single family residence.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

409-20-Z

ZONING DISTRICT: C1-2

WARD: 32

APPLICANT:

Evan Lieberman and Caroline Lieberman

OWNER:

Same as applicant

PREMISES AFFECTED:

2114 W. Belmont Avenue

SUBJECT:

Application for a variation to reduce the rear setback from the required 30' to 2' for a proposed roof deck and access bridge from the rear of the existing three dwelling unit building to the existing garage.

Motion to approve made by Chairman. Second by Toia. Motion failed 1-4; yeas – Esposito; nays – Chairman, Sanchez, Saul, and Toia.

410-20-S

ZONING DISTRICT: B3-1

WARD:29

APPLICANT:

A Plus Cutz / Damon Cole

OWNER:

Grid Street Investments, LLC Series 6280

PREMISES AFFECTED:

6278 W. North Avenue

SUBJECT:

Application for a special use to establish a hair salon.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

411-20-Z

ZONING DISTRICT: B2-3

WARD: 33

APPLICANT:

Alverna Development

OWNER:

Same as applicant

PREMISES AFFECTED:

2518 W. Diversey Avenue

SUBJECT:

Application for a variation to reduce the front setback from the required 10' to 3.42', west side setback from 2' to zero for a proposed four-story, eight dwelling unit building with eight parking spaces.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

412-20-Z	ZONING DISTRICT: B3-2	WARD: 43
APPLICANT:	Steppenwolf Theatre Company	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1650 N. Halsted Street	
SUBJECT:	Application for a variation to eliminate the required interior landscape (approximately 563 square feet and five interior trees), eliminate the 7' landscape setback (with one tree and shrubs) along Halsted Street (one side of driveway only), to permit 4' high ornamental metal fence to be installed at the property line instead of 5' from the property line for a four-story theater with existing on-site parking lot.	
	Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.	

413-20-Z	ZONING DISTRICT: RS-2	WARD: 47
APPLICANT:	Julia and Robert Burciaga	
OWNER:	Eloy Burciaga	
PREMISES AFFECTED:	4520 N. Virginia Avenue	
SUBJECT:	Application for a variation to reduce the north side setback from the required 6.5' to 6.46'* combined side setback from 19.5' to 12.67', rear setback from 35' to 28.33' for a proposed two-story single family residence with an attached two car garage with roof deck.	
	Motion to approve made by Chairman. Second by Toia. Motion failed 0-5; yeas – None; nays – Chairman, Esposito, Sanchez, Saul, and Toia.	

*Amended at hearing.

At 12:17 PM, Chairman made a motion for a ten (10) minute recess. Second by Toia. Motion carried 5-0: yeas – Chairman, Esposito, Sanchez, Saul, and Toia. The Board then stood in recess until 12:30 PM.

At 12:30 PM, Chairman made a motion to reconvene the meeting. Second by Toia. Motion carried 5-0: yeas – Chairman, Esposito, Sanchez, Saul, and Toia. The Board then reconvened at 12:30 PM.

414-20-Z	ZONING DISTRICT: RT-4	WARD: 24
APPLICANT:	Jorge Sanchez	
OWNER:	Standard Bank Trust 22060	
PREMISES AFFECTED:	2647 W. 23rd Place	
SUBJECT:	Application for a variation to reduce the minimum lot area from the required 3,000 square feet to 2,978.4 square feet for a proposed two-story, three dwelling unit building and two unenclosed parking	

spaces.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

415-20-Z **ZONING DISTRICT: RT-4** **WARD:24**
APPLICANT: Jorge Sanchez
OWNER: Standard Bank Trust 22060
PREMISES AFFECTED: 2647 W. 23rd Place
SUBJECT: Application for a variation to reduce the required off-street parking from three spaces to two spaces for a proposed two-story, three dwelling unit building with two unenclosed parking spaces.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

416-20-S **ZONING DISTRICT: B3-2** **WARD: 47**
APPLICANT: 2604 North Campbell Avenue, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3604 N. Campbell Avenue / 2502-10 W. Addison Street
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed four-story, twelve dwelling unit building.
Matter inadvertently not voted on. Continued to January 15, 2021 for vote only.

417-20-S **ZONING DISTRICT: B3-1** **WARD:21**
APPLICANT: Raina 87th Ryan, LLC
OWNER: 87th Street Investment Partners, LP
PREMISES AFFECTED: 133 W. 87th Street
SUBJECT: Application for a special use to establish a one lane drive-through facility to serve a proposed one-story, fast food restaurant.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul and Toia.

418-20-S **ZONING DISTRICT: B3-1** **WARD: 1**
APPLICANT: MKAWBP, LLC
OWNER: Zia Shamoon
PREMISES AFFECTED: 3129 W. Armitage Avenue
SUBJECT: Application for a special use to establish a pawn shop.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-1; yeas – Chairman, Esposito, Sanchez, and Toia; nays – Saul.

419-20-Z **ZONING DISTRICT: C1-2** **WARD: 27**
APPLICANT: American Tower Corporation
OWNER: Same as applicant
PREMISES AFFECTED: 1214 W. Grand Avenue
SUBJECT: Application for a variation to reduce the rear setback from 30' to

3.75' for proposed one-story equipment shelter and installation of new 10' tall chain link fence at an existing freestanding wireless facility with existing equipment shelter and monopole.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

At 2:06 PM, Chairman made a motion for a thirty (30) minute lunch recess. Second by Toia. Motion carried 5-0: yeas – Chairman, Esposito, Sanchez, Saul, and Toia. The Board then stood in recess until 2:35 PM.

At 2:35 PM, Chairman made a motion to reconvene the meeting. Second by Toia. Motion carried 5-0: yeas – Chairman, Esposito, Sanchez, Saul, and Toia. The Board then reconvened at 2:35 PM.

420-20-S ZONING DISTRICT: B3-1 WARD: 1
APPLICANT: Fuzzy Urban Tails, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2608 W. Fullerton Avenue
SUBJECT: Application for a special use to establish a dog boarding kennel and daycare.
Continued to January 15, 2021.

421-20-Z ZONING DISTRICT: RT-4 WARD: 2
APPLICANT: Rebecca and Keith Hales
OWNER: Same as applicant
PREMISES AFFECTED: 1116-18 N. Hoyne Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 28.99' to 1', minimum setback from the rear property line to for garage access from the alley from 2' to 1', north side setback from 4' to 0.13' (south to be 26.02') combined side setback to be 26.15' for a proposed garage with a roof top deck and new two-story, rear addition connecting the garage to the existing single family residence.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-1; yeas – Chairman, Esposito, Sanchez, and Toia; nays - Saul.

422-20-Z ZONING DISTRICT: B1-3 WARD: 47
APPLICANT: 2024 W. Irving Park Road, LLC
OWNER: Sewickley, LLC
PREMISES AFFECTED: 2024 W. Irving Park Road
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 18' on floors containing dwelling units for a proposed four-story, mixed use dwelling unit building with twelve dwelling units, ground floor retail and twelve parking spaces.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

423-20-S **ZONING DISTRICT: C1-5** **WARD: 25**
APPLICANT: ME Wentworth, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2353 S. Wentworth Avenue
SUBJECT: Application for a special use to establish a one hundred forty-nine room hotel with penthouse dwelling unit in a proposed five-story addition and ground floor of an existing two-story mixed-use building.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

424-20-Z **ZONING DISTRICT: C1-5** **WARD: 25**
APPLICANT: ME Wentworth, LLC
OWNER: Same as applicant.
PREMISES AFFECTED: 2353 S. Wentworth Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 0.67' on floors containing dwelling units for a proposed one hundred forty-nine room hotel with penthouse dwelling unit with a five-story addition and ground floor of an existing two-story mixed use building.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

425-20-Z **ZONING DISTRICT: RT-4** **WARD: 24**
APPLICANT: Vermex Holdings, LTD
OWNER: Same as applicant
PREMISES AFFECTED: 1913 S. Ridgeway Avenue
SUBJECT: Application for a variation to reduce the north side setback from the required 2' to 0.2', south side setback 2' to 1.7', combined side setback from 4.8' to 1.9' for a proposed two-story, single family residence, rear deck and a detached two-car garage.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

426-20-S **ZONING DISTRICT: B3-2** **WARD: 30**
APPLICANT: Albany Bank & Trust Company ATUT # 11-6526
OWNER: Same as applicant
PREMISES AFFECTED: 3624 W. George Street
SUBJECT: Application for a special use to establish a dwelling unit in the basement of an existing three-story, two dwelling unit building in order to allow a proposed third story addition and convert the building to four dwelling units with rear decks and four unenclosed parking spaces.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

427-20-Z **ZONING DISTRICT: RM-6** **WARD: 37**
APPLICANT: Divkee, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 4201-09 W. Division Street
SUBJECT: Application for a variation to reduce the on- site parking from four spaces to zero to allow the conversion from the existing eight dwelling units and five ground floor retail tenant spaces to twelve dwelling units an existing three-story residential building.
Motion to approve made by Chairman. Second by Toia.
Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

428-20-Z **ZONING DISTRICT: RM-6** **WARD: 37**
APPLICANT: Divkee, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 4201-09 W. Division Street
SUBJECT: Application for a variation to reduce the required on-site open space from 144 square feet to zero by providing alternative compliance with section 17-2-0308 for the existing eight dwelling units and five ground floor retail tenant spaces to twelve dwelling units an existing three-story residential building.
Motion to approve made by Chairman. Second by Toia.
Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

429-20-S **ZONING DISTRICT: B3-2** **WARD: 44**
APPLICANT: Kisha Inc. DBA Southport Wine and Spirits Bar-Bier
OWNER: Southport Belmont, LLC
PREMISES AFFECTED: 3201 N. Southport Avenue / 1362 W. Belmont Avenue
SUBJECT: Application for a special use to establish a packaged goods (liquor store) on the first floor of an existing two-story building.
Motion to approve made by Chairman. Second by Toia.
Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

430-20-S **ZONING DISTRICT: B3-3** **WARD: 43**
APPLICANT: Lincoln Park Hair and Salon Spa
OWNER: The Harris Company
PREMISES AFFECTED: 507 W. Dickens Avenue
SUBJECT: Application for a special use to establish a hair salon.
Motion to approve made by Chairman. Second by Toia.
Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

At 4:28 PM, Chairman made a motion for a ten (10) minute recess. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia. The Board then stood in recess until 4:40 PM.

435-20-Z **ZONING DISTRICT: RS-2** **WARD: 41**
APPLICANT: Lillit Yepremyan & Vito Ciparis
OWNER: Same as applicant
PREMISES AFFECTED: 7124 N. Iona Avenue
SUBJECT: Application for a variation to reduce the front setback from 26.01' to 20' for a proposed two-story single-family residence, detached garage and rear second story deck.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

436-20-S **ZONING DISTRICT: B3-3** **WARD: 3**
APPLICANT: Jokes and Notes, Inc. dba Renaissance Bronzeville
OWNER: 4641 S. King Drive Trust
PREMISES AFFECTED: 4641 S. Dr. Martin Luther King Jr. Dr.
SUBJECT: Application for a special use to establish a proposed 375 square foot one-story addition and to add a 1,190 square foot at grade patio in the rear of the existing tavern in an existing one-story commercial building.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

437-20-S **ZONING DISTRICT: B3-2** **WARD: 41**
APPLICANT: Nimi Abraham
OWNER: Same as applicant
PREMISES AFFECTED: 6411 N. Northwest Highway
SUBJECT: Application for a special use to establish a gas station with a one-story accessory convenience store.
Continued to February 19, 2021.

438-20-Z **ZONING DISTRICT: B3-2** **WARD: 41**
APPLICANT: Nimi Abraham
OWNER: Same as applicant
PREMISES AFFECTED: 6411 N. Northwest Highway
SUBJECT: Application for a variation to reduce the minimum lot area from the required 20,000 square feet to 17,120 square feet for a proposed gas station with a one-story accessory convenience store.
Continued to February 19, 2021.

439-20-S **ZONING DISTRICT: DX-7/ DX-12** **WARD: 42**
APPLICANT: Huron Consulting Services, LLC
OWNER: Onni Van Buren Chicago, LLC
PREMISES AFFECTED: 550 W. Van Buren Street
SUBJECT: Application for a special use to establish a high rise on-premise sign for a commercial office building. The on-premise (logo) will be 233 square feet and will be located on the west elevation of the building at 222 feet above grade. The top of the sign will not extend beyond the roof line and will be placed flush mount on the

wall.

**Motion to approve made by Chairman. Second by Toia.
Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul,
and Toia.**

440-20-Z	ZONING DISTRICT: RS-3	WARD: 32
APPLICANT:	3034 W. Belden Ave, LLC	
OWNER:	Chicago Title Trust No. 8002346002	
PREMISES AFFECTED:	3034-36 W. Belden Avenue	
SUBJECT:	Application for a variation to reduce the required parking setback from the front property line on Medill Avenue to prevent obstruction on the side walk by parked cars from 20' to 3', reduce the unobstructed open space width along west property lines from 8.1' to zero, and from 8.1' to zero, reduce the unobstructed open space width along the east property line from 8.1' to 3' for a proposed two-story, single family residence with a detached two car garage with roof deck and open stairs and 6' solid fence on a through lot.	
	Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.	

441-20-Z	ZONING DISTRICT: RT-4	WARD: 25
APPLICANT:	Buckley Electric, Inc. c/o Padraic Buckley	
OWNER:	Same as applicant.	
PREMISES AFFECTED:	1848 W. Cullerton Ave	
SUBJECT:	Application for a variation to reduce the minimum lot area from the required 3,000 square feet to 2,952 square feet for a proposed three-story dwelling unit building.	
	Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.	

442-20-S	ZONING DISTRICT: DX-5	WARD: 3
APPLICANT:	Michigan Avenue Dispensary Inc.	
OWNER:	Realis Estate, LLC	
PREMISES AFFECTED:	1420 S. Michigan Avenue	
SUBJECT:	Application for a special use to establish an adult use cannabis dispensary.	
	Withdrawn.	

CONTINUANCES

335-20-S	ZONING DISTRICT: RT-4	WARD:24
APPLICANT:	Lawndale Christian Legal Center	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1449 S. Keeler Avenue	
SUBJECT:	Application for a special use to establish a transitional residence.	

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia (Saul recused).

336-20-Z
APPLICANT: Lawndale Christian Legal Center
OWNER: Same as applicant
PREMISES AFFECTED: 1449 S. Keeler Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 15' to zero, the opposite street side north side setback from 5' to zero, rear setback from 37.67' to 10' the front property line to open parking from 20' to 7' for a proposed three-story addition to an existing two-story school building to be converted to a transitional residence and eleemosynary office with twenty-three on site accessory parking spaces.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia (Saul recused).

337-20-Z
APPLICANT: Lawndale Christian Legal Center
OWNER: Same as applicant
PREMISES AFFECTED: 1449 S. Keeler Avenue
SUBJECT: Application for a variation to increase the allowable height from the maximum 38' to 39.45' for a proposed three-story addition to 6 the existing two-story building to be converted to a transitional residence and eleemosynary office with twenty-three on site accessory parking spaces.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia (Saul recused).

338-20-Z
APPLICANT: Lawndale Christian Legal Center
OWNER: Same as applicant
PREMISES AFFECTED: 1449 S. Keeler Avenue
SUBJECT: Application for a variation to reduce the rear yard open space from the required 1,836.46 square feet to 807 square feet for a proposed three-story addition to the existing two-story school building to be converted to a transitional residence and eleemosynary office with twenty-three on site accessory parking spaces.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia (Saul recused).

343-20-S
APPLICANT: Mi Canchita Indoor Field, LLC
OWNER: Yolanda and Jose Dominguez / Chulis, LLC
PREMISES AFFECTED: 7625 S. Kedzie Avenue
SUBJECT: Application for a special use to establish a sports and recreation,

participation use within an existing one-story building with new on-site parking areas.

Continued to February 19, 2021.

344-20-Z **ZONING DISTRICT: M1-1/ M2-2 WARD: 18**
APPLICANT: Mi Canchita Indoor Field, LLC
OWNER: Yolanda & Jose Dominguez / Chulis, LLC
PREMISES AFFECTED: 7625 S. Kedzie Avenue
SUBJECT: Application for a variation to eliminate the one required loading berth for a proposed Sports and Recreation participant use in an existing one-story building.
Continued to February 19, 2021.

401-20-S **ZONING DISTRICT: PMD-8A WARD: 11**
APPLICANT: Cook-DuPage Transportation Company
OWNER: TP Packers, LLC
PREMISES AFFECTED: 4301 S. Packers Avenue
SUBJECT: Application for a special use to establish a major utilities and service which will allow for an existing one-story building to be used for transit maintenance with outdoor vehicle storage.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

402-20-S **ZONING DISTRICT: PMD-8A WARD: 11**
APPLICANT: Cook-DuPage Transportation Company
OWNER: TP PACKERS, LLC
PREMISES AFFECTED: 4301 S. Packers Avenue
SUBJECT: Application for a special use to establish outdoor vehicle storage to serve a proposed major utilities and service in an existing one-story building.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

Motion to move into closed session pursuant to Sections 2(c)(4) and 2(c)(21) of the Open Meetings Act for the purposes of: (1) considering the evidence and testimony presented in open session; and (2) semi-annual review of the Board’s closed session minutes made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia. Meeting went into closed session at 6:38 PM.

Motion to return to open session made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia. Meeting returned to open session at 7:10 PM.

The Chairman announced that in closed session, the Board had reviewed the Board’s closed session minutes and had determined that the need for confidentiality still existed for all closed session minutes.

Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board for Board Cal. Nos. 329-20-S; 292-20-Z, 293-20-Z, and 294-20-Z made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of November 20, 2020, except for Board Cal Nos. 369-20-S, 278-20-Z, 394-20-S, and 403-20-S made by Chairman. Second by Toia. Motion carried 5-0: yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

The Chairman moved to adjourn at 7:24 PM. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

Adjournment.