CITY OF CHICAGO ZONING BOARD OF APPEALS
FRIDAY- May 17, 2024
121 N. LaSalle, Room 1003

THIS MEETING OF THE ZONING BOARD OF APPEALS IS AN IN-PERSON MEETING. THERE WILL BE NO REMOTE PARTICIPATION. ANYONE WISHING TO PARTICIPATE IN THE MEETING MUST BE PHYSICALLY PRESENT AT 121 N. LASALLE STREET, ROOM 1003.

PHYSICALLY PRESENT FOR ALL OR SOME PORTIONS

Brian Sanchez, Chairman
Angela Brooks
Zurich Esposito

Chairman Sanchez called the meeting to order at 9:07 AM. Chairman Sanchez undertook a roll call vote to establish the presence of a quorum. The hearings commenced with three members present (Chairman, Brooks, and Esposito).

Motion to approve the minutes for the April 19, 2024 regular meeting of the Zoning Board of Appeals ("Board") made by Chairman. Second by Esposito. Motion carried 3-0; yeas – Chairman, Brooks, and Esposito.

Motion to approve the agenda for the May 17, 2024 regular meeting of the Board made by Chairman. Second by Esposito. Motion carried 3-0; yeas – Chairman, Brooks, and Esposito

9:00 A.M.

AM CONTINUANCES

85-24-A	**ZONING DISTRICT: RS-3**	**WARD: 32**
APPLICANT:	Leah Moskoff	
OWNER:	Cullen J. Davis	
PREMISES AFFECTED:	2133-35 W. Charleston Street	
SUBJECT:	Application for an objector's appeal from the decision of the office of the Zoning Administrator in granting an administrative adjustment to the property at 2133-35 W. Charleston Street. **Continued to September 20, 2024 at 9:00am**	

129-24-A	**ZONING DISTRICT: PD-981**	**WARD: 2**
APPLICANT:	G.P Green House, LLC	
OWNER:	Schatz Building, LLC	
PREMISES AFFECTED:	620 N. Fairbanks Ct.	
SUBJECT:	Application for an appeal from decision of the office of the Zoning Administrator in revoking a denial to apply for a special use for an adult use cannabis dispensary. The office of the Zoning Administrator has determined there is a school within 500' of the subject site. **Continued to August 16, 2024 at 9:00am**	

REGULAR CALL

181-24-S **ZONING DISTRICT:** B3-1 **WARD: 23**
APPLICANT: Legacy Barber Studio, Inc.
OWNER: Francisco Gallegos
PREMISES AFFECTED: 5181 S. Archer Avenue
SUBJECT: Application for a special use to establish a hair salon.
Motion to approve made by Chairman. Second by Esposito.
Motion carried 3-0; yeas – Chairman, Brooks, and Esposito.

182-24-S **ZONING DISTRICT:** B1-2 **WARD: 48**
APPLICANT: Rad Hair Chicago, LLC Rachel Dennis Manager
OWNER: Le Thi Le
PREMISES AFFECTED: 5820 N. Broadway
SUBJECT: Application for a special use to establish a hair salon.
Motion to approve made by Chairman. Second by Esposito.
Motion carried 3-0; yeas – Chairman, Brooks, and Esposito.

183-24-S **ZONING DISTRICT:** B3-2 **WARD: 50**
APPLICANT: Tay Vo dba Western Nail Bar
OWNER: AAIM Howard & Western, LLC
PREMISES AFFECTED: 7574 N. Western Avenue
SUBJECT: Application for a special use to establish a nail salon.
Motion to approve made by Chairman. Second by Esposito.
Motion carried 3-0; yeas – Chairman, Brooks, and Esposito.

184-24-S **ZONING DISTRICT:** B1-2 **WARD: 48**
APPLICANT: Daleena Tran dba Glamour Nails
OWNER: Country Holdings 2 LLC
PREMISES AFFECTED: 6234 N. Broadway
SUBJECT: Application for a special use to establish a nail salon.
Motion to approve made by Chairman. Second by Esposito.
Motion carried 3-0; yeas – Chairman, Brooks, and Esposito.

185-24-S **ZONING DISTRICT:** B1-1 **WARD: 14**
APPLICANT: Adolfo Vega dba A V Beauty Salon
OWNER: Adolfo Vega
PREMISES AFFECTED: 3352 W. 63rd Steet
SUBJECT: Application for a special use to establish a nail salon and hair salon.
Motion to approve made by Chairman. Second by Esposito.
Motion carried 3-0; yeas – Chairman, Brooks, and Esposito.

186-24-Z **ZONING DISTRICT:** B3-1 **WARD: 45**
APPLICANT: JT Pawn, LLC
OWNER: Skil Plaza, LLC
PREMISES AFFECTED: 5546 N. Milwaukee Avenue
SUBJECT: Application for a variation to establish a public place of amusement license to provide car race simulators/ arcade gaming including four rigs, no entrance fee within 125' of a residential

zoning district.
Motion to approve made by Chairman. Second by Esposito. Motion carried 3-0; yeas – Chairman, Brooks, and Esposito.

187-24-S **ZONING DISTRICT:** B3-2 **WARD: 29**
APPLICANT: Chicago Transit Authority
OWNER: Union Pacific Railroad Company
PREMISES AFFECTED: 351 N. Austin Boulevard
SUBJECT: Application for a special use to expand the existing transit station building/ platform.
Motion to approve made by Chairman. Second by Esposito. Motion carried 3-0; yeas – Chairman, Brooks, and Esposito.

188-24-S **ZONING DISTRICT:** B3-1 **WARD: 30**
APPLICANT: Raven Ink Tattoo, LLC
OWNER: Sherrie Anemone
PREMISES AFFECTED: 6251 W. Belmont Avenue
SUBJECT: Application for a special use to establish a body art service (tattoo parlor).
Motion to approve made by Chairman. Second by Esposito. Motion carried 3-0; yeas – Chairman, Brooks, and Esposito.

189-24-S **ZONING DISTRICT:** M3-3 **WARD: 32**
APPLICANT: Vision Quest, LLC
OWNER: Hawthorne, LLC
PREMISES AFFECTED: 1750 N. Kingsbury Street
SUBJECT: Application for a special use to establish a sports and recreation participant facility (physical fitness center) on the first floor of an existing two-story commercial building.
Motion to approve made by Chairman. Second by Esposito. Motion carried 3-0; yeas – Chairman, Brooks, and Esposito.

190-24-S **ZONING DISTRICT:** B1-2 / B3-1 **WARD: 17**
APPLICANT: White Castle System Inc.
OWNER: Ingram Family Limited Partnership
PREMISES AFFECTED: 1400 W. 79th Street
SUBJECT: Application for a special use to establish a dual lane drive-through to serve an existing one-story fast-food restaurant being renovated with seventeen accessory unenclosed off-street accessory parking spaces on-site.
Motion to approve with conditions made by Chairman. Second by Esposito. Motion carried 3-0; yeas – Chairman, Brooks, and Esposito.

191-24-Z **ZONING DISTRICT:** B3-1 **WARD: 17**
APPLICANT: White Castle System, Inc.
OWNER: Ingram Family Limited Partnership
PREMISES AFFECTED: 1400 W. 79th Street
SUBJECT: Application for a variation to eliminate the 7' setback (with trees and shrubs) along W. 79th Street and along Loomis Boulevard and

to allow4' high ornamental metal fence to be installed at the property line (along 79th Street and S. Loomis Boulevard) for the existing restaurant.
Motion to approve made by Chairman. Second by Esposito. Motion carried 3-0; yeas – Chairman, Brooks, and Esposito.

192-24-Z **ZONING DISTRICT:** RS-2 **WARD: 38**
APPLICANT: Maria Dolores Montes and Rodrigo Montes
OWNER: Same as applicant
PREMISES AFFECTED: 6331 W. Waveland Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 9.89' to 7.53', reduce the east side from 4' to 1.68' (west to be 5.08') combined side yard setback from 9.9' to 6.76', rear setback from 34.79' to 3.57' for a proposed one-story front porch, one-story rear open deck with an above ground pool and rear one car carport and two car garage per the as built conditions to serve the existing single family residence.
Motion to approve made by Chairman. Second by Esposito. Motion carried 3-0; yeas – Chairman, Brooks, and Esposito.

193-24-Z **ZONING DISTRICT:** RS-2 **WARD: 38**
APPLICANT: Maria Dolores Montes and Rodrigo Montes
OWNER: Same as applicant
PREMISES AFFECTED: 6331 W. Waveland Avenue
SUBJECT: Application for a variation to reduce the rear yard open space from the required 400 square feet to zero for a proposed one-story rear open deck with an above ground pool and rear one-car carport and two car garage per the as built conditions to serve the existing single-family residence.
Motion to approve made by Chairman. Second by Esposito. Motion carried 3-0; yeas – Chairman, Brooks, and Esposito.

194-24-Z **ZONING DISTRICT:** RS-3 **WARD: 40**
APPLICANT: ABI Invest Il, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1915 W. Balmoral Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 25.78' to 12.98', the combined side yard setback to zero to allow for the division of a lot. The existing two-story single-family residence shall remain at 1915 Balmoral. The newly created lot shall be vacant.
Withdrawn

At 10:00 AM, Chairman made a motion to recess until 10:05 AM. Second by Esposito. Motion carried 3-0: yeas – Chairman, Brooks, and Esposito. The Board then stood in recess until 10:05 AM.

At 10:05 AM, Chairman made a motion to reconvene the meeting. Second by Esposito. Motion carried 3-0: yeas – Chairman, Brooks, and Esposito. The Board then reconvened at 10:05 AM.

195-24-Z **ZONING DISTRICT:** RS-2 **WARD: 21**
APPLICANT: Alvin Ball Jr. and Brigitte Brantley-Ball
OWNER: Same as applicant
PREMISES AFFECTED: 9123 S. Racine Avenue
SUBJECT: Application for a variation to reduce the north side setback from the required 4' to 2.33' (south side setback to be 4.12') combined side yard setback from 9' to 6.45' for the as-built second story addition and an as built and an as built second story addition on the existing one-story, single-family residence with attic and basement.
Motion to approve made by Chairman. Second by Esposito. Motion carried 3-0; yeas – Chairman, Brooks, and Esposito.

196-24-S **ZONING DISTRICT:** B3-2 **WARD: 30**
APPLICANT: DJM EG JV 1, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3718 W. Belmont Avenue
SUBJECT: Application for a special use to expand an existing residential use below the second floor of an existing multi-unit residential building.
Motion to approve made by Chairman. Second by Esposito. Motion carried 3-0; yeas – Chairman, Brooks, and Esposito.

197-24-Z **ZONING DISTRICT:** RT-4 **WARD: 43**
APPLICANT: 810 Altgeld, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 810 W. Altgeld Street
SUBJECT: Application for a variation to reduce the lot area per unit from the required 3,000 to 2749.55 for a proposed addition of a third dwelling unit in the basement of an existing two-story, two dwelling unit building with basement converted to a third dwelling unit.
Motion to approve made by Chairman. Second by Esposito. Motion carried 3-0; yeas – Chairman, Brooks, and Esposito.

198-24-S **ZONING DISTRICT:** B3-2 **WARD: 34**
APPLICANT: Taylor Street Tattoo, LLC
OWNER: Pirate Life Properties, LLC
PREMISES AFFECTED: 1150 W. Taylor Street
SUBJECT: Application for a special use to expand an existing body art services (tattoo parlor) into the second story by converting the second story dwelling unit to a body art service. in the existing two-story, mixed-use building.

Motion to approve made by Chairman. Second by Esposito.
Motion carried 3-0; yeas – Chairman, Brooks, and Esposito.

199-24-Z **ZONING DISTRICT:** RT-4 **WARD: 25**
APPLICANT: Lukaven Development
OWNER: Norma Arellanez Iniestra
PREMISES AFFECTED: 2122 W. 18th Place
SUBJECT: Application for a variation to reduce the minimum lot area per unit from the required 3,000 square feet to 2,977 square feet for a proposed three-story, three dwelling unit building and three parking space pad.
Motion to approve made by Chairman. Second by Esposito.
Motion carried 3-0; yeas – Chairman, Brooks, and Esposito.

200-24-Z **ZONING DISTRICT:** B3-2 **WARD: 39**
APPLICANT: H & N Bryn Mawr, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3220-22 W. Bryn Mawr Avenue
SUBJECT: Application for a variation to establish a public place of amusement license to provide karaoke within 125' of a residential zoning district.
Motion to approve made by Chairman. Second by Esposito.
Motion carried 3-0; yeas – Chairman, Brooks, and Esposito.

201-24-Z **ZONING DISTRICT:** B2-3 **WARD: 46**
APPLICANT: 4701 N Clark St., Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 4713 N. Clark Street
SUBJECT: Application for a variation to reduce the rear setback on floors containing dwelling units from the required 30' to 21.32' for a proposed five-story, thirty-six dwelling unit building with eighteen parking spaces, thirty-nine bicycle spaces and one loading space located within 2,640' from a Metra rail station.
Continued to July 19, 2024 at 2:00pm

202-24-Z **ZONING DISTRICT:** RS-3 **WARD: 1**
APPLICANT: Katherine Lambert
OWNER: Christopher & Katherine Lambert
PREMISES AFFECTED: 2721 N. Albany Avenue
SUBJECT: Application for a variation to reduce the north side setback from the required 2' to 0.75' (south to be 3.58'), combined side yard setback from 5' to 4.33' for a proposed rear two-story addition and second floor dormer addition and rear open deck to the existing two-story single-family residence.
Motion to approve made by Chairman. Second by Esposito.
Motion carried 3-0; yeas – Chairman, Brooks, and Esposito.

203-24-S **ZONING DISTRICT:** C1-2 **WARD: 35**

APPLICANT: JP Morgan Chase
OWNER: C-K Sun Valley, LLC
PREMISES AFFECTED: 2934 N. Milwaukee Avenue
SUBJECT: Application for a special use to establish an automated bank teller drive-through facility.
Motion to approve made by Chairman. Second by Esposito. Motion carried 3-0; yeas – Chairman, Brooks, and Esposito.

204-24-Z **ZONING DISTRICT:** B3-3 **WARD: 48**
APPLICANT: Astrit Mehmeti
OWNER: Same as applicant
PREMISES AFFECTED: 1215-19 W. Devon Avenue
SUBJECT: Application for a variation to reduce the rear yard setback on floors containing dwelling units from the required 30' to 0.1' for a proposed two-story addition to an existing one and two-story, mixed-use building.
Motion to approve made by Chairman. Second by Esposito. Motion carried 3-0; yeas – Chairman, Brooks, and Esposito.

205-24-Z **ZONING DISTRICT:** B2-3 **WARD: 32**
APPLICANT: Bresani, LLC- Series C, an Illinois Limited Liability Company
OWNER: Same as applicant
PREMISES AFFECTED: 3352 N. Ashland Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to zero, the rear garage feature setback from 2' to zero for a proposed carport to serve an existing four-story, eight dwelling unit building.
Motion to approve made by Chairman. Second by Esposito. Motion carried 3-0; yeas – Chairman, Brooks, and Esposito.

206-24-Z **ZONING DISTRICT:** DR-3 **WARD: 27**
APPLICANT: Cabrini, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 505 W. Elm Street
SUBJECT: Application for a variation to reduce the front setback from 12' to zero, rear setback from 30' to zero for the proposed division of a lot, convert the existing church to seven dwelling units.
Continued to July 19, 2024 at 2:00pm

207-24-Z **ZONING DISTRICT:** DR-3 **WARD: 27**
APPLICANT: Cabrini, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 505 W. Elm Street
SUBJECT: Application for a variation to allow an alternative compliance with the building on-site open space standards to allow an existing church to be converted to seven dwelling units.

Continued to July 19, 2024 at 2:00pm

208-24-Z **ZONING DISTRICT:** DR-3 **WARD: 27**
APPLICANT: Cabrini, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 515 W. Elm Street
SUBJECT: Application for a variation to reduce the front setback from the required 14.16' to 12.5', rear setback from 30' to zero for a proposed five-story, twelve dwelling unit building with nine parking spaces. This is a transit served location.
Continued to July 19, 2024 at 2:00pm

209-24-Z **ZONING DISTRICT:** DR-3 **WARD: 27**
APPLICANT: Cabrini, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 515 W. Elm Street
SUBJECT: Application for a variation to increase parking from six spaces to nine to allow a five-story, twelve dwelling unit building with nine parking spaces. This is a transit served location.
Continued to July 19, 2024 at 2:00pm

210-24-Z **ZONING DISTRICT:** RS-3 **WARD: 47**
APPLICANT: Sagit Halpern & Gal Bernstein
OWNER: Same as applicant
PREMISES AFFECTED: 1456 W. Cuyler Avenue
SUBJECT: Application for a variation to reduce the rear yard setback from the required 35' to 20.40' to replace the garage roof deck stairs serving an existing two-story, single-family residence.
Motion to approve made by Chairman. Second by Esposito. Motion carried 3-0; yeas – Chairman, Brooks, and Esposito.

Motion to move into closed session pursuant to Section 2(c)(4) of the Open Meetings Act for the purpose of considering the evidence and testimony presented in open session made by the Chairman. Second by Esposito. Motion carried 3-0; yeas – Chairman, Brooks, and Esposito. Meeting went into closed session at 11:07 AM.

Motion to return to open session made by the Chairman. Second by Esposito. Motion carried 3-0; yeas – Chairman, Brooks, and Esposito. Meeting returned to open session at 11:15 AM. Following the return to open session, the Board then voted on matters presented before them.

Motion to approve all continuance requests to the dates previously stated made by the Chairman. Second by Esposito. Motion carried 3-0; yeas – Chairman, Brooks, and Esposito.

Motion to approve all withdrawal requests made by the Chairman. Second by Esposito. Motion carried 3-0; yeas – Chairman, Brooks, and Esposito.

At 11:20 AM, Chairman made a motion to recess until 2:00PM. Second by Esposito. Motion carried 3-0: yeas – Chairman, Brooks, and Esposito. The Board then stood in recess until 2:00 PM.

At 2:00 PM, Chairman made a motion to reconvene the meeting. Second by Esposito. Motion carried 3-0: yeas – Chairman, Brooks, and Esposito. The Board then reconvened at 2:00 PM.

2:00 P.M.

211-24-S **ZONING DISTRICT:** B3-2 **WARD: 43**
APPLICANT: MHK Fortune, LLC
OWNER: 2638 N. Halsted Street, LLC
PREMISES AFFECTED: 2638 N. Halsted Street
SUBJECT: Application for a special use to establish a massage facility.
Motion to approve made by Chairman. Second by Esposito. Motion carried 3-0; yeas – Chairman, Brooks, and Esposito.

212-24-Z **ZONING DISTRICT:** RT-4 **WARD: 25**
APPLICANT: Adolfo Orozco
OWNER: Same as applicant
PREMISES AFFECTED: 2445 W. 24th Street
SUBJECT: Application for a variation to reduce the front setback from the required 14.88' to zero, west side setback from 2' to 0.34' (east to be 2.01'), combined side yard setback from 4.8' to 2.35' for a proposed third floor addition, front porch with stair over 6' and 5' solid wood fence in the front of an existing two-story single-family residence.
Continued to June 21, 2024 at 2:00pm

213-24-Z **ZONING DISTRICT:** RS-3 **WARD: 32**
APPLICANT: Brian and Andrea Clifford
OWNER: Same as applicant
PREMISES AFFECTED: 1808 W. Melrose Street
SUBJECT: Application for a variation to reduce the rear yard setback from the required 29.74' to 2', west side setback from 2.08' to zero (east to be 4.2'), combined side yard setback from 5.2' to 4.2' for a proposed two-car detached garage accessed by a public alley with an accessory building rooftop deck with 9'high pergola and an 11.42' high rooftop access stair on east elevation serving an existing single family residence.
Motion to approve made by Chairman. Second by Esposito. Motion carried 3-0; yeas – Chairman, Brooks, and Esposito.

214-24-Z **ZONING DISTRICT:** RS-3 **WARD: 32**
APPLICANT: Brian and Andrea Clifford

OWNER: Same as applicant
PREMISES AFFECTED: 1808 Melrose Street
SUBJECT: Application for a variation to relocate the minimum required 225 square feet of rear yard open space to an accessory building roof top deck in order to allow the construction of a new two-story car detached garage accessed by a public alley.
Motion to approve made by Chairman. Second by Esposito. Motion carried 3-0; yeas – Chairman, Brooks, and Esposito.

215-24-S **ZONING DISTRICT:** B3-5 **WARD: 44**
APPLICANT: Josh Lubin Incorporated
OWNER: 2815-25 N. Sheffield Building, LLC
PREMISES AFFECTED: 953 W. Wolfram Street
SUBJECT: Application for a variation to establish a hair salon.
Motion to approve made by Chairman. Second by Esposito. Motion carried 3-0; yeas – Chairman, Brooks, and Esposito.

216-24-Z **ZONING DISTRICT:** RS-3 **WARD: 15**
APPLICANT: Xinli Yu
OWNER: Same as applicant
PREMISES AFFECTED: 4362 S. Emerald Avenue
SUBJECT: Application for a variation to reduce the minimum lot area per unit from 5,000 to 4,687.5 for a proposed two-story. two dwelling unit building.

Motion to approve made by Chairman. Second by Esposito. Motion carried 3-0; yeas – Chairman, Brooks, and Esposito.

217-24-Z **ZONING DISTRICT:** RS-3 **WARD: 32**
APPLICANT: Eric Eichler and Andrea Oulehlova
OWNER: Same as applicant
PREMISES AFFECTED: 3128 N. Oakley Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 22.27' to 12.5', south side setback from 4.07. to 2.04' (north side shall be 3'), combined side yard setback from 10.17' to 5.04 for a proposed rear two-story addition and roof top deck and two enclosed parking
Motion to approve made by Chairman. Second by Esposito. Motion failed 0-3; yeas – none; nays - Chairman, Brooks, and Esposito.

218-24-Z **ZONING DISTRICT:** RS-3 **WARD: 32**
APPLICANT: Eric Eichler & Andrea Oulehlhova
OWNER: Same as applicant
PREMISES AFFECTED: 3128 N. Oakley Avenue
SUBJECT: Application for a variation to reduce the rear yard open space from

the required 225 square feet to zero for a proposed two-story addition with a roof top deck and two enclosed parking spaces for the existing two-story, single-family residence.
Motion to approve made by Chairman. Second by Esposito. Motion failed 0-3; yeas – none; nays - Chairman, Brooks, and Esposito.

219-24-Z **ZONING DISTRICT:** B2-2 **WARD**: 1
APPLICANT: KJB Properties, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2417 W. McLean Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 2.9' for an as built bridge connection from the landing of the existing rear open stair to an as built roof top deck on an existing three-car detached garage with an as built roof covering with screen fences at sides over the garage roof top deck all accessory to an existing three-story, three dwelling unit building.
Motion to approve made by Chairman. Second by Esposito. Motion carried 3-0; yeas – Chairman, Brooks, and Esposito.

220-24-Z **ZONING DISTRICT:** B2-2 **WARD**: 1
APPLICANT: KJB Properties, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2417 W. McLean Avenue
SUBJECT: Application for a variation to increase the building height from the maximum 45' to 48.75' for an as built operable louvered roof structure and solid roof structure over an existing roof top deck on an existing three-story, three dwelling unit building.
Motion to approve made by Chairman. Second by Esposito. Motion carried 3-0; yeas – Chairman, Brooks, and Esposito.

CONTINUANCES

325-23-Z **ZONING DISTRICT: RS-2** **WARD: 6**
APPLICANT: Kenneth Donner
OWNER: Same as applicant
PREMISES AFFECTED: 7645 S. St. Lawrence Avenue
SUBJECT: Application for a variation to reduce the south side setback from the required 6' to 5.46' (north to be 2.62'), combined side yard setback from 18' to 8.11' for a proposed swimming pool in the rear of an existing single-family residence.
Motion to approve made by Chairman. Second by Esposito. Motion carried 3-0; yeas – Chairman, Brooks, and Esposito.

395-23-S **ZONING DISTRICT: M3-2** **WARD: 24**

APPLICANT:	Chicagoland Materials, LLC
OWNER:	D & D Concrete, LLC
PREMISES AFFECTED:	4556 W. Roosevelt Road
SUBJECT:	Application for a special use to establish a Class V recycling facility for the collection of excavated soil / dirt, concrete, bricks, and landscape material to be operated in conjunction with an existing retail/ wholesale landscape business. **Continued to July 19, 2024 at 2:00pm**

396-23-Z	**ZONING DISTRICT: M3-2**	**WARD: 24**
APPLICANT:	Chicagoland Materials, LLC	
OWNER:	D & D Concrete, LLC	
PREMISES AFFECTED:	4556 W. Roosevelt Road	
SUBJECT:	Application for a variation to eliminate ornamental fencing and retain 304 linear feet of chain link fence along vehicular use area (material storage yard frontage). **Continued to July 19, 2024 at 2:00pm**	

209-23-S	**ZONING DISTRICT: PD No. 981**	**WARD: 2**
APPLICANT:	G.P. Green House, LLC	
OWNER:	Schatz Building, LLC	
PREMISES AFFECTED:	620 N. Fairbanks Court	
SUBJECT:	Application for a special use to establish an adult use cannabis dispensary on the first floor of an existing, three-story, multi-tenant building. **Continued to September 20, 2024 at 2:00pm**	

Motion to move into closed session pursuant to Section 2(c)(4) of the Open Meetings Act for the purpose of considering the evidence and testimony presented in open session made by the Chairman. Second by Esposito. Motion carried 3-0; yeas – Chairman, Brooks, and Esposito. Meeting went into closed session at 3:27 PM.

Motion to return to open session made by the Chairman. Second by Esposito. Motion carried 3-0; yeas – Chairman, Brooks, and Esposito. Meeting returned to open session at 3:57 PM. Following the return to open session, the Board then voted on matters presented before them.

Motion to approve all continuance requests to the dates previously stated made by the Chairman. Second by Esposito. Motion carried 3-0; yeas – Chairman, Brooks, and Esposito.

Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board at its April 19, 2024 regular meeting. Second by Esposito. Motion carried 3-0; yeas – Chairman, Brooks, and Esposito.

At 4:00 PM, Chairman made a motion to adjourn. Second by Esposito. Motion carried 3-0: yeas – Chairman, Brooks, and Esposito.

Adjournment 4:00PM