
**THE CITY OF BLUE ISLAND
COOK COUNTY, ILLINOIS**

**ORDINANCE
NUMBER 2019-040**

**AN ORDINANCE AUTHORIZING A SPECIAL USE FOR A
“TAVERN OR BAR” USE WITH A PARKING VARIANCE
IN BLUE ISLAND, ILLINOIS.**



**DOMINGO F. VARGAS, Mayor
Randy Heuser, City Clerk**

**DEXTER JOHNSON
FRED BILOTTO
NANCY RITA
TOM HAWLEY
MICHAEL MECH
CANDACE CARR
ALECIA SLATTERY**

**ANNETTE ALEXANDER
WILLIAM CAZARES
KEVIN DONAHUE
BILL FAHRENWALD
JOHNNY RINGO HILL
RAEANN CANTELO-ZYLMAN
JAMES KLINKER**

Aldermen

ORDINANCE NO. 2019-040

AN ORDINANCE AUTHORIZING A SPECIAL USE FOR A “TAVERN OR BAR” USE WITH A PARKING VARIANCE IN BLUE ISLAND, ILLINOIS

WHEREAS, the Zoning Board of Appeals heard a petition for a special use for a “tavern or bar” use with a parking variance at 2201 Vermont Street, Blue Island, Illinois, 60406. The applicant, George Mseeh, requested the Zoning Board of Appeals to permit a special use to establish a new bar and grill establishment, which once housed the former *Pete and Paul’s Tavern*, with a parking variance for five (5) onstreet parking spaces; and

WHEREAS, the legal description of the property is set forth in Exhibit “A” (the “*Property*”).

WHEREAS, the existing zoning classification of the property is an Uptown Transit Oriented Development District (UTOD) zone, which allows for mixed-use; and

WHEREAS, the Zoning Board of Appeals (the “*Zoning Board*”) caused the appropriate notice of hearing on the application to be published in accordance with § 166.095(D) of the Blue Island Code of Ordinances; and

WHEREAS, on August 5, 2019, the Zoning Board held a public hearing to hear testimony and consider the petition, along with all other requested and supporting documents submitted by the Applicant. The Zoning Board of Appeals reaffirmed an earlier decision, which was rendered by the Planning Commission on August 1, 2019, for the allowance of a special use for a “tavern or bar” use; and

WHEREAS, the Zoning Board of Appeals after due consideration has found that:

- (a) The establishment, maintenance, or operation of this special use will not be detrimental to or endanger public health, safety, morals, comfort, or general welfare

(The applicant will mimic the tavern or bar use that basically existed with the former Pete and Paul's Tavern, which existed a very long time ago without a special use.);

- (b) The special use herein requested will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood *(The applicant will inhabit an existing building that once housed the former Pete and Paul's Tavern. The applicant is even interested in preserving the former furnishings of the prior tavern for nostalgic reasons.);*
- (c) The establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district *(The applicant is seeking to reestablish a tavern or bar use that existed before. In this situation, the applicant is also seeking a parking variance to mitigate the parking dilemma.);*
- (d) Adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided *(The applicant intends to use the existing utilities, access roads, drainage, and/or necessary facilities. The applicant will inhabit an existing building and will not increase the existing infrastructure.);*
- (e) Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in public streets *(The applicant will not create any new ingress or egress curbing. The existing building was built with no off street parking in place, but the applicant has applied for a parking variance to remediate the problem. The applicant is interested in the near future in leasing*

additional off street parking spaces from a municipal parking lot.);

- (f) The special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the City Council pursuant to the recommendations of the Zoning Board of Appeals (*The applicant is adhering to City's regulations by applying for a special use and a parking variance for the proposed bar and grill establishment.*); and

WHEREAS, a true and correct copy of the Findings of Fact and Recommendation of the Zoning Board of Appeals is attached hereto as Exhibit "B."

WHEREAS, the Zoning Board of Appeals has recommended a special use for a "tavern or bar" use with a parking variance, which is located at 2201 Vermont Street; and

WHEREAS, the Mayor and City Council of the City of Blue Island, after due consideration, have determined that a special use for a tavern or bar use with a parking variance for the property located at 2201 Vermont Street, Blue Island, Illinois, 60406 be issued, subject to the following conditions:

1. That the special use and parking variance herein requested shall, except as varied by this ordinance, conform to all applicable district regulations, codes, and ordinances of the City of Blue Island.
2. That future plans and specifications for building, construction, or development and with respect to all improvements of any kind or nature to the premises be approved by the Building Department of the City of Blue Island and, when required, by any other department of the city.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Blue Island, County of Cook and State of Illinois, as follows:

Section One

That the recitals and findings set forth above are incorporated herein by reference, the same as if they were fully set forth herein verbatim, and they are adopted as the findings of the City Council.

Section Two

The written findings of fact and recommendation of the Zoning Board relative to the petition requesting a special use for a “tavern or bar” use with a parking variance are hereby accepted, incorporated herein by reference in their entirety, and adopted as the findings of the City Council. All documents and exhibits submitted at the public hearing concerning this petition are also incorporated by reference into this Ordinance.

Section Three

That the City Clerk of the City of Blue Island is hereby authorized to issue a special use for a “tavern or bar” use with a parking variance, for the property located at 2201 Vermont Street, Blue Island, Illinois, subject to the following conditions:

1. That the special use and parking variance herein requested shall, except as varied by this ordinance, shall conform to all applicable district regulations, codes, and ordinances of the City of Blue Island.
2. That future plans and specifications for building, construction, or development and with respect to all improvements of any kind or nature to the premises be approved by the Building Department of the City of Blue Island and, when required, by any other department of the city.

Section Four

That the special use permit for a “tavern or bar” use with a parking variance authorized herein may be revoked by the City Council of the City of Blue Island upon application being made to the City Council by the Blue Island Building Department, or any interested party, and upon a finding by the City Council that the conditions herein established have not been complied with.

Section Five

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section Six

This ordinance shall be in full force and effect from and after its passage and approval as required by law.

Section Seven

That the City Clerk is further directed to forward a copy of this ordinance to the applicant as notification of the passage and approval of this ordinance.

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ADOPTED this 27th day of **August, 2019**, pursuant to a roll call vote as follows:

	YES	NO	ABSENT	PRESENT	ABSTAIN
Alderman Johnson			X		
Alderman Alexander		X			
Alderman Bilotto		X			
Alderman Cazares			X		
Alderman Rita		X			
Alderman Donahue		X			
Alderman Hawley		X			
Alderman Fahrenwald		X			
Alderman Mech		X			
Alderman Hill		X			
Alderman Cantelo-Zylman		X			
Alderman Carr		X			
Alderman Slattery			X		
Alderman Klinker		X			
Mayor Vargas					
TOTAL		11	3		

APPROVED by the Mayor on **August 27, 2019**.

DOMINGO F. VARGAS
MAYOR OF THE CITY OF BLUE ISLAND,
COUNTY OF COOK AND STATE OF ILLINOIS

ATTESTED and **Filed** in my office this
27th day of **August, 2019**.

RANDY HEUSER, CITY CLERK

PUBLISHED in pamphlet form this
27th day of **August, 2019**.

RANDY HEUSER, CITY CLERK

STATE OF ILLINOIS)
)
COUNTY OF COOK) ss.

CERTIFICATE

I, Randy Heuser, certify that I am the duly elected and acting Municipal Clerk of the City of Blue Island of Cook County, Illinois.

I further certify that on **August 27, 2019** the Corporate Authorities of such municipality passed and approved Ordinance No. **2019 – 040** entitled: **AN ORDINANCE AUTHORIZING A SPECIAL USE FOR A “TAVERN OR BAR” USE WITH A PARKING VARIANCE IN BLUE ISLAND, ILLINOIS.** Which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. **2019 – 040** including the Ordinance and a cover sheet thereof, was as prepared, and a copy of such Ordinance posted in the municipal building commencing **August 27, 2019** and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the municipal clerk.

DATED at Blue Island, Illinois, this **27th** day of **August, 2019.**

(SEAL)

Municipal Clerk

EXHIBIT A

Legal Description

PIN: 25-31-304-015-0000; 25-31-304-026-0000

Legal Description:

THE WEST 30 FEET OF THE EAST 50 FEET OF LOT 4 IN BLOCK 13 IN PORTLAND, NOW BLUE ISLAND, A SUBDIVISION OF PARTS OF SECTIONS 31 AND 32, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND SECTION 6, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDI (ACCORDING TO PLAT RECORDED APRIL 13, 1839, AS DOCUMENT NUMBER 6732), IN COOK COUNTY, ILLINOIS.

Common Address: 2201 Vermont Street, Blue Island, Illinois 60406

EXHIBIT "B"

**RECOMMENDATION OF THE
BLUE ISLAND ZONING BOARD OF APPEALS**

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**City of Blue Island
Building & Zoning Department**

13051 Greenwood Avenue
Blue Island, IL 60406
Office (708) 597-8606
Fax (708) 396-2686
building@cityofblueisland.org

Date: Thursday, August 1, 2019 (Plan); Monday, August 5, 2019 (ZBA)
To: Planning Commission/Zoning Board of Appeals (ZBA)
From: Howard M. Coppari, Community Development Manager
Subject: George Mseeh/Shatonna Miller Special Use for a "Tavern or Bar" Use and a Parking Variance

Introduction:

George Mseeh is interested in opening up a new bar and grill establishment at the property located at 2201 Vermont Street, which is located directly east of the METRA Rock Island District Suburban Line. In order for the applicant to open up his establishment. He will need to apply for a special use for a "tavern or bar" use from the Planning Commission and a parking variance from the Zoning Board of Appeals.

The property in question is located in Uptown Transit-Oriented Development District (UTOD Zone). Currently, the property is situated in a mixed-use neighborhood within the City, which has a variety of commercial uses.

Notification requirements for this application have been satisfied. A legal notice was published in the *Daily Southtown*, which is part of the Chicago Tribune Media Group, and a sign was posted on the property.

Staff Analysis:

George Mseeh, the primary applicant, is interested in leasing a former tavern establishment that has been closed for at least nine (9) years. The former tavern use has lost its non-conformity status as a tavern use. A special use is required to re-establish a "tavern or bar" use to function as a new establishment. The property in question was the former *Pete and Paul's Tavern*, which was very popular with the old timers in Blue Island.

As part of re-establishing the "tavern or bar" use, the applicant will also need to rectify the parking problem associated with the property. Currently, the property contains no offstreet parking for the tavern use. A parking variance will also be required as part of the special use application.

The applicant is aware of the development process, and he is applying for both a special use and a parking variance in a simultaneous manner.

Special Use Component:

The applicant is interested in opening up a new bar and grill establishment, which harkens back into the past of Blue Island's history as a fun place to eat and drink. However, a good portion of the business will deal with the consumption of alcohol and video gaming. Even though, the applicant will like to preserve a great portion of *Pete and Paul's Tavern* interior look, which includes the "beautifully" preserved wooden wall boards, semi-curved bar counter, antiquated wooden bathroom doors, wooden enclosed refrigeration, and stainless steel fixtures; the bar will also include "modern" conveniences such as: video gaming machines, air conditioning, and other modern accoutrements.

Under the UTOD zone, the applicant will need to apply for a special use for a bar and grill establishment. Per section 4.06.5.1 *Table of Use regulation*, a "tavern or bar" use is only allowed as a special use, which would require the review and approval of the Planning Commission, the Zoning Board of Appeals, and the City Council.

Staff Report (Continuation)

The proposed bar and grill use will inhabit an area of 1,040 square feet; the "physical" area is only twenty-six feet (26') in width by forty feet (40') in length. This makes the proposed bar and grill establishment quite a small place where the area will also include a small kitchen area and two (2) bathrooms. This area will also include video gaming devices that are located towards the rear of the proposed tavern.

The property in question also contains a single-family house attached to the rear of the former tavern building. Staff believes the property was once a single-family house, which contained a very large setback from Vermont Street, but overtime a new building addition was built in the front yard between Vermont Street and the existing single-family house, which became the former *Pete and Paul's Tavern*. Hence the reason, the former tavern building is a brick constructed building, while the existing single-family house is a wooden structure.

The existing "attached" single-family house is about 984 square feet in area, while the "physical" space is twenty-four feet (24') in width by forty-one feet (41') in length. The single-family house also contains a detached two-car garage that is twenty-four feet (24') in width by twenty-two feet (22') in length or 528 square feet in area. The single-family house and its detached garage is still in use and inhabited by a family. Parking is provided for this residential use as well.

Parking Variance Component:

Mr. Mseeh is interested in preserving a good portion of the former *Pete and Paul's Tavern* interior look, which is quite antiquated inside, but he also will renovate the interior portion of the building to bring it up to building code and safety compliance per Blue Island's Building Code. This will include rehabbing the small kitchen area, the two (2) bathrooms, the ceiling tiles, the front door, the front window area, and other "life" safety features required by the Building Department (*probably adding a new fire sprinkler system*). These new building renovations will trigger more than twenty percent (20%) of the interior area that will be renovated, which triggers "parking" to be taken into account in the UTOD zone. Per the UTOD and zoning ordinances, when a new use is more intense and substantial improvements are being done then parking needs to be addressed; especially, when no "physical" parking can be provided onsite.

Staff cannot ascertain how many seats were used by the prior business because no "physical" seats were left behind from the former *Pete and Paul's Tavern* to count and create some type of grandfathered parking count.

Usually, the zoning ordinance allows for grandfathered parking to be included in the new parking count for a more intense use to help alleviate the parking requirement. But in this instance, staff has no recollection of the number of seats used by the former business since it was at least nine (9) years that the former business closed down.

In calculating the parking, one (1) parking space is required for every four (4) seats; the applicant proposes to have twenty-four (24) seats. He will need to provide for at least six (6) parking spaces onsite.

However, the property in question contains no onsite parking spaces for a tavern use. The property contains only a two-car garage for the residential component of the property. Mr. Mseeh can provide for at least one (1) onsite parking space towards the rear of the lot for a tavern patron, but a parking variance will be required for the other five (5) parking spaces.

George Mseeh will need to apply for a parking variance for five (5) parking spaces. Since the applicant cannot provide for five (5) parking spaces onsite; he will need to seek relief from the zoning code and apply for a parking variance.

Staff Report (Continuation)

The variance in question is shown below:

Section 8.7(4)d. To reduce the applicable off-street parking or loading facility required by not more than one parking space or loading space, or 20 percent of the applicable regulations, whichever number is greater.

Mr. Mseeh, especially Shatonna Miller (his business partner), has tried to lease between six (6) to eight (8) parking spaces from private lots across the street from his proposed business, but because of liability insurance factors, he was unsuccessful in trying to mitigate the parking variance on his own. He also tried to lease parking spaces from the METRA parking lot diagonally across the street from his proposed business, but METRA does not “guarantee” leased parking spaces to anyone. So, he has exhausted his attempt to mitigate the parking issue.

At this point, George Mseeh is seeking an “outright” parking variance; in other words, he is asking the Zoning Board of Appeals to grant him permission to allow for his patrons to park either on Vermont or Chatham Street. This is an unfortunate situation, but he has no other recourse at this moment.

In reviewing the hardship factor, the applicant is seeking zoning relief to re-establish a “tavern or bar” use, which has previously existed, but its continuous “tavern” use expired about nine (9) years ago when *Pete and Paul’s Tavern* closed down for good. Mr. Mseeh is required to apply for a special use with a parking variance to open his bar and grill establishment. As noted earlier in this staff report, a good portion of the interior space is fashioned as a former tavern use, and he plans to re-establish this use now. The existing interior spaces has a beautiful semi-curved bar counter that he would like to preserve and reuse.

Staff does not have a particular concern for a tavern use being proposed. A tavern once existed onsite, and Mr. Mseeh is trying to re-establish this use. Diagonally across the street, there is an existing tavern named *Kelly’s Irish Saloon*, which is located at 2146 Vermont Street, and this tavern also contains no onsite parking as well.

Standards for a Special Use:

After hearing the testimony from the applicant, the Planning Commission will review the standards for the issuance of a special use as set forth in Article VIII, Section 8.10 (6) (a) through (f), inclusive, and finds as follows:

- (a) That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;

No. The special use requested for this establishment, maintenance, or operation will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. The special use is allowing privilege of recreation, video gaming, and social use for all adult citizens of Blue Island and the surrounding communities. This variation will have no negative impact on any of the above concerns, and this property will comply with all State laws and Blue Island codes.

- (b) That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;

No. The special use requested will not be injurious to the use and enjoyment of the other properties in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. I believe, adding a special use for this property will be beneficial for the homeowner’s property value and equity. Blue Island and the surrounding communities’ citizens can revisit

Staff Report (Continuation)

a historical landmark building that holds a lot of memories for some of those who can remember the history of the former owners Pete and Paul's Tavern, and enjoy a new and updated place to mingle and socialize, while networking and reminiscing.

- (c) That the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;

No. This establishment of a special use will not impede on the normal and orderly development and improvement of the surrounding properties for uses permitted in the district. The special use of this establishment will keep the same orderly integrity of the established development and improvement of the surrounding properties because there will be no change from its existing entity. This establishment has not changed its venue or historical character it has always been a bar/tavern since it was built in early 1900's.

- (d) That adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided;

Yes. This property has adequate gas, water, and electric utilities. This property sits on a U-TOD zoned street (Vermont) with ample access roads. This establishment comes equipped with an adequate water catch basin system for bar/tavern/grill. Before opening, this establishment will be equipped with a monitored alarm system and monitored fire protection. This establishment comes equipped with adequate and separate Men and Women facilities for customers patronizing the establishment.

- (e) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in public streets; and

Yes. Adequate measures will be taken to provide ingress and egress to minimize any and all traffic congestion in public streets. There will be easy access to enter, leave, and return with minimal traffic congestion in public streets upon approval for a parking variance.

- (f) That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the City Council pursuant to the recommendations of the Zoning Board of Appeals.

Yes. The special use for this property shall conform to all applicable regulations set forth by Blue Island, except in an instance where modified by the City Council pursuant to the recommendations of the Zoning Board of Appeals. This property is currently zoned to allow a historical Tavern/Bar landmark, and the special use request is for the establishment to remain a Tavern/Bar with the only difference of the sale of food, Video Gaming, and parking variance to be incorporated. When a special use is granted any and all regulations will be met or exceeded under new management/ownership of this property.

Standards for a Variance:

After hearing the testimony from the applicant, the Zoning Board of Appeals will review the standards for the issuance of a variance as set forth in Article VIII, Section 8.7 (3) (a) through (g), inclusive, and finds as follows:

- (a) The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located;

Staff Report (Continuation)

No. This property cannot yield a reasonable return because of the parking regulations set in place for this property location. This property is located in a U-TOD zoned area and does not come with the parking accommodations that are conducive to Blue Island codes and regulations. This property does have several on-street parking spaces available in the front of property, and one rear parking space. If this proposed variation is allowed, the on-street parking will be conducive for this property to conduct business.

- (b) The proposed variation will not merely serve as a convenience to the applicant, but will alleviate some demonstrable and unusual hardship which would result if the strict letter of the regulations were carried out and which is not generally applicable to other property within the same district;

This proposed variation is not just a convenience to the applicant. For this property alone there has been over four months of exhausting ineffective research trying to find a business/location to lease 5-8 parking spaces from within the community and within 150 feet of this property. We have inquired with the Concrete Company, Railroad Company, Dave's Auto, Vermont Hotel, METRA, as well the Parking Lot on Fulton and Chatham, all to no avail. With this proposed variation in place, this would alleviate demonstrable and unusual hardships in yielding any benefits with this property.

- (c) The alleged hardship has not been created by any person presently having a proprietary interest in the premises;

Correct. The alleged hardship is not created by any person having proprietary interest in the premises, the hardships created are due to the parking regulations and codes put in place by the city of Blue Island for this property location.

- (d) The proposed variation will not be materially detrimental to the public welfare or injurious to other property or improvements in the neighborhood;

No. The proposed variation will not be materially detrimental to the public welfare or injurious to the other property or improvements in the neighborhood. The proposed variation will be an accommodation for the property owners to yield reasonable return on their investment, and for the proposed establishment future patrons.

- (e) The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire or endanger the public safety;

No. The proposed variation will not impact in any way the adequacy of light or air to adjacent properties, the existing property will not increase congestion in public streets, or increase the danger of fire or endanger the public safety.

- (f) The proposed variation will not alter the essential character of the neighborhood; and

No. The proposed variation will not alter the essential character of the neighborhood. There will be zero change in the character of this great neighborhood with this variation. There will be proper security surveillance installed in the future to secure all on-street parking surrounding the premises of the property to ensure safety for all citizens and pedestrians.

Staff Report (Continuation)

- (g) The proposed variation is in harmony with the spirit and intent of this chapter.

Yes, it is. There will be no noticeable changes with this proposed variation. It is with great intent that the proposed variation for street parking for this property will remain in harmony and spirit of this great neighborhood and city.

Conditions and Guarantees:

Per Section 8.10 Special Uses (7) Conditions and Guarantees – Prior to the granting of any special use, the Zoning Board of Appeals may recommend, and the City Council shall stipulate, such conditions and restrictions upon the establishment, location, construction, maintenance, and operation of the special use as is deemed necessary for the protection of the public interest and to secure compliance with the standards and requirements specified herein. In all cases in which special uses are granted, the City Council shall require such evidence and guarantees as it may deem necessary as proof that the conditions stipulated in connection therewith are being and will be complied with.

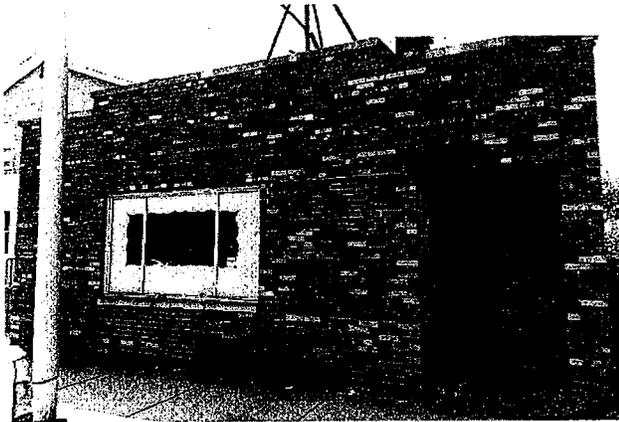
Additional Staff Recommendations:

None required by staff at this precise moment.

Attachments:

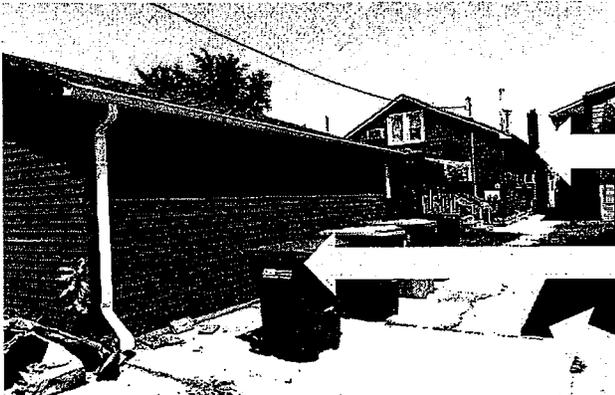
- Zoning Relief Application for a Special Use and a Parking Variance
- Justification Based on Required Findings for a Special Use and a Parking Variance
- Warranty Deed; Legal Description included
- Plat of Survey
- Authorized Agents
- Lease Agreement for Tavern
- Certification of Taxes Paid
- Application Fee for a Special Use and a Parking Variance
- Sign Security Deposit for a Special Use and a Parking Variance

Staff Exterior Photos (taken on 07-08-19):



Existing "tavern" building façade.

Old Sign Bracket to be Removed



Existing rear single-family house and detached garage.

Single-Family House

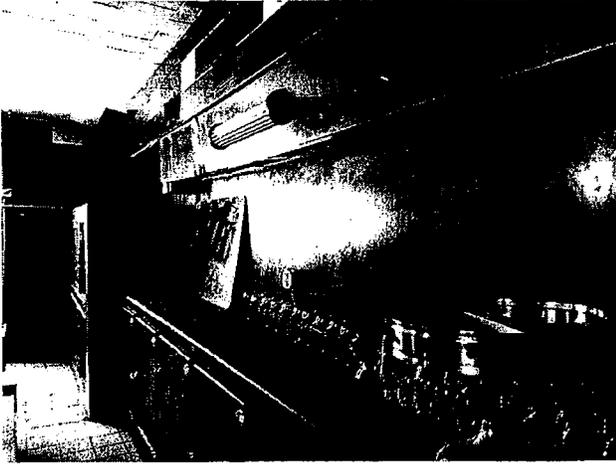
Detached Two-Car Garage



Another view of the existing two-car detached garage.

Proposed Parking Space
for a Tavern Patron

Staff Interior Photos (taken on 07-08-19):



Behind the bar counter area, facing the window area.



Old fashioned wooden refrigerators.

Staff Interior Photos (taken on 07-08-19):



Existing kitchen area, small kitchen hood.



Existing view of women's bathroom.



ZONING MEMO

Date: August 2, 2019

To: Community Development Committee, the Zoning Board of Appeals (ZBA)

Re: Planning Commission Cases

On Thursday, August 1, 2019, the Planning Commission held a Plan Commission meeting, and they voted on the following items:

1. Approval of Minutes for February 7, 2019:

AYES	<u>6</u>	Polcaster, Ebeling, Bloom, Berry, Patoska, Brown
NAYS	<u>0</u>	
ABSTAIN	<u>0</u>	
ABSENT	<u>2</u>	Weir, Wennberg

The Planning Commission did not reconvene since February of this year. Hence the approval of the minutes were voted so late.

2. Approval of Special Use for a "Tavern or Bar" at 2201 Vermont Street:

AYES	<u>5</u>	Polcaster, Ebeling, Bloom, Berry, Brown
NAYS	<u>1</u>	Patoska
ABSTAIN	<u>0</u>	
ABSENT	<u>2</u>	Weir, Wennberg

The lack of parking was a discussed a lot with this special use; video gaming was mentioned with the use. The Planning Commission felt cautious in allowing for such a use to exist.

3. Approval to Recommend the Municipal Services Committee to Vote on an Alley to be Converted from a One-way to a Two-way Between Longwood Drive and Irving Avenue:

AYES	<u>5</u>	Ebeling, Bloom, Berry, Patoska, Brown
NAYS	<u>0</u>	
ABSTAIN	<u>1</u>	Polcaster
ABSENT	<u>2</u>	Weir, Wennberg

The Planning Commission felt this was not a planning topic to be discussed or to be voted upon. The commissioners voted to have the Municipal Services Committee to hear this particular case. On March 19, 2019, the Community Development Committee voted unanimously to disapprove this request from the Blue Island Administration Office.



ZONING MEMO

Date: August 6, 2019

To: Community Development Committee

Re: Zoning Board of Appeals Cases

On Monday, August 5, 2019, the Zoning Board of Appeals (ZBA) held a Zoning Hearing, and they voted on the following items:

1. Approval of Minutes for July 8, 2019:

AYES	<u>5</u>	Frausto, Hardy, Atwell, Martin, Griffin
NAYS	<u>0</u>	
ABSTAIN	<u>0</u>	
ABSENT	<u>2</u>	Johanson, Richardella

2. Approval of a Special Use for a “Tavern or Bar” and a Parking Variance at 2201 Vermont Street (two votes – one for use and one for parking - were taken with same results):

AYES	<u>5</u>	Frausto, Hardy, Atwell, Martin, Griffin
NAYS	<u>0</u>	
ABSTAIN	<u>0</u>	
ABSENT	<u>2</u>	Johanson, Richardella

The ZBA board members asked many parking-related questions; they were comfortable with the use; and the video gaming aspect was not a problem with them.

3. Approval of a fence variance to intrude into the front yard of a corner property at 2209 Broadway Street:

AYES	<u>5</u>	Frausto, Hardy, Atwell, Martin, Griffin
NAYS	<u>0</u>	
ABSTAIN	<u>0</u>	
ABSENT	<u>2</u>	Johanson, Richardella

The ZBA board members took into consideration the lack of privacy that Arthur J. Weir has experienced at his corner property. They concluded that a six-foot tall white vinyl fence will help provide for some peace and tranquility at his property, which he shares with his wife.