



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

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MINUTES

ZONING BOARD OF APPEALS

**CITY COUNCIL EAST ANNEX BUILDING
2434 VERMONT STREET
BLUE ISLAND, IL 60406**

Commissioner Chairman Clifford Griffin called the meeting to order at 7:03 PM.

I. Roll Call

Present

Vonda Hardy
Clifford Griffin
Jeffrey Atwell
Joseph Watkins
Eric Frausto

Staff

Howard M. Coppari, Community Development Manager
Marisol C. Barrera, Mayor's Assistant

Absent

James Johanson
Brandon Richardella

II. Approval of Minutes

Vote on the motion as follows: approval of Zoning Minutes for July 8, 2019.

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

III. Public Comment

None

IV. Old Business

V. New Business

1. George Mseeh/Shatonna Miller – 2201 Vermont Street (Special Use for a "Tavern or Bar" Use and a Parking Variance for Five (5) Parking Spaces in the Uptown Transit Oriented Development 'UTOD' Zone)
2. Arthur J. Weir – 2029 Broadway Street (Fence Variance to Erect a New Six (6)-Foot Tall Vinyl Privacy Fence within the Front Yard of a Corner Property)

Minutes for the Zoning Board of Appeals (Continue)

Board Chair Griffin called to order the Zoning Board of Appeals meeting. Mr. Griffin asked for Board Atwell to conduct a roll call of Board Members present for the meeting. Mr. Griffin asked for everyone to stand up and pledge alliance to the flag.

Chair Griffin introduced George Mseeh and Shatonna Miller. Chair Griffin allowed for Ms. Miller and Mr. Mseeh to introduce their special use and parking variance request to the Board.

Mr. Mseeh explained that he and his General Manager (Ms. Miller) planned to lease the 2201 Vermont Property, and they wished to open a tavern. Mr. Mseeh and Ms. Miller kindly asked the Board to allow for a five (5) parking variance and, explained about the lease for the restaurant, and the rights to go in and build out, per the lease outlined, also to upgrade the front door, make the bathroom handicap accessible, in addition, to beautifying the front “storefront” area. Upscale bar food will be on the menu. Mr. Mseeh stated that he vows to be an upstanding proprietor as he has been with other municipalities.

Ms. Miller explained that she will employ three (3) people, which can take up three (3) parking spaces. Ms. Miller stated that her employees will *Uber* or take a *Lyft* to avoid taking up any parking spaces. Mr. Mseeh said they will get involved with the community and support local school’s needs they might have. He stated he wants to be known as a tavern that provides support, entertainment, great food, and service.

Board Griffin asked Ms. Miller, “Is this going to be a dining facility?” Ms. Miller said, yes.

Ms. Miller stated that they plan on open from 3:00 p.m. to 2:00 a.m.; splitting this time to two (2) shifts.

Board Hardy asked Ms. Miller, “Is the parking space in the rear count as patron parking? Ms. Miller said, yes, and she replied that those parking spaces are available to the patrons as well. Ms. Miller made it clear to the Board she is asking for only five (5) on street parking spaces.

Staff interjected and noted that Ms. Miller tried, many times, to speak with many other property owners and to try to reduce the amount of cars being parked on the street, and she also reached out to the City Clerk to see if they can lease additional parking spaces at the *Metra* lot. However, no one was able to provide her with parking and leasing, which is why she is here to ask for a parking variance.

Chair Griffin asked about the current parking situation. Ms. Miller said the property has access to on street parking on Chatham Street. Board Richardella asked Community Development Manager Howard Coppari about the parking scenario as well. Mr. Coppari responded that Ms. Miller was correct that the patrons can park on Chatham Street, which is not restricted. Mr. Coppari explained Ms. Miller’s future endeavors with the property, and he stated that Ms. Miller agrees to return to this Board if business is good and parking becomes an issue.

Chair Griffin asked Jeff Vails, a video gaming representative, to introduced himself. Mr. Vails said he represents a family-owned video gaming business, and he explained his way of doing business in regards to video gaming.

Chair Griffin asked anyone to make a recommendation to approve the special use and parking variance. Mr. Coppari stated there is no recommendations or conditions, but the motion will be voted on two parts, one part for a special use and the second part for a parking variance. Mr. Coppari also said If the parking gets outrageous and people are taking advantage of the situation; Ms. Miller agrees come back in six (6) months to rectify the parking. No further comment.

Minutes for the Zoning Board of Appeals (Continue)

Chair Griffin asked for someone to vote to approve the special use and a parking variance, and asked for a roll call. Board Hardy made a motion and Board Frausto seconded the motion.

Vote on the motion on the special use as follows:

AYES	5	Griffin, Atwell, Watkins, Hardy, and Frausto
NAYS	0	
ABSTAIN	0	
ABSENT	2	Johanson, Richardella

Vote on the motion on the parking variance as follows:

AYES	5	Griffin, Atwell, Watkins, Hardy, and Frausto
NAYS	0	
ABSTAIN	0	
ABSENT	2	Johanson, Richardella

Mr. Coppari explained to everyone that the process has changed with the new Board Members. All items heard moving forward will cause a delay because a resolution must be drafted prior going to the CDC and to City Council.

Chair Griffin introduced Arthur J. Weir – 2029 Broadway Street (Fence Variance to Erect a New Six (6)-Foot Tall Vinyl Privacy Fence within the Front Yard of a Corner Property).

Mr. Weir spoke about the zoning reasons why he is here to ask th Board to approve the fence variance. This new fence will provide security to his family, while enjoying the basketball court. Board Watkins asked if Mr. Wier’s new fence will be replaced using the same fence line. Mr. Weir answered yes. Mr. Coppari interjected by stating that Mr. Wier will be removing the existing chain-link fence, and he will be erecting a new vinyl fence, and he is not expanding the existing fence line just replacing it. Mr. Coppari offered his take on the non-conformity issue, and he spoke about the need for a fence variance. Aldermen Fred Bilotto was present and he supported the application.

Vote on the fence variance was made. Board Atwell made a motion and Board Frausto seconded the motion. Vote on the motion on the fence variance as follows:

AYES	5	Griffin, Atwell, Watkins, Hardy, and Frausto
NAYS	0	
ABSTAIN	0	
ABSENT	2	Johanson, Richardella

VI. Commissioners Comments

None

VII. Adjournment

On a motion by Board Frausto, seconded by Board Watkins, the Board Members agreed to adjourn the meeting.

Minutes for the Zoning Board of Appeals (Continue)

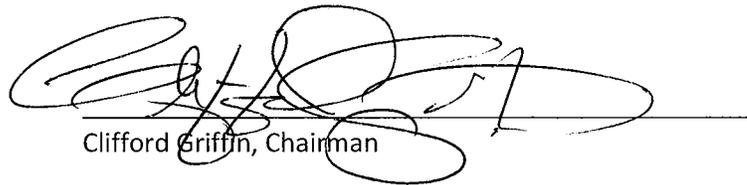
Vote on the motion to adjourn for the evening as follows:

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

The meeting adjourned at 7:42 PM.

These minutes are not a verbatim record of the meeting, but a summary of the proceedings. *The original minutes were prepared, but then they were lost to the city being hacked by a ransomware virus. This reproduction of the minutes was done with limited information.*

12-9-2019
Date


Clifford Griffin, Chairman