

**JOURNAL OF THE PROCEEDINGS OF THE  
PLANNING AND ZONING BOARD OF APPEALS  
June 1, 2023**

**CALL TO ORDER**

A meeting of the Planning and Zoning Board of Appeals of the City of Blue Island was called to order at 7:02 p.m. on June 1, 2023.

**ROLL CALL**

Roll call indicates the following:

Present:	5	Jason Berry, David Johnson, Samuel Jones, Michael Sinde, A.J. Weir
Absent	1	David Brown
Present Also:		Howard Coppari, Community Development Mgr. Ryan Morton, City Attorney Applicants and other members of the public

Coppari announced that PZBA member Annette Alexander has submitted her resignation due conflicting work commitments.

**PUBLIC COMMENT**

Alan Stevo thanked the commissioners for their service and asked for copies of the meeting agendas to be available to the public during the meeting.

**OLD BUSINESS**

1. Minutes of May 4, 2023 PZBA Meeting.

**Motion by Berry, second by Sinde, to approve the minutes of the May 4, 2023 meeting of the Planning and Zoning Board of Appeals.**

Ayes: 5 Berry, Johnson, Jones, Sinde, Weir

Nays: 0

There being five affirmative votes, the Chairman declared the motion carried.

**NEW BUSINESS**

1. Special Use for a “food store” and Variance for parking in the R-1 District. [Blue Island’s Bodega, Inc, 2216 Desplaines Street]

Chairman Johnson opened the public hearing at 7:06 p.m.

Ayman Atieh, the new owner of Blue Island’s Bodega, testified in support of his application. He talked about his connection with the city and the relationships that have been built with customers. The use will stay the same, with two apartments on the second floor as well.

Coppari explained that the change in ownership triggered the special use application. He also explained that 8 parking spaces would be required for this use. Atieh offered to put some spaces behind his property, but that would result in the loss of patio space for the tenants. The PZBA discussed the variance and determined that off-street parking is not necessary at this location, given the existing use. The lack of available space for 8 parking spaces creates the hardship, as it would prevent a food store from opening at that location.

Coppari also recommended two conditions on the special use: removal of burglar bars and reduction in window sign coverage. He explained that both of these conditions would address issues elsewhere in the City Code. Discussion ensued over the purpose of burglar bars, the hazards for fire safety, and their use throughout the City. Coppari explained that this is the approach the City has taken with other similar properties.

Chairman Johnson closed the public hearing at 7:25 p.m.

**Motion by Weir, seconded by Jones, to approve the Findings of Fact and recommend approval of the special use permit for a “food store” as presented with the adding condition that all windows, doors, and security shades shall be brought into compliance with City Code.**

Ayes: 5 Berry, Johnson, Jones, Sinde, Weir  
Nays: 0

There being five affirmative votes, the Chairman declared the motion carried.

**Motion by Weir, seconded by Jones, to approve the Findings of Fact and recommend approval of a variance for all off-street parking as presented.**

Ayes: 5 Berry, Johnson, Jones, Sinde, Weir  
Nays: 0

There being five affirmative votes, the Chairman declared the motion carried.

2. Special Use for an “electronic message board” sign in the C-2 District and two variances for electronic message board sign distance requirements. [TLC Learning Center, 2844 W. 127<sup>th</sup> Street]

Chairman Johnson opened the public hearing at 7:29 p.m.

Patricia Forkan, the owner of TLC Learning Center, testified in support of her application. She is looking to install an informational electronic sign to ensure that parents are getting the information they need during drop-off/pick-up. She had hoped to just install a message board on the existing monument sign, but that will not work electronically, so a new pole sign will be built and installed. Due to her location, she does need two variances: (1) a 100-foot reduction from the minimum 300 feet of lot frontage required; and (2) a 279-foot reduction from the minimum 500 feet required between electronic message board signs.

For the variances, Coppari explained that the applicant’s property does not have enough space for 300 feet of frontage, and a bar down the street has an existing message board sign. Chairman Johnson suggested adding a limitation to the brightness of the sign to avoid light trespass. Other commissioners pointed out that the positioning of this sign and the type of content (simple text)

will avoid significant trespass. Those specifics also convinced the PZBA that the distance between signs is not a problem. No conditions were added, but Commissioner Weir requested the applicant send the City the necessary details on the luminosity of the sign and whether it can be adjusted.

Chairman Johnson closed the public hearing at 7:46 p.m.

**Motion by Johnson, seconded by Weir, to approve the Findings of Fact and recommend approval of a special use for an “electronic message board” sign.**

Ayes: 5 Berry, Johnson, Jones, Sinda, Weir

Nays: 0

There being five affirmative votes, the Chairman declared the motion carried.

**Motion by Johnson, seconded by Weir, to approve the 100-foot variance of the required lot frontage for the electronic sign.**

Ayes: 5 Berry, Johnson, Jones, Sinda, Weir

Nays: 0

There being five affirmative votes, the Chairman declared the motion carried.

**Motion by Johnson, seconded by Weir, to approve the 279-foot variance of the required distance between electronic signs.**

Ayes: 5 Berry, Johnson, Jones, Sinda, Weir

Nays: 0

There being five affirmative votes, the Chairman declared the motion carried.

3. Text amendment expanding and revising the list of permitted and special uses and the table of off-street parking requirements, and adding, deleting, and rewriting several zoning definitions. [City of Blue Island]

No public hearing is being held on this application yet. This item is just for preliminary review and discussion by the PZBA. Coppari presented the draft documents, which are a project he has been working on for years to modernize the Zoning Ordinance and to clarify several discrepancies in the current code. Attorney Morton explained the differences between the current Zoning Ordinance and the draft document.

Commissioners discussed the table of uses and prohibited uses, questioning current nonconforming uses and uses that would be made nonconforming. The PZBA discussed several potential changes but required more time to look over everything. The discussion was continued to a special meeting on June 29 at 6:30 p.m.

**COMMISSIONER COMMENTS**

None.

**ADJOURN**

**Motion by Johnson, second by Sinde, to adjourn the meeting.** A majority voted in favor by voice vote, and the Chairman declared the motion carried. The meeting adjourned at 8:57 p.m.

The next meeting of the Planning and Zoning Board of Appeals is scheduled for June 29, 2023 at 6:30 p.m.



Ryan R. Morton, City Attorney

**APPROVED BY ME THIS**

**5 DAY OF oct, 2023**



**David Johnson, Chairman**