

**JOURNAL OF THE PROCEEDINGS OF THE
PLANNING AND ZONING BOARD OF APPEALS
August 4, 2022**

CALL TO ORDER

A meeting of the Planning and Zoning Board of Appeals of the City of Blue Island was called to order at 7:12 p.m. on August 4, 2022.

ROLL CALL

Roll call indicates the following:

Present:	4	Jason Berry, Samuel Jones, Michael Sinde, A.J. Weir
Absent	3	Annette Alexander, David Brown, David Johnson
Present Also:		Howard Coppari, Community Development Mgr. Ryan Morton, City Attorney Applicants and other members of the public

Attorney Morton advised that the Board could name a temporary chair for this meeting.

Motion by Sinde, second by Weir, to appoint Board Member Jason Berry as acting chairman of this meeting of the Planning and Zoning Board of Appeals.

Ayes:	4	Berry, Jones, Sinde, Weir
Nays:	0	

There being four affirmative votes, the motion carries. Jason Berry will lead the meeting as acting chairman.

PUBLIC COMMENT

None.

OLD BUSINESS

1. Minutes of June 2, 2022 PZBA Meeting.

Motion by Weir, second by Sinde, to approve the minutes of the June 2, 2022 meeting of the Planning and Zoning Board of Appeals.

Ayes:	4	Berry, Jones, Sinde, Weir
Nays:	0	

There being four affirmative votes, the Acting Chairman declared the motion carried.

NEW BUSINESS

1. Special use for an “automobile repair shop” at 2922 Wireton Road in the I-1 (Limited Industrial) District. [Blue Island Truck Repair, LLC]

Acting Chairman Berry opened the public hearing at 7:14 p.m. All potential witnesses were sworn in.

Applicant Filip Trajkov of Blue Island Truck Repair, LLC explained to the Board that he took over the previous truck repair business at the site, which is why a new special use is required. The services will be the same as the prior business, except there would be no towing. He clarified that although the use is listed as "automobile repair," he will only be repairing trucks. Coppari explained that the definition in the Zoning Ordinance is all-inclusive. Coppari also added that there would be no retail sales of parts on the property.

There were no other public comments. Berry closed the public hearing at 7:25 p.m.

After discussion, **motion by Weir, seconded by Jones, to approve the Findings of Fact and recommend approval of the special use, as presented.**

Ayes: 4 Berry, Jones, Sinde, Weir
Nays: 0

There being four affirmative votes, the Acting Chairman declared the motion carried.

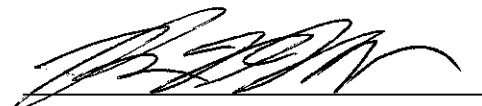
COMMISSIONER COMMENTS

Attorney Morton informed the Board that he had spoken to David Johnson, who apologized for being unable to attend this meeting at the last minute.

ADJOURN

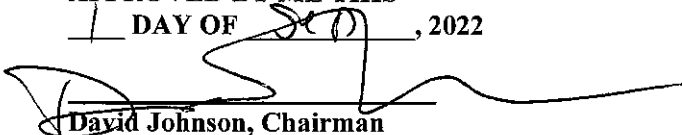
Motion by Sinde, second by Jones, to adjourn the meeting. A majority voted in favor by voice vote, and the Acting Chairman declared the motion carried. The meeting adjourned at 7:29 p.m.

The next scheduled meeting of the Planning and Zoning Board of Appeals is scheduled for September 1, 2022 at 7:00 p.m.



Ryan R. Morton, City Attorney

APPROVED BY ME THIS
1 DAY OF SEP, 2022



David Johnson, Chairman