

**JOURNAL OF THE PROCEEDINGS OF THE
PLANNING AND ZONING BOARD OF APPEALS
March 3, 2022**

CALL TO ORDER

A meeting of the Planning and Zoning Board of Appeals of the City of Blue Island was called to order by Chairman David Johnson at 7:01 p.m. on March 3, 2022.

ROLL CALL

Roll call indicates the following:

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

PUBLIC COMMENT

None.

OLD BUSINESS

1. Minutes of January 6, 2022 PZBA Meeting.

Motion by Berry, second by Sinde, to approve the minutes of the January 6, 2022 meeting of the Planning and Zoning Board of Appeals.

Ayes:	4	Berry, Johnson, Jones, Sinde
Nays:	0	
Absent:	3	Alexander, Brown, Weir

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

NEW BUSINESS

1. Special use for a "food store" at 12126 Vincennes Avenue in the R-1 Single-Family Residential District. [Blue Station Mart, Inc.]

Chairman Johnson opened the public hearing at 7:04 p.m. All potential witnesses were sworn in.

Blue Station Mart, Inc. owner, Abdulus Abdul, explained to the Committee that he hopes to continue the previous use of this address for a food store. He presented a petition from 100-150 residents supporting his application. He will not be serving alcohol, and he removed the lottery and slot machines. Coppari explained that those uses would be accessory if he later wanted to reinstall the machines. Abdul will serve tobacco products, though he stated those sales will not exceed 10-20 percent. Coppari mentioned that he has been working with Abdul to fix certain issues around

the business to comply with building codes. Coppari added that there is enough parking, when combined with the daycare next door

There were no public comments. Johnson closed the public hearing at 7:18 p.m.

After discussion, **motion by Berry, second by Johnson, to approve the Findings of Fact and recommend approval of the special use, as presented.**

Ayes: 4 Berry, Johnson, Jones, Sinde

Nays: 0

Absent: 3 Alexander, Brown, Weir

There being four affirmative votes, the Chairman declared the motion carried. The Board's recommendation and Findings of Fact will be sent to the City Council.

2. Special use for a "cultural institution" at 2451 Vermont Street in the UTOD District. [Blue Island Fire Museum and Educational Center]

Chairman Johnson opened the public hearing at 7:22 p.m. All potential witnesses were sworn in.

Ken Jellema and Betty Nagel spoke on behalf of the Applicant. This idea started in 2017, as a way to put Old Bess on display. The Museum will be small, but large enough to house the firetruck. The Museum organizers hope to include the upstairs in future remodeling, but visitors will be kept on the first floor for the time being. Coppari provided more history, including the recent map amendment that placed this parcel in the UTOD to promote mixed development. The Board asked several questions about how the museum will operate.

There were no public comments. Chairman Johnson closed the public hearing at 7:35 p.m.

After discussion, **motion by Sinde, second by Johnson, to approve the Findings of Fact and recommend approval of the special use, both as presented.**

Ayes: 4 Berry, Johnson, Jones, Sinde

Nays: 0

Absent: 3 Alexander, Brown, Weir

There being four affirmative votes, the Chairman declared the motion carried. The Board's recommendation and Findings of Fact will be sent to the City Council.

COMMISSIONER COMMENTS

None.

ADJOURN

Motion by Berry, second by Sinde, to adjourn the meeting.

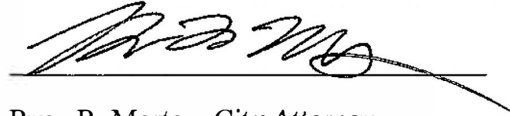
Ayes: 4 Berry, Johnson, Jones, Sinde

Nays: 0

Absent: 3 Alexander, Brown, Weir

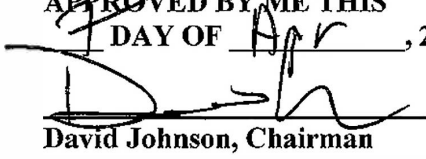
There being four affirmative votes, the Chairman declared the motion carried. The meeting adjourned at 7:36 p.m.

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



Ryan R. Morton, City Attorney

APPROVED BY ME THIS
DAY OF Apr, 2022



David Johnson, Chairman