

**JOURNAL OF THE PROCEEDINGS OF THE
PLANNING AND ZONING BOARD OF APPEALS
September 2, 2021**

CALL TO ORDER

The Planning and Zoning Board of Appeals of the City of Blue Island was called to order by Chairman David Johnson at 7:04 p.m. on September 2, 2021.

ROLL CALL

Roll call indicates the following:

Present:	4	David Johnson, Jason Barry, David Brown, A.J. Weir
Absent	3	Annette Alexander, Samuel Jones, Michael Sinde
Present Also:		Howard Coppari, Community Development Manager Erin Blake, City Attorney Ryan Morton, City Attorney

PUBLIC COMMENT

Allan Stevo asked the Board about the process for creating the PZBA.

Andrea Dillon updated the Board on the status of her planned application for zoning relief to operate a catering business on Vermont Street. Staff clarified that the property is currently zoned residential.

OLD BUSINESS

Motion by Weir, second by Brown, to approve the minutes of the June 3, 2021 meeting of the former Planning Commission and the June 3, 2021 meeting of the former Zoning Board of Appeals.

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

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

NEW BUSINESS

Open Meetings Act. Attorney Morton introduced himself to the Board. He then provided members with an overview of key provisions of the Open Meetings Act.

Text Amendment to Title XV Chapter 150 ("Building Regulations, Construction"); Title XV, Chapter 166 ("Zoning Code"); and the Uptown-Transit Oriented Development (U-TOD) District Ordinance.

Community Development Manager Coppari presented the City of Blue Island's proposed text amendment, which was encapsulated in ordinance (Ord. No. 2021-024). Coppari explained that the purpose of the zoning amendment was to complete the process of consolidating the Planning Commission and the Zoning Board of Appeals into one body. Coppari presented the Board with proposed Findings of Fact, which are attached hereto. There were no comments from the public on this application.

Motion by Weir, second by Brown, to approve the proposed text amendment, as stated in Ord. No. 2021-024, and the proposed Findings of Fact as presented.

Ayes: 4 Barry, Brown, Johnson, Weir

Nays: 0

Absent: 3 Alexander, Jones, Sinda

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

The remaining meetings for 2021 will be held on the first Thursday of each month. The meetings will take place at 7:00 p.m. in the East Annex.

Chairman Johnson would like the Board to consider adopting a public comment policy. Attorney Morton will provide a sample policy. Morton also distributed a guide for conducting public hearings.

ADJOURN

Motion by Brown, second by Barry, to adjourn the meeting.

Ayes: 4 Barry, Brown, Johnson, Weir

Nays: 0

Absent: 3 Alexander, Jones, Sinda

There being four affirmative votes, the Chairman declared the motion carried. The meeting adjourned at 7:45 p.m.

The next regular meeting of the Planning and Zoning Board of Appeals is scheduled for October 7, 2021 at 6:30 p.m.



Ryan R. Morton, City Attorney

APPROVED BY ME THIS
7th DAY OF October, 2021



David Johnson, Chairman