

**JOURNAL OF THE PROCEEDINGS OF THE
PLANNING AND ZONING BOARD OF APPEALS
October 7, 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 6:38 p.m. on October 7, 2021.

ROLL CALL

Roll call indicates the following:

Present:	6	Annette Alexander, David Brown, David Johnson, Samuel Jones, Michael Sinde (@ 6:50), A.J. Weir
Absent	1	Jason Barry
Present Also:		Howard Coppari, Community Development Mgr. Ryan Morton, City Attorney Several members of the public, in addition to those detailed below.

AGENDA ITEMS

Motion by Johnson, second by Weir, to move Agenda Item No. 3 under “New Business” ahead of Item No. 1.

Ayes:	5	Alexander, Brown, Johnson, Jones, Weir
Nays:	0	
Absent:	2	Barry, Sinde

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

PUBLIC COMMENT

None.

OLD BUSINESS

Motion by Weir, second by Brown, to approve the minutes of the September 2, 2021 meeting of the Planning and Zoning Board of Appeals.

Ayes:	5	Alexander, Brown, Johnson, Jones, Weir
Nays:	0	
Absent:	2	Barry, Sinde

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

NEW BUSINESS

Chairman Johnson swore in all members of the public planning to testify.

1. Special use application for an “artisanal” tortilla making company in the Uptown Transit Oriented Development (U-TOD) District. [El Cortez Food Services]

Chairman Johnson opened the public hearing at 6:42 p.m.

Community Development Manager Coppari reported that a special use is necessary to conduct an “artisanal” manufacturing use in the U-TOD. Staff has no issues with the application.

Applicant Jessica Blanco spoke to the Board about her family’s restaurant and commitment to long-term success in Blue Island.

Jonathan Esparza, the owner of the building, spoke about his support for the application.

There were no other comments from the public. Chairman Johnson closed the public hearing at 6:49 p.m.

After discussion, **motion by Brown, second by Weir, to recommend approval of the special use and the proposed Findings of Fact, both as presented.**

Ayes:	5	Alexander, Brown, Johnson, Jones, Weir
Nays:	0	
Absent:	2	Barry, Sinda

There being five 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 application for an “Adult-Use Cannabis Dispensing Organization” with associated parking in the Commercial (C-1) District. [Island Thyme, LLC]

Chairman Johnson opened the public hearing at 6:51 p.m.

Owner Larry Garetto detailed his family history in Blue Island and his reasons for starting this company. Stakeholder Cornelius Griggs presented his business background and his plans for the company. Stakeholder Susanna Short spoke about what Island Thyme, LLC joining with iAnthus will do for the community. She also spoke about the impact of legalized cannabis on the community. Applicant’s attorney David B. Sosin walked through the application and argued for approval.

Kimberly Byrne asked about ownership and parking controls.

Attorney Geoffrey Gist, representing Mach 1 Mentoring, spoke about the impact on his client’s next-door mentoring school. Kenneth Trotter, owner of Mach 1 Mentoring, shared his concerns about a cannabis dispensary being located next door to him. Roderick Bolar, Sr., Calvin Carter, and David DeMarten spoke about Mach 1 Mentoring and the impact of the dispensary.

Allan Stevo asked about the recording of this meeting and the ownership of Island Thyme, LLC.

Patrick Savedo voiced support for the Garetto family as community members. Michael Heslup compared legalized dispensaries to legalized bars and liquor stores. Natalie Munoz spoke on the medical benefits of cannabis, especially for children with disabilities.

Short spoke again, answering questions and addressing concerns. She said Island Thyme, LLC wants to be a good neighbor and will work with Mach 1 Mentoring. She also argued that a well-run dispensary will help resolve some of the community concern for that location.

Board members asked the Applicant questions about security, store layout, parking improvements, curbside service, lounges not being allowed, and any negative aspects of the business.

Community Development Manager Coppari and Attorney Morton explained that the Applicant must satisfy the special use standards and new standards adopted by the City Council for cannabis dispensaries. Coppari recommended certain additional conditions on the special use, including compliance with all Village codes.

After discussion, **motion by Weir, second by Jones, to recommend approval of the special use as presented with Coppari’s recommended conditions and the proposed Findings of Fact as amended.**

Ayes:	6	Alexander, Brown, Johnson, Jones, Sinde, Weir
Nays:	0	
Absent:	1	Barry

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

3. Special use application for a “daycare center” with associated parking in the Highway Commercial (C-2) District. [Perfect Reflections Daycare]

After a short recess, Chairman Johnson opened the public hearing at 8:48 p.m.

No one was present to represent the applicant. The Board discussed the background of this application and the potential traffic impact of the proposed special use.

Motion by Sinde, second by Weir, to continue the hearing on this matter to the November 4, 2021 meeting of the Planning and Zoning Board of Appeals.

Ayes:	6	Alexander, Brown, Johnson, Jones, Sinde, Weir
Nays:	0	
Absent:	1	Barry

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

4. Public comment policy for the PZBA

Attorney Morton presented a proposal for a public comment policy for the Planning and Zoning Board of Appeals, which would apply to the “Public Comment” portion of its meetings. The policy mostly mirrors the City Council’s similar policy. Board member Alexander would prefer the policy include consequences for not complying.

Motion by Sinde, second by Brown, to adopt the public comment policy for the PZBA as presented.

Ayes: 5 Brown, Johnson, Jones, Sinde, Weir
Nays: 1 Alexander
Absent: 1 Barry

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

COMMISSIONER COMMENTS

None.

ADJOURN

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

Ayes: 6 Alexander, Brown, Johnson, Jones, Sinde, Weir
Nays: 0
Absent: 1 Barry

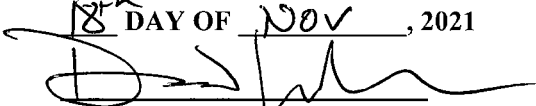
There being six affirmative votes, the Chairman declared the motion carried. The meeting adjourned at 9:07 p.m.

The next regular meeting of the Planning and Zoning Board of Appeals is scheduled for November 2, 2021 at 7:00 p.m.



Ryan R. Morton, City Attorney

APPROVED BY ME THIS
18 DAY OF NOV, 2021


David Johnson, Chairman