

City of Blue Island

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Meeting Minutes

Wednesday, May 14, 2008

7:00 PM

East Annex

Plan Commission

Bill Fahrenwald, Chairman

Commissioners: Brad Breems, Ronda Hill,
Ana Lopez-Konczal, Jamie Lamm, Earl "Chip" Nagel and Glen Szczypka

CALL TO ORDER

The meeting was called to order by the Plan Commission's Chairman, Mr. Bill Fahrenwald at 7:03 p.m.

Present: Mr. Bill Fahrenwald, Mr. Brad Breems, Mr. Earl "Chip" Nagel, Mr. Glen Szczyпка, Ms. Jamie Lamm, Ms. Rhonda Hill

Absent: Mrs. Ana Lopez-Konczal

Consideration of April 9, 2008 Minutes

A motion was made by COMMISSIONER BREEMS, seconded by COMMISSIONER NAGEL to APPROVE the minutes of the April 9, 2008 Plan Commission meeting as corrected. The motion was carried.

PREVIOUSLY REVIEWED PROJECTS**D08-0001: CALIFORNIA GARDEN CHRISTIAN OF LOVE BAPTIST CHURCH**

Nicholas Crite reviewed changes and updates received for *D08-0001: CALIFORNIA GARDEN CHRISTIAN OF LOVE BAPTIST CHURCH* noting all changes made from the Preliminary Site Plan Review on April 9, 2008.

A motion was made to approve by COMISIONER BREEMS, seconded by COMMISSIONER NAGEL to approve this development proposal and amended. The motion was carried.

D08-0002: 12301 SOUTH WESTERN AVE (REMODEL)

Currently proposed site plan drawings were presented by Mr. Rigo Guzman.

COMMISSIONER FAHRENWALD: Can you please explain the parking places layout, specifically how will people be able to back out of parking without crossing sidewalk or into street?

GUZMAN: I can only show you the drawings provided by the architect

COMMISSIONER LAMM: Did your architect use or have access to CAD based tools which could show the required turn radiuses and space required for most vehicles?

GUZMAN: I do not know.

COMMISSIONER LAMM: It is important for safety reasons that vehicles are able to enter, exit, and circulate through the site without backing across a public sidewalk or out onto the street. That is why we need more evidence and assurance than these drawings provide us with.

COMMISSIONER FAHRENWALD: I visited the site with my vehicle and do not believe the current plan meets the parking circulation requirement and therefore cannot approve it.

Commissioner Fahrenwald reminded the applicant that if the use proposed was a professional office, the number of required off-street parking places could be reduced to eight.

Mr. Guzman indicated he was not in a position to make that usage change. Mr. Guzman expressed his disappointment and frustration that these plans are not acceptable and asked the Commissioners for advice.

Commissioner Fahrenwald explained that the Commission is not able to give advice.

DEVELOPER CONCEPT APPLICATIONS

No Developer Concept Applications were presented.

PRELIMINARY SITE PLAN REVIEW

No Preliminary Site Plan Review Applications were presented.

OTHER BUSINESS

120th and Vincennes Housing Development

NICHOLAS CRITE reported that these plans were approved over two years ago by Building Department. They meet building code requirements but were not reviewed by the Planning Department or Commission.

Plan Commissioner Reappointment

CRITE reported that COMMISSIONERS BREEMS and COMMISSIONERS SZCZYPKA were reappointed to new 3 year terms by Mayor Peloquin at the May 13, 2008 City Council meeting. Terms are due to expire on April 30, 2011.

Plan Commission Workshop Report

COMMISSIONER FAHRENWALD reported on Plan Commission workshop attended on April 19, 2008, noting that it seemed worthwhile to him. One idea he thought especially worth consideration by this commission at this time was to hold pre-interview/presentation discussions to go over factual details of proposals in order for Commissioners better familiarize themselves and more clearly understand the details of a proposal before interviewing or questioning the applicants.

CHAIRMAN FAHRENWALD proposed and commissioners concurred that on a temporary or experimental basis, monthly meetings will be scheduled to start at 6:30, with a time for Commissioners to discuss proposals and ask technical or detail questions of Planning Department staff prior to presentation or interviews with applicants.

No applicants will be scheduled to present before 7 pm.

ADJOURNMENT

There being no further business before the Plan Commission, the meeting was adjourned at 7:54 p.m. with COMMISSIONER NAGEL moving, and COMMISSIONER HILL seconding.