



**City of Blue Island**  
**Building & Zoning Department**  
 13051 Greenwood Avenue  
 Blue Island, IL 60406  
 Office (708) 597-8606  
 Fax (708) 396-2686  
 building@cityofblueisland.org

**MINUTES**

**PLANNING COMMISSION**  
**CITY HALL EAST ANNEX BUILDING**  
**2434 VERMONT STREET**  
**BLUE ISLAND, IL 60406**

Commissioner Chairman Mark Patoska called the meeting to order at 6:35 PM on January 3, 2019.

**I. ROLL CALL**

Present

Arthur J. Wier  
 Erich Wennberg  
 Eric Polcaster  
 Toni Ebeling  
 Ron Bloom  
 Jason Berry  
 Mark Patoska

Staff

Howard M. Coppari, Community Development Manager  
 Marisol Barrera, Mayor’s Office

City Official

Alderman Dexter Johnson

Absent

None

**II. APPROVAL OF MINUTES**

On a motion by Commissioner Bloom, seconded by Commissioner Ebeling, voted to approve the 10-18-18 minutes.

AYES	<u>7</u>	Wier, Wennberg, Polcaster, Ebeling, Bloom, Berry, and Patoska
NAYS	<u>0</u>	
ABSTAIN	<u>0</u>	
ABSENT	<u>0</u>	

**III. PUBLIC COMMENT**

None

**IV. OLD BUSINESS**

None

**V. NEW BUSINESS**

**Minutes for the Planning Commission (Continue)**

**Steve Barnas (13830 Harrison Street) – Special Use for a “Used Car Dealers” in an I2 Zone**

Steve Barnas introduced himself to the commission, and spoke about his special use in great details. He said he would like to purchase the former “auto repair shop” to repair commercial and municipal vehicles, and then, he would like to sell them online at his facility in Blue Island. He stressed that he is not a typical dealership, but he does purchase vehicles from auctions and repair them in a case by case manner. He admitted that he needed a “used car dealers” use to sell his vehicles legally by zoning.

Commissioner Ron Bloom asked staff if the applicant’s application was properly advertised in the local paper. Staff responded that the applicant was properly advertised, and he received no comments from anyone on this application.

Commissioner Bloom then questioned Steve Barnas on specific information pertaining to his business such as: to the hours of operation; the days that the business will be opened; what type of vehicles will be serviced; and how long has the applicant been in business. Mr. Barnas responded back by saying that his hours of operation will be from 9 AM to 6 PM; his business will be opened for six days a week; he will only service on commercial or municipal trucks; and he has been in business for three years. Finally, Commissioner Bloom complimented Steve Barnas on his success for being in operation for only three years, which he was already expanding in Blue Island from Alsip.

Commissioner Bloom asked about signage for the proposed business. Mr. Barnas replied that he created a “sample” wall sign in one of his renderings, which he submitted to the commission. Staff interjected and said that Mr. Barnas would comply with signage. Staff would review signage in a more detailed manner during the building permit process.

Staff asked if Steve Barnas can speak more about his business since many commissioners were still reviewing the application and looking at the photos and renderings that the applicant provided to the commission. Again, Mr. Barnas spoke more about the repair process and what was required by the state to purchase and sell specific vehicles.

Commissioner Erich Wennberg asked about the “operational” aspects of the business, and where would the applicant operate from either: Blue Island or Alsip. Mr. Barnas replied that he purchases specific vehicles, which he specializes in repairing them, which is not done by most people. His vehicles are commercial and municipal-related in nature, which he purchases them at auctions, he repairs them, and he sells them online. He said that he likes the property because it has a privacy, fenced-in area, where he can store his vehicles in a temporary manner.

Mr. Barnas also said that he is outgrowing his business in Alsip, and he needed to expand in a new location, especially in Blue Island. He liked the property in Blue Island because of its unique location, the businesses that were around his business were similar in nature, and he has plenty of room to repair and sell his vehicles. He confirmed to Commissioner Wennberg that he will operate both businesses in Alsip and Blue Island.

Again, Mr. Barnas reiterated that he sell vehicles by appointment only. His proposed business will not have his commercial vehicles being sold in front of his building, but they would be stored inside the building or behind the privacy, fenced-in area. He does not intend to create much motor or foot traffic at his location.

On a motion by Commissioner Wennberg, seconded by Commissioner Polcaster, voted to approve the special use and recommend the Planning Commission’s vote to the Zoning Board of Appeals. Vote on the motion as followed:

AYES	<u>7</u>	Wier, Wennberg, Polcaster, Ebeling, Bloom, Berry, and Patoska
NAYS	<u>0</u>	
ABSTAIN	<u>0</u>	
ABSENT	<u>0</u>	

**Elias Rodrigues (12947 Western Avenue) – Review Proposed Mural Sign by Plan Commission per U-TOD Zone**

## Minutes for the Planning Commission (Continue)

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Elias Rodrigues chose to walk out from meeting when his application was scheduled to be heard. This happened because staff notified Elias Rodrigues that his mural application will need to go back to the Community Development Committee since his mural substantially changed from when he first visited the Community Development Committee back in August of 2018. Mr. Rodrigues did not like this answer, and he walked out from the meeting.

Even though this happened, the commission decided to hear his case and discuss several items relating with the mural. Commissioner Toni Ebeling asked staff why Elias Rodrigues' application wasn't updated for the Community Development Commission to review before the Planning Commission meeting. Staff responded that when Elias Rodrigues modified his mural illustration; he left staff with no time to advertise in a proper and legal manner. Hence the reason, Elias will need to be heard in February of 2019 instead of January of 2019 at the Community Development Committee level.

Also, staff was instructed by Chair Tom Hawley to notify Elias Rodrigues that he would need to reappear before the Community Development Committee in February of 2019; especially, during the Planning Commission meeting, in regards to his mural application. Staff was simply complying with the instructions from Community Development.

Commissioner Bloom mentioned that he wanted to see the new wall mural in more of a blue color palette instead of red, which was being proposed by Elias Rodrigues for *Restaurante Tenochtitlan*. Commissioner Bloom said that the mural should be advertising more on behalf of the City of Blue Island instead of a private business. Staff could not speak about this topic without the applicant being present. Mr. Rodrigues was advertising both items.

Commissioner Bloom asked staff if future Planning Commission cases could be advertised on the city's website. Staff stated he doesn't believe it will be a problem to advertise on the city's website, but he will need to verify with the City Clerk on this request. [The City Clerk will allow for future agendas and staff report to be advertised on the website.]

The commissioners discussed on how they would vote for the mural, and for which mural to approve, either the old one or the new one. Staff suggested for the commission vote for both murals (old versus new) as a stand-alone vote, and Elias Rodrigues can pick, at a later time, which mural to paint on the building if he wants to continue with his project. At least, the Planning Commission did their job in reviewing and approving his wall mural.

### Old Mural Vote

On a motion by Commissioner Berry and seconded by Commissioner Polcaster, the commission voted to approve the "old mural," and recommend the Planning Commission's vote to the Community Development Committee. Vote on the motion as followed:

AYES	<u>7</u>	Wier, Wennberg, Polcaster, Ebeling, Bloom, Berry, and Patoska
NAYS	<u>0</u>	
ABSTAIN	<u>0</u>	
ABSENT	<u>0</u>	

### New Mural Vote

On a motion by Commissioner Polcaster and seconded by Commissioner Wier, the commission voted to approve the "new mural," and recommend the Planning Commission's vote to the Community Development Committee. Vote on the motion as followed:

AYES	<u>7</u>	Wier, Wennberg, Polcaster, Ebeling, Bloom, Berry, and Patoska
NAYS	<u>0</u>	
ABSTAIN	<u>0</u>	
ABSENT	<u>0</u>	

**VI. COMMISSIONERS COMMENTS**

Staff spoke about Michael Marzal’s memo titled, “Zoning Code Update,” with the Planning commissioners. Staff highlighted key points of the memo to illustrate that the Zoning Code needs to be revised and updated as quickly as possible.

Most of the commissioners understand that the Zoning Code needs updating, and they agreed to taking on the challenge suggested by Michael Marzal, the Director of Finance and Administration.

The Planning commissioners agreed to review and update various sections of the Zoning Code such as: zoning uses, parking, non-conformities, and zoning definitions. The commissioners will create a new zoning table of uses with parking requirements that are more realistic to today’s environment. The group will also revise special zoning uses that will need additional design criteria; for example, for a banquet hall or daycare center.

There was a friendly banter on the topic concerning parking between Commissioner Berry and staff. This banter went into great details about the externalities that are associated with a lack of parking; especially, how the municipality should require future applicants to mitigate the effects of a parking variance. It was discussed that parking needs to be taken more seriously and the Zoning Code’s update should address this topic much better. Alderman Dexter Johnson and Mayor’s Office Marisol Barrera also participated in this lively conversation on parking. It was agreed by everybody that more needs to be done on parking.

The Planning commissioners and staff agreed that they will need to set aside an hour to review, discuss, and update key sections of the Zoning Code for 2019. It was agreed that most of the heavy lifting in revising key sections of the Zoning Code will be done by the Planning Commission, but outside help will most likely be required to finish and codify the Zoning Code updates as a unified document. Most likely, the *Chicago Metropolitan Agency for Planning (CMAP)* will assist the city in this venture in the near future.

For now, the Planning Commission and staff will work on updating key areas of the Zoning Code that will need changing. Once the zoning sections are revised, the Planning Commission and staff will go through the proper channels in approving the changes within the city.

**VII. ADJOURNMENT**

On a motion by Commissioner Berry and seconded by Commissioner Wier, the commission agreed to adjourn for the meeting. Vote on the motion as followed:

AYES	<u>7</u>	Wier, Wennberg, Polcaster, Ebeling, Bloom, Berry, and Patoska
NAYS	<u>0</u>	
ABSTAIN	<u>0</u>	
ABSENT	<u>0</u>	

The meeting adjourned at 8:29 PM.

These minutes are not a verbatim record of the meeting, but a summary of the proceedings.

02-07-19

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Date



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Mark Patoska, Chairman