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MINUTES

ZONING BOARD OF APPEALS

**CITY COUNCIL EAST ANNEX BUILDING
2434 VERMONT STREET
BLUE ISLAND, IL 60406**

Commissioner Chairman Clifford Griffin called the meeting to order at 7:00 PM on January 7, 2019.

I. ROLL CALL

Present

James Johanson
Eric Frausto
Vonda Hardy
Jeffrey Atwell
Joseph Martin
Clifford Griffin

Staff

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

Absent

Brandon Richardella

II. APPROVAL OF MINUTES

Vote on the motion as followed: 10-18-18 ZBA Minutes (Erin Muldoon Stetson's Application)

AYES	<u>6</u>	Johanson, Frausto, Hardy, Atwell, Martin, and Griffin
NAYS	<u>0</u>	
ABSTAIN	<u>0</u>	
ABSENT	<u>1</u>	Richardella

III. PUBLIC COMMENT

None

IV. OLD BUSINESS

None

V. NEW BUSINESS

Minutes for the Zoning Board of Appeals (Continue)

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

Chair Clifford Griffin called to order the Zoning Board of Appeals meeting. Mr. Griffin asked for Commissioner Jeffrey Atwell to conduct a roll call of the commissioners present for the meeting. Mr. Griffin asked for everyone to stand and pledge alliance to the flag.

Chair Griffin introduced Steve Barnas, the applicant, to the board. Mr. Barnas presented his case to the board and described his current business in Alsip, and what he wants to do in Blue Island. Basically, the applicant would like to repair and sell commercial and municipal vehicles at the property located at 13830 Harrison Street.

A special use will be required to allow the applicant to fulfill his wish to sell vehicles onsite in a General Industry zone (I2). The property was originally approved as an “auto repair shop” by a special use ordinance in November 26, 2013. The property has been used in this capacity for the last five years. Now, the applicant would like to apply for a special use to allow for vehicles to be sold onsite as a “used car dealers.”

Steve Barnas mainly repairs municipal vehicles that weigh between 1 to 4 tons in weight. Most of his vehicles will be repaired and sold onsite. Mr. Barnas first appeared at the Planning Commission on January 3, 2019, and the commission unanimously voted to approve his “used car dealers” use and forward the special use application to the Zoning Board of Appeals for review. Now, the Zoning Board of Appeals is hearing his case for a special use.

Commissioner Eric Frausto asked Steve Barnas to go into more details about his business. Mr. Barnas replied that he intends to purchase commercial or municipal vehicles, repair them, and then sell them online. He intends to store and sell his vehicles inside of his building or behind the enclosed, privacy fenced-in area. Mr. Barnas distributed to the board three photos of the type of vehicles he intends to sell onsite. This allowed the board to have a general idea of the commercial vehicles he will repair and sell from his property.

Community Development Manager Howard Coppari asked Mr. Barnas if he could talk about a specific example in greater details. Steve spoke about a salt truck that he repaired for a municipality, and he mentioned that he had to work on the mechanical plow associated with such a vehicle. This is the type of vehicle he usually works on at his business in Alsip.

Commissioner Johanson asked how many vehicles he repaired last year. Mr. Barnas responded that he worked on two dozen vehicles [24] in the last year. Staff mentioned that Mr. Barnas has to comply with state requirements in repairing and selling his commercial vehicles.

Mr. Coppari asked Mr. Barnas if he intends to keep both shops open. Mr. Barnas replied that he would keep the Alsip business open, as long as possible, until he can open and establish his business successfully in his Blue Island before he closes his Alsip’s repair shop for good. Mr. Barnas liked the location of the Blue Island property. He said that this property was off the beaten path, very quiet, and quite secluded.

Chair Griffin sensed that his commissioners wanted to vote on the special use, but he requested his commissioners to take time to review the standards for approving a special use. In other words, Mr. Griffin wanted his commissioners to review the findings in more details before they voted on the special use. Staff spoke about some of the particular findings before the group voted on the action.

Minutes for the Zoning Board of Appeals (Continue)

Chair Griffin finally asked the applicant how he would secure his property after hours. Mr. Barnas answered by erecting security cameras and installing an alarm system. His answer appeared to satisfy the security concerns.

On a motion by Commissioner Johanson and seconded by Commissioner Fausto, the board voted to approve the special use for a “used car dealers” for the property located at 13830 Harrison Street. Vote on the motion as followed:

AYES	<u>6</u>	Johanson, Frausto, Hardy, Atwell, Martin, and Griffin
NAYS	<u>0</u>	
ABSTAIN	<u>0</u>	
ABSENT	<u>1</u>	Richardella

VI. COMMISSIONERS COMMENTS

Mr. Coppari spoke about Michael Marzal’s memo titled, “*Zoning Code Update*,” with the Zoning Board of Appeals.

Staff described key points within the memo on how the Zoning Code needs to be revised and updated as quickly as possible. Mr. Marzal asked the Planning Commission to revise and update the Zoning Code. But staff wanted to share this information to the board and ask if anyone wants to participate in the update to the Zoning Code. Chair Clifford Griffin expressed his desire to participate in this exercise.

Mr. Coppari elaborated that 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 Planning 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.

Commissioner Johanson expressed some serious concerns on the Zoning Code revision; in particular, on how the Planning Commission would dedicate only an hour before a regularly scheduled Planning Commission meeting throughout the upcoming year. Per Mr. Johanson’s comments, this would not allow enough time to thoroughly review and update the Zoning code. Staff took Johanson’s account into consideration, and he promised to speak to the Planning Commission on this very issue. Mr. Coppari acknowledged that this might change, but this would be decided by the Planning Commission once the process starts and it is moving along.

Commissioner Johanson asked if staff is enforcing upon signage violation throughout the city. Staff mentioned that he started the process and he instructed his two property maintenance inspectors to enforce upon signage violations, especially on Western Avenue between 119th Street to Vermont Street. Mr. Coppari would enforce on illegal feather flags and temporary banners as a first step. Then, staff would enforce on illegal permanent and temporary window signs and LED lights, which are displayed in storefront windows as a second step.

However, Mr. Coppari conveyed the notion that he was enforcing upon illegal signs in a slow and guided process. He didn’t want to startle businesses all at once, but approach property maintenance in a more sequential manner.

Commissioner Johanson also expressed, besides signage enforcement, if staff was looking at building safety enforcement as well. Mr. Johanson said that he had business tenants approach him on building safety issues. Staff replied that his building inspectors would look into this matter further.

Minutes for the Zoning Board of Appeals (Continue)

VII. ADJOURNMENT

On a motion by Commissioner Frausto, the board agreed to adjourn the meeting. Vote on the motion as followed:

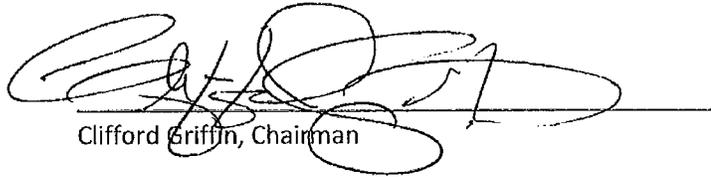
AYES	<u>6</u>	Johanson, Frausto, Hardy, Atwell, Martin, and Griffin
NAYS	<u>0</u>	
ABSTAIN	<u>0</u>	
ABSENT	<u>1</u>	Richardella

The meeting adjourned at 7:50 PM.

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

02-07-19

Date


Clifford Griffin, Chairman