



**City of Blue Island  
Building & Zoning Department**

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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 7:18 PM on July 8, 2019.

**I. ROLL CALL**

Present

James Johanson

Jeffrey Atwell

Brandon Richardella

Clifford Griffin

Joseph Martin (arrived at 7:35 PM)

Staff

Howard M. Coppari, Community Development Manager

Maria Zavala, Permit Clerk

Absent

Vonda Hardy

Eric Frausto

**II. APPROVAL OF MINUTES**

Vote on the motion as followed: 01-07-19 ZBA Minutes (Steve Barnas – Special use for a “Used Car Dealers” in an I2 Zone).

AYES	5	Johanson, Atwell, Richardella, Martin, and Griffin
NAYS	0	
ABSTAIN	0	
ABSENT	2	Hardy, Frausto

**III. PUBLIC COMMENT**

None

**IV. OLD BUSINESS**

None

**V. NEW BUSINESS**

12800 S. Western Avenue, Blue Island, IL 60406, Anthony Tiritilli/Erik Brorson – *Three Corners Development* (Variance Request for a Shared Use Parking Lot; Blue Island Medical Clinic)

Chair Clifford Griffin called to order the Zoning Board of Appeals Hearing. Mr. Griffin asked for 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.

## Minutes for the Zoning Board of Appeals (Continue)

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Eric Brorson introduced Antony Tiritilli from *Three Corners Development*. Mr. Tiritilli presented his case to the board and described his proposed improvement for 12800 S. Western Public Parking Lot. Mr. Tiritilli spoke about approaching the City Of Blue Island to purchase the Parking Lot, but a lease was simpler, and they worked with the City of Blue Island to draft a lease.

Community Development Manager Howard M. Coppari was on board, and asked Mr. Tiritilli to present to the ZBA the measure of good faith that was agreed here to discuss.

Mr. Griffin asked what is the building going to be.

Mr. Tiritilli answered a Medical Building, as a part of Cook County Hospital, whom will be the tenants not the owners of the building.

Mr. Johanson asked if there will be building improvements.

Mr. Brorson answered that there is and that the entire building is being rehabbed. That issues have arisen, but they are happy to increase the longevity of the building. It will be modernized.

Mr. Griffin asked if the Parking Lot depended on other businesses or what was being done to relieve the burden with the parking from the time that the lease was signed and is in effect.

Mr. Brorson continued to answer that they have spoken to Korbakes Liquor Store and the Auto Body repair shop whom don't use the Parking Lot to see if they would lease their parking lot, but they said no. So they have agreed to let them use the Parking Lot during construction.

Mr. Johanson asked how long the term of the lease with the tenant is.

Mr. Brorson answered it's a 10-year lease plus two 5-year renewals.

Mr. Richardella asked if they can leave some parking spaces for the affected businesses by removing the sidewalk and using it for parking.

Mr. Brorson answered they needed the sidewalk for access to building.

Mr. Coppari said there is no access to the sidewalk for businesses affected.

Mr. Brorson said not to interfere with sidewalk, and he walked up to show his plans.

Mr. Coppari said there is 54 parking spaces and will pertain to the Medical Building. He then asked about Lighting.

Mr. Johanson asked about parking in the back.

Mr. Brorson continued to say there is 3 spaces behind the building.

Mr. Brorson continued to say that they are ready to move in by September 1, 2019.

## Minutes for the Zoning Board of Appeals (Continue)

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Mr. Coppari said there shouldn't be a problem and was glad this was heard now and not in August where there would be a crunch on approving the certificate of occupancy.

Mr. Richardella asked if they were paving the alley.

Mr. Brorson answered they were going to disregard the public alley. Mr. Coppari answered this was about parking and not the alleyway.

Mr. Brorson continued to say that they are still working on that and will repave the alley.

Mr. Coppari said that the ornamental metal fence will be 4 feet in height.

Mr. Brorson said they will use existing light poles and that he would like to change lighting to LED.

Richardella asked if there were any more questions.

Alderman Bill Fahrenwald introduced himself, and he said he would like to let everyone know that another meeting that will be held on July 31, 2019 at 7:00 PM in the same building for the public to come in and express their concerns. He stated that this is a good project within the city's perspective. Bill said that Howard had some really good statements from his staff report on page 2 on how the city's processes has not being followed I was Chair of planning commission for 14 years before I did this, and I hope Howard stays in place and stays on track. He proceeded to ask how many cars will be parked in parking lot both for employees and patients.

Mr. Brorson requested that the Cook County Hospital requested the parking, and he said it is estimated that 50 cars will use the lot.

Mr. Fahrenwald asked if this included staff parking, or will they ask staff to find parking elsewhere.

Mr. Brorson said they will ask staff to park elsewhere.

Mr. Fahrenwald said those where his concerns and thank you for coming out tonight.

Mr. Johanson suggested they could use Metro South lot on (Gregory & Union) for overflow parking.

Dr. Ansel Johnson from *Vison Salon* (12812 S. Western) stated that he has been in business here in the City of Blue Island since 1990. He stated that he utilizes the parking lot in question (12800 S. Western) quite often for his busy outpatient eye clinic. He asked about the process of this case and why there was never a poll conducted on what kind of impact this was going to have on the businesses like his who uses this Parking Lot often.

Mr. Griffin stated that this is part of a record and there were steps missed but we can resolve the parking issues.

Dr. Ansel Johnson stated that he appreciated the opportunity; he was just impressed with the taking of 54 parking spaces. In 2019, he has served 1,196 residents or 33 visits per day so this impacts him as a business a lot.

## Minutes for the Zoning Board of Appeals (Continue)

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Mr. Griffin asked if Dr. Ansel Johnson had any complaints before this happened.

Dr. Ansel Johnson stated that only during heavy snows.

Mr. Coppari stated that he had used this parking for a very long period of time, and spoke about the upkeep of the parking lot.

Dr. Ansel Johnson stated that he services 1,267 seniors. He went on to ask how parking going to be resolved. He stated that with *Metro South* closing he is expecting more traffic in his office so he really is disappointed. Can you leave 10 spots open for our office.

Mr. Griffin stated that *Three Corners Development* is not stipulating this it is Cook County whom is demanding full use of the Parking lot.

Mr. Fahrenwald said Cook County will be here on August 31, 2019.

Mr. Griffin stated that we want his statements on record, and that it's a good way to communicate by email with Howard. He would also like a copy of his statement.

Dr. Johanson asked if 2 handicap parking spaces were enough.

Mr. Coppari stated that per the Illinois code it should be compliant, but the City's Engineer will review the parking count for handicap parking.

Mr. Brorson stated they are up to code and used ambulatory care.

Mr. Johanson stated 54 spots and only 2 handicap?

Mr. Brorson stated they should take this to Cook County.

Mr. Coppari stated that the Parking Lot falls into a C-1 mixed use commercial zone that exempts parking. He stated that Korbakes tore down a building to add parking. Under a C-1 zone, parking is not required.

Mr. Coppari said if Dr. Johnson had to provide for parking, he would need to provide for 8 parking spaces.

Mr. Coppari informed that there should be some parking relief so there is no parking on the street. Mr. Coppari started his employment when the negotiation for the Parking Lot was taking place. The city amends to make parking better, but it is not perfect. A C-1 is a very small part of the city. There is always parking across the street I've asked Korbakes if they are willing to lease extra parking spots for the surrounding businesses, but they said no.

Mr. Johansen asked about vacating alley to make the Parking Lot bigger.

Mr. Coppari stated there are garages there, and the City won't allow to close down the alleyway.

Mr. Griffin asked if there were any more questions or comments.

**Minutes for the Zoning Board of Appeals (Continue)**

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Mr. Wondaal (*Pest Management Services*) stated that he thinks this is good for the town to bring in more businesses, but he stated that this was an unknown to them why it was never published correctly. Basically, the advertisement of the Parking Lot being used by a private entity.

Mr. Griffin stated that these issues will be rectified.

Mr. Wondaal stated that this was scary to him as to anyone else with 30 minute parking.

Mr. Coppari stated that *Metro South* should have a stake on this issue and make a donation to businesses for the use of their Parking Lot on Western Avenue.

Dr. Johanson said that the City needs to step up. Customers provide tax revenues.

Mr. Griffin stated that a lot has changed since Howard joined the City of Blue Island.

Dr. Ansel Johnson stated we need stability.

Mr. Griffin asked if there was anything else with any recommendations.

**VI. Commissioners Comments**

Mr. Richardella recommends they should provide for easier access for handicap.

Mr. Johanson recommends they standardize the lighting. Mr. Johanson said that Erik should converse with the city before touching the lighting. The City wants to implement a new lighting system that should be included in the Parking Lot. Also, in the recommending everything that the Building Department has recommended.

On a motion by Chair Griffin and seconded by Jeffrey Atwell, the Board voted to approve *Three Corners Development's* shared use parking variance by the following vote:

AYES	5	Johanson, Atwell, Richardella, Martin, and Griffin
NAYS	0	
ABSTAIN	0	
ABSENT	2	Frausto, Hardy

Mr. Griffin stated to *Three Corners Development* to continue to work on the building and he wished them good luck.

Mr. Brorson appreciated this meeting's candid conversation, and he apologized for not reaching out to Dr. Ansel Johnson and the other affected businesses.

Mr. Griffin said it is all on the record and this will be going back to the City.

Mr. Wondaal asked if they can give up on some trees or give up on landscape to relieve the parking.

Mr. Coppari answered technically there should be more green space.

**Minutes for the Zoning Board of Appeals (Continue)**

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Mr. Johanson asked Howard if this was something in zoning that is being worked on.

Mr. Coppari answered "yes." Mr. Coppari proposed to Michael Marzal (the City Manager) that he would take on the "added" responsibility to rewrite the Zoning Ordinance and revise the parking problems associated with a variance.

Mr. Griffin stated that when the Zoning Ordinance is being re-written that Howard should include us in the conversation and go through this process together.

Mr. Coppari "originally" promised to the City that he would rebuild the Building Department and when this process was "officially" completed; especially, with the elevation of Brian Pohlis from Building Inspector to Building Official then he can move forward in improving the planning and zoning codes.

**VII. Adjournment**

On a motion by Commissioner Richardella and seconded by Jeffrey Atwell, the Board agreed to adjourn the hearing. Count on the motion as followed:

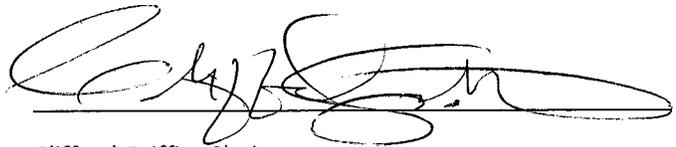
AYES	5	Johanson, Atwell, Martin, Richardella, and Griffin
NAYS	0	
ABSTAIN	0	
ABSENT	2	Hardy, Frausto

The meeting adjourned at 8:17 PM

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

08-05-19

Date



Clifford Griffin, Chairman