

City of Blue Island

13051 Greenwood Avenue
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Meeting Minutes

Wednesday, April 9, 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 7:05 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 February 13, 2008 Minutes

A motion was made by COMMISSIONER SZCZYPKA, seconded by COMMISSIONER BREEMS to APPROVE the minutes of the February 13, 2008 Plan Commission meeting as corrected. The motion was carried.

Consideration of March 12, 2008 Minutes

A motion was made by COMMISSIONER LAMM, seconded by COMMISSIONER NAGEL to APPROVE the minutes of the March 12, 2008 Plan Commission meeting. The motion was carried.

PREVIOUSLY REVIEWED PROJECTS

No previously reviewed projects were presented.

DEVELOPER CONCEPT APPLICATIONS

No Developer Concept Applications were presented.

PRELIMINARY SITE PLAN REVIEW

Chairman Fahrenwald asks that all questions be channeled through him.

D08-0001: CALIFORNIA GARDEN CHRISTIAN OF LOVE BAPTIST CHURCH

Preliminary Site Plan Review for D08-0001: California Garden Christian of Love Baptist Church was presented by ELLIS JOHNSON and REV. ROBERT BOND III.

COMMISSIONER FAHRENWALD: Will the shrubs be irrigated?

JOHNSON: Irrigation for the development is located within the plans but is not detailed in preliminary drawings.

Commissioner Fahrenwald requested that the findings and recommendations of the Planning Department be reviewed.

Nicholas Crite, Land Use Planning Manager, distributed photos of site and staff report for D08-0001: California Garden Christian of Love Baptist Church and explained findings from the report.

COMMISSIONER FAHRENWALD: Is community aware of this proposed development? How were they made aware?

BOND: The community was made aware of the proposed development through fundraising/outreach efforts of the church and neighborhood canvassing by the congregation. Also, through communication with ALDERMAN JACKSON of the 7th Ward.

Crite stated that as of the April 12, 2008 Plan Commission meeting that the Planning Department has yet to receive a lighting plan for the development

JOHNSON: A lighting plan was submitted to the Building/Zoning Department.

COMMISSIONER LAMM: What type of materials will be used?

JOHNSON: The roof would be metal and the façade of the building will be composed of Nova Brick, a type of interlocking brick without mortar. Nova Brick will be stacked by mason and drilled into sheathing.

COMMISSIONER FAHRENWALD: What types of activities will be held in the facility?

BOND: Daytime services and some nighttime youth classes.

COMMISSIONER LAMM: I cannot figure out from the drawings which elevation is front, sides, back, etc. On which side is the awning like structure?

JOHNSON: The front of the building is the western border facing Cooper. The Main entrance is on South, facing the main parking area. The North side facing 139th has fewer windows. The back is the East side and will be partially screened from neighboring residential units.

Preliminary drawings on page A-201 were determined to be incorrectly labeled. Top to bottom the correct labels are: North, South, West, East.

Commissioners recommended adding windows to North, 139th St. façade, and/or additional design detail to make it look more inviting/attractive/alive.

COMMISSIONER FAHRENWALD: Any problems with staff recommendations?

JOHNSON: None whatsoever.

COMMISSIONER LAMM: Can new/or revised drawings be submitted?

JOHNSON: Yes. Corrected drawings will be submitted to Planning Department staff.

A motion to APPROVE the Preliminary Site Plan pending Planning Department staff approval of corrected drawings, additional windows on the Northern portion of the building (139th Street) and inclusion of ALL staff recommendations was made by Commissioner Lamm, seconded by Commissioner Breems. The motion was carried.

D08-0002: 12301 SOUTH WESTERN AVE (REMODEL)

Preliminary Site Plan Review for D08-0002: BALTAZAR DIAZ and RIGO GUZMAN summarized the proposal as a single retail unit to sell CD-DVDs, with bill-payment, and money-transfer services included.

COMMISSIONER FAHRENWALD: Will this business include pay-day loans?

DIAZ: No, it will not include a pay-day loans.

Nicholas Crite, Land Use Planning Manager, distributed photos of site and staff report for D08-0002: 12301 South Western Ave (Remodel) and explained findings from the report.

ALDERMAN JANKO stated that in the Code he read, he thought the ratio was 1 per 500 sq. ft. No code book being available, Crite said he would recheck the numbers and report back after the meeting. ALDERMAN JANKO expressed concern that traffic will not flow through area as it used to with the prior use but added that there was never to his knowledge an accident or serious safety issue with the previous use and traffic flow.

COMMISSIONER FAHRENWALD: Will cars have to back out onto Western Ave to exit parking spaces on West side of building?

DIAZ: Smaller cars maybe not, larger vehicles probably yes.

CRITE: For public safety cars should not have to leave site to move to another location or space on the site. Also, most vehicles exiting the lot onto 123rd Street will have a difficult time turning left or going West, especially from the 3 angled spaces.

WERNIAK: can street parking space be substituted for off street parking space?

CRITE: No, this property is in a C2 zone which requires off street parking; only properties in a C1 zone do not require off street parking.

COMMISSIONER LAMM: What will building look like?

DIAZ: Garage doors will be replaced with window, and the exterior brick (re)ainted.

COMMISSIONER LAMM: What color will be used on the building ? I see no color drawings.

GUZMAN: We submitted color drawings to him (indicating Mr. Crite) but he lost them or can't find them.

DIAZ: Any color you want, you tell me. I believe it was bone white in the lost plans.

COMMISSIONER FAHRENWALD: Did you submit your only color copies?

GUZMAN: No.

COMMISSIONER FAHRENWALD: Did you bring any of your extra/other copies with you?

GUZMAN: No.

COMMISSIONER FAHRENWALD: We need façade details including color. It is not our responsibility to recommend colors.

COMMISSIONER LAMM reiterated concerns about the parking.

ALDERMAN JANKO repeated his opinion that car parking and movement worked safely in past with garage.

COMMISSIONER FAHRENWALD stated that the current plans could not be approved as submitted and assuming that a rejection at this time would not be in the Applicant's best interest, the Applicant(s) will need to return with a more acceptable and detailed proposal.

OTHER BUSINESS**St. Francis Hospital**

PROUT led a discussion about St. Francis Hospital issue.

Plan Commissioner Workshop

PROUT inquired about Plan Commission Workshop sponsored by Chicago Metropolitan Agency for Planning (CMAP) held on April 5, 2008.

COMMISSIONER BREEMS summarized the CMAP information that was presented then distributed literature for the April 19, 2008 with Michael Davidson and noted it should be worthwhile for other commissioners to attend who could not make first one.

ADJOURNMENT

There being no further business before the Plan Commission, the meeting was adjourned at 8:45 p.m. with Commissioner Hill moving, and Commissioner Nagel seconding.