

**JOURNAL OF THE PROCEEDINGS OF THE
PLANNING AND ZONING BOARD OF APPEALS
February 2, 2023**

CALL TO ORDER

A meeting of the Planning and Zoning Board of Appeals of the City of Blue Island was called to order at 7:04 p.m. on February 2, 2023.

ROLL CALL

Roll call indicates the following:

Present:	5	Jason Berry, David Johnson, Samuel Jones, Michael Sinde, A.J. Weir
Absent	2	Annette Alexander, David Brown
Present Also:		Howard Coppari, Community Development Mgr. Ryan Morton, City Attorney Applicants and other members of the public

PUBLIC COMMENT

None.

OLD BUSINESS

1. Minutes of December 1, 2022 PZBA Meeting.

Motion by Berry, second by Sinde, to approve the minutes of the December 1, 2022 meeting of the Planning and Zoning Board of Appeals.

Ayes:	5	Berry, Johnson, Jones, Sinde, Weir
Nays:	0	

There being five affirmative votes, the Chairman declared the motion carried.

NEW BUSINESS

1. Special Use for a “transitional residence” in the R-1 District. [Unlimited Potential NFP, Inc., 13811 S. Western Avenue]

Chairman Johnson opened the public hearing at 7:06 p.m.

Kenneth Franklin and Tangela Thornton, the executives of Unlimited Potential NFP, were sworn in and spoke of their vision for the property. They also provided a print-out of their presentation. Franklin discussed the challenges faced by young women who age out of the foster care system with no place to reside. The “UP House” would provide that space for women between the ages of 18 and 23. The former board school and the former convent on the property (Buildings A & C) would be used as residences for these women. The UP House would also provide vocational education and training and life support services.

Board members asked several questions about the operations of the facility. There would not be any permanent staff, but there would be security guards at night. Psychologists and social workers would be available on premises to provide optional therapy sessions. Although their application stated there would be up to 100 residents, they anticipate 71-75. Funding comes from charitable organizations and government grants. Unlimited Potential purchased the property last year and has successfully removed most of the prior residents. Renovations are already underway.

Chairman Johnson closed the public hearing at 7:54 p.m.

Community Development Manager Coppari explained that this application is the first step of what will eventually become a planned unit development application for the entire property. Therefore, this application only relates to Building A and Building C. Required parking was also calculated only based on this applied-for use, not all planned uses for the property. Attorney Morton confirmed with the applicants that there would be therapy or counseling services provided, thus qualifying this use as “transitional housing.”

Staff and the board members agreed on including three conditions to the special use permit:

- (A) The “transitional residence” use shall not exceed 80 residents;
- (B) The “transitional residence” use shall only apply to Building A and Building C, such that other uses on the Property that would require a special permit in other buildings shall not be allowed without a special permit; and
- (C) The “transitional residence” use is contingent upon compliance with the requirements of the police chief and fire chief regarding the Applicant’s safety and security plan.

Motion by Johnson, seconded by Jones, to approve the amended Findings of Fact and recommend approval of the special use permit for “transitional housing” as presented.

Ayes: 5 Berry, Johnson, Jones, Sinde, Weir

Nays: 0

There being five affirmative votes, the Chairman declared the motion carried.

2. Special Use for a “catering service” in the UTOD District [Bon Manger Catering & Events, LLC, 2601 Vermont Street]
3. Special Use for a “banquet hall” in the UTOD District [Bon Manger Catering & Events, LLC, 2601 Vermont Street]

Chairman Johnson opened the public hearing for both special use applications at 8:09 p.m.

Andrea Dillon, the manager of the applicant, doing business as “Bacchus,” discussed her vision for the property. She plans to host small events in an intimate setting, with a maximum capacity of 75 people. She also wants to be a vibrant part of the community. Her menu is mostly inspired by New Orleans cuisine. She will also provide food from the catering business to those in need. The banquet hall will operate first, with catering provided off-site from Dillon’s other location.

Attorney Morton pointed out that a special use permit expires after one year if not being utilized, since Dillon’s application expected to add the catering kitchen in 1-2 years. She responded that she would begin construction on the kitchen this year, which Morton opined would ensure that the special permit is “substantially under way,” so it would not expire. Manager Coppari

explained the limited parking situation depending on how many people are using the facility. Board members pointed out that parking was not an issue under its prior funeral home use.

Chairman Johnson closed the public hearing at 8:30 p.m.

Motion by Sinde, seconded by Brown, to approve the Findings of Fact and recommend approval of the special use permit for a “catering service” as presented.

Ayes: 5 Berry, Johnson, Jones, Sinde, Weir

Nays: 0

There being five affirmative votes, the Chairman declared the motion carried.

Motion by Sinde, seconded by Brown, to approve the Findings of Fact and recommend approval of the special use permit for a “banquet hall” as presented.

Ayes: 5 Berry, Johnson, Jones, Sinde, Weir

Nays: 0

There being five affirmative votes, the Chairman declared the motion carried.

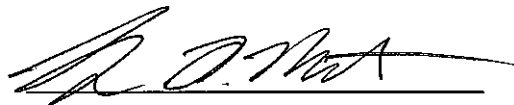
COMMISSIONER COMMENTS

None.

ADJOURN

Motion by Brown, second by Sinde, to adjourn the meeting. A majority voted in favor by voice vote, and the Chairman declared the motion carried. The meeting adjourned at 8:34 p.m.

The next scheduled meeting of the Planning and Zoning Board of Appeals is scheduled for March 2, 2023 at 7:00 p.m.



Ryan R. Morton, City Attorney

APPROVED BY ME THIS
2nd DAY OF March, 2023



David Johnson, Chairman

Jason Berry, Acting Chair