

**JOURNAL OF THE PROCEEDINGS OF THE
PLANNING AND ZONING BOARD OF APPEALS
March 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 7:09 p.m. on March 2, 2023.

ROLL CALL

Roll call indicates the following:

Present:	4	Jason Berry, David Brown, Samuel Jones, A.J. Weir
Absent	3	Annette Alexander, David Johnson, Michael Sindle
Present Also:		Howard Coppari, Community Development Mgr. Ryan Morton, City Attorney Applicants and other members of the public

Motion by Brown, second by Jones, to appoint Jason Berry as chair of this meeting in the absence of David Johnson.

Ayes:	4	Berry, Brown, Jones, Weir
Nays:	0	

There being four affirmative votes, the motion carried.

PUBLIC COMMENT

None.

OLD BUSINESS

1. Minutes of February 2, 2023 PZBA Meeting.

Motion by Berry, second by Weir, to approve the minutes of the February 2, 2023 meeting of the Planning and Zoning Board of Appeals.

Ayes:	4	Berry, Brown, Jones, Weir
Nays:	0	

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

2. Review of compliance with parking requirements at 12952 S. Western Avenue.

Community Development Manager Coppari explained that Ordinance 2021-010, allowing a special use for a theater at the above location, required a review after 6 months to determine whether available parking was sufficient. More than 6 months have passed, but there have been

no parking complaints. Even in the most trafficked events, Coppari reported the owner's estimate that 50-60 vehicles were used, which is less than the available parking.

The PZBA recognized Alderman Bill Fahrenwald. He stated that the parking has been working well. He has attended the theater's events and has not heard any complaints about parking.

The PZBA determined that no further action is needed by the PZBA regarding this special use. In the future, the PZBA prefers to let staff evaluate parking compliance issues.

NEW BUSINES

1. Special Use for a "daycare center" in the R-1 District. [Perfect Reflections Daycare, LLC, 12126 Vincennes Avenue]

Chairman Berry opened the public hearing at 7:16 p.m.

Alisha Battle of Perfect Reflections Daycare testified in support of her application. She stated that she is still working to open her other daycare on Western, which will cater to preschool children. She also wants to open this daycare for 6 months to 12 years. Not much would need to change with the space, because it was previously used as a daycare. She stated that she has gone through all of the state and City processes she needs to up to this point.

Coppari confirmed that everything in Battle's application looked good for the daycare use. His only concern stemmed from parking, because the adjoining parking lot is shared with a convenience store. There are enough spaces for both uses, but the parking lot needs to be reconfigured and clearly laid out to allow for drop-off of children. Battle testified that the property owner has agreed to all Coppari's proposed conditions. Attorney Morton stated that the property owner will need to sign the special use ordinance as well.

Chairman Berry closed the public hearing at 7:36 p.m.

Berry mentioned that he thought drop-off on 121st would be ideal, but Coppari mentioned that the City did not want to create traffic problems on that street, which is why the parking lot would need to be reconfigured. The PZBA had no objections to the application or the proposed conditions. Staff and the board members agreed on including six conditions to the special use permit:

- (A) Parking lot must be cleaned out on a regular basis;
- (B) Parking lot must be re-striped to allow additional onsite parking-related features, including extra spaces and a designated drop-off parking lane;
- (C) Parking lot needs to provide two handicapped parking spaces, with associated signage and striping;
- (D) Parking lot must be fully illuminated at night;
- (E) Parking lot must have proper signage posted throughout its location designating spaces for specific businesses' parking and explaining the drop-off parking lane; and
- (F) Parking lot must have proper painted driveway arrows indicating the new traffic pattern for the property.

Motion by Berry, seconded by Jones, to approve the Findings of Fact and recommend approval of the special use permit for a “daycare center” as presented, with the six conditions listed above.

Ayes: 4 Berry, Brown, Jones, Weir

Nays: 0

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


COMMISSIONER COMMENTS

None.

ADJOURN

Motion by Weir, second by Browne, to adjourn the meeting. A majority voted in favor by voice vote, and the Chairman declared the motion carried. The meeting adjourned at 7:42 p.m.

The next scheduled meeting of the Planning and Zoning Board of Appeals is scheduled for April 13, 2023 at 7:00 p.m.



Ryan R. Morton, City Attorney

APPROVED BY ME THIS
4 DAY OF May, 2023



David Johnson, Chairman