

**JOURNAL OF THE PROCEEDINGS OF THE
PLANNING AND ZONING BOARD OF APPEALS
May 4, 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 7:03 p.m. on May 4, 2023.

ROLL CALL

Roll call indicates the following:

Present:	4	Jason Berry, David Brown, David Johnson, Samuel Jones
Absent	3	Annette Alexander, Michael Sinde, A.J. Weir
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 March 2, 2023 PZBA Meeting.

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

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

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

NEW BUSINESS

1. Special Use for an “automobile repair shop” in the I-2 District. [Maven Automotive Consultants, Inc., 13840 Harrison Street]

Chairman Johnson opened the public hearing at 7:05 p.m.

Pedro Sanchez, the owner of Maven Automotive Consultants, testified in support of his application. He stated that he has been in the business for 24 years. This shop would specifically be for diagnosing and fixing electrical system problems. Repairs are usually completed the same day, with cars rarely left outside. There were no other public comments.

Coppari summarized the application and gave staff’s recommendation for approval. Attorney Morton suggested the PZBA consider conditioning the special use permit to electronic automotive repairs, but the board members did not think that was necessary.

Chairman Johnson closed the public hearing at 7:14 p.m.

Motion by Berry, seconded by Jones, to approve the Findings of Fact and recommend approval of the special use permit for an “automobile repair shop” as presented.

Ayes: 4 Berry, Brown, Johnson, Jones

Nays: 0

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

2. Special Use for an “automobile repair shop” in the I-2 District. [M&F Auto Repair, Inc., 13846 Harrison Street]

Chairman Johnson opened the public hearing at 7:15 p.m.

Fidel Ramirez, the owner of M&F Auto Repair, testified in support of his application. He stated that he would be doing customary auto repair, but no engine or transmission work. He also does not plan to keep vehicles longer than 24 hours while under repair. There were no other public comments.

Coppari summarized the application and gave staff’s recommendation for approval. There were no PZBA comments.

Chairman Johnson closed the public hearing at 7:20 p.m.

Motion by Johnson, seconded by Brown, to approve the Findings of Fact and recommend approval of the special use permit for an “automobile repair shop” as presented.

Ayes: 4 Berry, Brown, Johnson, Jones

Nays: 0

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

3. Special Use for a “used car dealer” in the I-1 District. [Top Truck Sales, LLC, 2922 Wireton Road]

Chairman Johnson opened the public hearing at 7:22 p.m.

Filip Trajkov, the owner of Top Truck Sales, testified in support of his application. This property would be used only to sell trucks, which would be repaired at his current repair shop on another property. This separation of the two uses will provide more space and assist both uses. There are 6 parking spaces available on this property. Most of the truck sales will be initiated online; there should not be walk-ups. There were no public comments.

Coppari summarized the application and gave staff’s recommendation for approval. Johnson asked for more specifics about the lot size and the fence on one end, which Coppari clarified.

Chairman Johnson closed the public hearing at 7:28 p.m.

Motion by Brown, seconded by Johnson, to approve the Findings of Fact and recommend approval of the special use permit for a “used car dealer” as presented.

Ayes: 4 Berry, Brown, Johnson, Jones

Nays: 0

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

4. Text amendment to amend the City’s Zoning Code as it pertains to sign regulations. [City of Blue Island]

Chairman Johnson opened the public hearing at 7:33 p.m.

Coppari went through proposed amendments to the City’s Zoning Code. This amendment only relates to the chapter of the Code regulating signs, with only certain sections being amended. He explained that this covers sign issues that have developed since the last Code revision, while also fixing some inconsistencies with the UTOD.

The PZBA went into further discussion about neon signs in store windows and internally illuminated signs. They asked Coppari to prepare visuals to assist interpreting the sign regulations. The PZBA also discussed limiting billboards to I-57 as proposed. To clarify the prohibition on LED lighting for billboards, the PZBA agreed that part should be amended to say that billboards shall not utilize digital displays, to avoid a misinterpretation that billboard lights are not allowed.

Chairman Johnson closed the public hearing at 8:16 p.m.

Motion by Johnson, seconded by Brown, to approve the Findings of Fact and recommend approval of the text amendment regarding sign regulations, as amended.

Ayes: 4 Berry, Brown, Johnson, Jones

Nays: 0

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

FOR DISCUSSION

The PZBA reviewed proposed changes from Coppari to the Zoning Ordinance related to the table of land uses, the table of off-street parking requirements, and zoning definitions. Given the size of this amendment, Coppari wanted to ensure the PZBA had sufficient time to review it and suggest changes before next month’s meeting. Both tables are much more comprehensive than the prior listings for uses and off-street parking. Additionally, 82% of the definitions are new or revised. Coppari spent two years crafting these changes, many of which fix conflicts and other problems that have existed in the Zoning Ordinance. Coppari will revise the use table to take out the “X’s” where a use is not permitted. Morton will provide a definition for “family.”

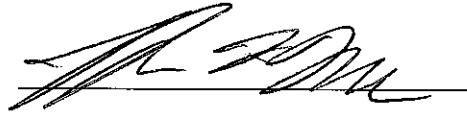
COMMISSIONER COMMENTS

None.

ADJOURN

Motion by Johnson, second by Brown, to adjourn the meeting. A majority voted in favor by voice vote, and the Chairman declared the motion carried. The meeting adjourned at 8:35 p.m.

The next scheduled meeting of the Planning and Zoning Board of Appeals is scheduled for June 1, 2023 at 7:00 p.m.



Ryan R. Morton, City Attorney

APPROVED BY ME THIS
1 DAY OF Jun, 2023


David Johnson, Chairman