

**JOURNAL OF THE PROCEEDINGS OF THE
PLANNING AND ZONING BOARD OF APPEALS
November 18, 2021**

CALL TO ORDER

A special meeting of the Planning and Zoning Board of Appeals of the City of Blue Island was called to order by Chairman David Johnson at 7:02 p.m. on November 18, 2021.

ROLL CALL

Roll call indicates the following:

Present:	6	Annette Alexander (@ 7:15), Jason Barry, David Johnson, Samuel Jones, Michael Sinde, A.J. Weir
Absent	1	David Brown
Present Also:		Howard Coppari, Community Development Mgr. Ryan Morton, City Attorney Several members of the public, in addition to those detailed below.

PUBLIC COMMENT

Allan Stevo asked about PZBA meetings being recorded.

Alderman Bill Fahrenwald told the PZBA he was also speaking on behalf of Alderman Roll, since both represent parts of the U-TOD District. He expressed concerns about single-family homes being included in the proposed U-TOD District expansion.

OLD BUSINESS

1. Minutes of October 7, 2021 PZBA Meeting.

Motion by Weir, second by Sinde, to approve the minutes of the October 7, 2021 meeting of the Planning and Zoning Board of Appeals.

Ayes:	5	Barry, Johnson, Jones, Sinde Weir
Nays:	0	
Absent:	2	Alexander, Brown

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

2. Special use application for a "daycare center" with associated parking in the Highway Commercial (C-2) District. [Perfect Reflections Daycare]

Chairman Johnson opened the public hearing at 7:09 p.m. and swore in all members of the public planning to testify.

Owner Alisha Battle detailed her history with the City, explaining why she wanted to open this daycare outside her home. She also explained how she went about rectifying the previous

committee's concerns regarding parking, by purchasing the lot south of the proposed daycare building and hiring a civil engineer to prepare the site.

Civil engineer Olabode Beckley of Beckley Engineering, Inc. detailed the plans for the parking lot and provided updates on other agencies' approvals of those plans. He is still waiting for IDOT to issue a permit for construction since there will be access onto Western.

Community Development Manager Coppari highlighted certain aspects of the application. He expressed some concerns about alley access and suggested a sign in the parking lot directing traffic to Western.

There were no other comments from the public. Chairman Jobason closed the public hearing at 7:22 p.m.

The Board asked about parking lot access. Beckley informed the Board that there would be a gate to prevent regular alley access, and Battle said she would add signs to make that clear. Extra trees were also added to the plans per Coppari's suggestion.

After discussion, motion by Alexander, second by Weir, to approve the Findings of Fact and recommend approval of the special use, both as presented.

Ayes:	6	Alexander, Barry, Johnson, Jones, Sinde, Weir
Nays:	0	
Absent:	1	Brown

There being six affirmative votes, the Chairman declared the motion carried. The Board's recommendation and Findings of Fact will be sent to the City Council.

NEW BUSINESS

1. Map amendment to expand the Uptown-Transit Oriented Development (U-TOD) District westward by rezoning 33 parcels. [City of Blue Island]

Chairman Johnson opened the public hearing at 7:30 p.m.

Motion by Johnson, second by Weir, to continue the hearing on the map amendment to December 2, 2021 at 7:00 p.m. at the East Annex Building to ensure sufficient notice is given to affected property owners.

Ayes:	6	Alexander, Barry, Johnson, Jones, Sinde, Weir
Nays:	0	
Absent:	1	Brown

There being six affirmative votes, the Chairman declared the motion carried. The map amendment hearing will be continued on December 2, 2021.

2. Text amendment to define and designate “catering services,” “live/work buildings,” and “truck terminals” within the City Zoning Code, while removing the definition of “integrated centers” and revising the criteria and process for planned developments. [City of Blue Island]

Chairman Johnson opened the public hearing at 7:32 p.m. No members of the public had any comments.

Community Development Manager Coppari explained the reasons for the City’s application to amend the Zoning Code. The changes will conform to development trends, while also ensuring more administrative control over major developments. The Board discussed examples of live/work buildings and questioned the best zoning for them. Member Barry suggested a threshold be added for when certain applications will be treated as planned developments. Attorney Morton explained that the current proposal states that the development process would be triggered by multiple requested uses. The Board will consider possible thresholds at the next meeting. Johnson closed the public hearing at 8:02 p.m.

Motion by Barry, second by Sinde, to approve the Findings of Fact as presented and recommend approval of the text map amendment to the City Zoning Code as presented, excluding the amended U-TOD maps.

Ayes:	6	Alexander, Barry, Johnson, Jones, Sinde, Weir
Nays:	0	
Absent:	1	Brown

There being six affirmative votes, the Chairman declared the motion carried. The Board’s recommendation and Findings of Fact will be sent to the City Council.

3. Special use application for an “automobile repair shop” and “used car dealer” in the General Industrial (I-2) District, adjacent to the applicant’s existing business. [Chicagoland Diesel Sales]

Chairman Johnson opened the public hearing at 8:03 p.m. and swore in all members of the public planning to testify.

Owner Steve Barnas addressed the Board. He explained that he plans to move all of his business from outside Blue Island to this location neighboring his property. The primary use of the expanded area will be to repair large commercial vehicles, with occasional sales. He said the split would be roughly 90/10.

Community Development Manager Coppari detailed the application and said he was focused on compliance with lot and parking requirements. Barnas stated that he is already doing asphalt work to ensure the new property matches his existing property.

There were no other comments from the public. Chairman Johnson closed the public hearing at 8:12 p.m.

Motion by Sinde, second by Weir, to approve the Findings of Fact and recommend approval of the special use for both the repair shop and the used car dealer, as presented.

Ayes:	6	Alexander, Barry, Johnson, Jones, Sinde, Weir
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Nays: 0
Absent: 1 Brown

There being six affirmative votes, the Chairman declared the motion carried. The Board's recommendation and Findings of Fact will be sent to the City Council.

COMMISSIONER COMMENTS

The Board discussed keeping PZBA meetings on the first Thursday of each month at 7:00 p.m.

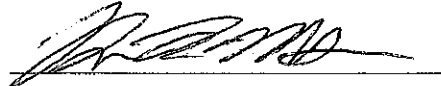
ADJOURN

Motion by Johnson, second by Weir, to adjourn the meeting.

Ayes: 6 Alexander, Brown, Johnson, Jones, Sinde, Weir
Nays: 0
Absent: 1 Barry

There being six affirmative votes, the Chairman declared the motion carried. The meeting adjourned at 8:21 p.m.

The next regular meeting of the Planning and Zoning Board of Appeals is scheduled for December 2, 2021 at 7:00 p.m.



Ryan R. Morton, City Attorney

APPROVED BY ME THIS
7 DAY OF Dec, 2021



David Johnson, Chairman