

**JOURNAL OF THE PROCEEDINGS OF THE  
PLANNING AND ZONING BOARD OF APPEALS  
December 1, 2022**

**CALL TO ORDER**

A meeting of the Planning and Zoning Board of Appeals of the City of Blue Island was called to order at 7:02 p.m. on December 1, 2022.

**ROLL CALL**

Roll call indicates the following:

Present:	5	Jason Berry, David Brown, David Johnson, Samuel Jones, A.J. Weir
Absent	2	Annette Alexander, Michael Sinde
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 October 6, 2022 PZBA Meeting.

**Motion by Berry, second by Brown, to approve the minutes of the October 6, 2022 meeting of the Planning and Zoning Board of Appeals.**

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

Nays: 0

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

**NEW BUSINESS**

1. Variance from the City's Zoning Code pertaining to a privacy fence within the corner front yard area in the R-1 District. [Lynda Simmons, 2309 W. 123<sup>rd</sup> Street]

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

Lynda Simmons, the owner of a residential property at 2309 W. 123<sup>rd</sup> Street, was sworn in and spoke about the hardship her property suffers due to its location. She is unable to build a privacy fence along her corner side yard under the Zoning Code, which means she is unable to shield her property from the lights, noise, eyes, and litter of many people using the park and school across from her. She is concerned about her privacy, property, and safety. After working with the City, she says she will construct the fence using a khaki color and will plant small bushes in front of it.

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

Community Development Manager Coppari explained how the variance applies to the Zoning Code and recapped some of the work staff did with the applicant. He pointed out that a compromise had been reached for the fence's setback from the lot line, and a triangular piece will be left open for sightlines. Chairman Johnson suggested the Findings of Fact be changed to mention the specific hardship of the location, beyond just the shape of the lot.

**Motion by Brown, seconded by Weir, to approve the amended Findings of Fact and recommend approval of the fence variance as presented.**

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

Nays: 0

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

2. Variance from the City's Zoning Code pertaining to a three-story decking system within the front yard setback area in the R-1 District. [Natosha Alexis Brown, 13015 Wood Street]

Chairman Johnson opened the public hearing at 7:26 p.m.

Morris Jones, construction consultant for the applicant, spoke on her behalf as the owner of a multi-family building at 13015 Wood Street. He was sworn in and spoke about the hardship the property suffers due to its location, with a very small front yard area. He explained the mechanics of the old decking system, which collapsed in March, requiring a new intrusion into the required front yard setback. The building itself encroaches on the yard; the decking system would add four feet. Morris discussed the importance of the variance for safety, because the front entrances are the only other escape in the event of a fire.

Chairman Johnson closed the public hearing at 7:35 p.m.

Coppari explained the history of the property and how the rest of the neighborhood also lacks extensive front yards. Attorney Morton explained the variance standards and urged board members to focus on the setback requirement in considering this application. Board Member Berry asked for clarification on the layout of the balconies.

**Motion by Brown, seconded by Berry, to approve the Findings of Fact and recommend approval of the setback variance as presented.**

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

Nays: 0

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

3. Annual PZBA Meeting Schedule for 2023

Coppari presented the proposed meeting schedule for the PZBA in 2023. The default will continue to be 7:00 p.m. on the first Thursday of each month. There are a couple exceptions due to holidays.

**Motion by Brown, seconded by Jones, to approve the 2023 PZBA Meeting Schedule as presented.** A majority voted in favor by voice vote, the Chairman declared the motion carried.

**COMMISSIONER COMMENTS**

Coppari presented a summary of PZBA actions in 2022. Berry commended Coppari and staff for shepherding applications and ensuring time was not wasted on applications to the PZBA. Johnson also thanked Coppari for ensuring there would be landscaping along the privacy fence.

**ADJOURN**

**Motion by Berry, 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 8:05 p.m.

The next scheduled meeting of the Planning and Zoning Board of Appeals is scheduled for January 5, 2023 at 7:00 p.m.



Ryan R. Morton, City Attorney

**APPROVED BY ME THIS**

**7 DAY OF Feb, 2022**



**David Johnson, Chairman**