

**JOURNAL OF THE PROCEEDINGS OF THE
PLANNING AND ZONING BOARD OF APPEALS
January 6, 2022**

CALL TO ORDER

A 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 January 6, 2022. The meeting was conducted in a hybrid format (in-person and by video conference) pursuant to Section 7(e) of the Open Meetings Act, after Johnson determined it would not be practical or prudent for everyone to meet in person due to current COVID-19 conditions. All conditions required by Section 7(e) were met, and the public was still able to attend the meeting in person.

ROLL CALL

Roll call indicates the following:

Present:	6	Annette Alexander, Jason Berry, David Brown (by Zoom), David Johnson (by Zoom), Samuel Jones, A.J. Weir (by Zoom)
Absent	1	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 December 2, 2021 PZBA Meeting.

Motion by Alexander, second by Berry, to approve the minutes of the December 2, 2021 meeting of the Planning and Zoning Board of Appeals.

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

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

NEW BUSINESS

1. Two sign variances at 2155 Broadway Street in the R-1 Single-Family Residential District. [Blue Cap]

Chairman Johnson opened the public hearing at 7:05 p.m. All potential witnesses were sworn in.

Blue Cap Director of Community Relations, Jill Hart, spoke about the reasons her organization is asking for two sign variances. Both variances are for the same sign: one to use channel lettering, and one to use internal illumination. Neither of those features are permitted on their own in the R-1 District. Hart explained that their sign has not been replaced in 50 years, and their current sign cannot be seen. Board members questioned the impact the sign's illumination would have on neighbors, and Hart clarified that there will be no projected lights. The sign will be affixed to their building. Community Development Manager Coppari discussed the background of institutional signs in the City.

There were no public comments. Johnson closed the public hearing at 7:11 p.m.

After discussion, **motion by Brown, second by Weir, to approve the Findings of Fact and recommend approval of the variances, both as presented.**

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

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.

2. Special use for an "automobile repair shop" at 13844 South Harrison in the I-2 General Industrial District. [Preferred Automotive]

Chairman Johnson opened the public hearing at 7:15 p.m. All potential witnesses were sworn in.

Applicant and owner Lucas Daulton spoke about his reasons for coming to the City, explaining that he is expanding beyond his current business in Markham. This location will only be for automotive repairs. He does not envision any problems complying with the special use requirements. Community Manager Coppari explained that this business will be one of three tenants in the existing commercial building.

There were no public comments. Chairman Johnson closed the public hearing at 7:20 p.m.

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

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

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. Text amendment to amend the City's Zoning Code to regulate accessory uses in the City. [City of Blue Island]

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

Attorney Morton explained that the City's Zoning Code currently does not define or regulate accessory uses. In consultation with City staff, Morton drafted a text amendment that will more carefully control accessory uses to ensure properties are being used as intended in compliance with City codes. The City intends to delineate more accessory uses in the near future, but for now, the amendment mostly addresses unattended donation collection boxes, which could become a nuisance if not regulated. Morton's proposed amendment is designed to prevent and abate potential nuisances, because those boxes attract graffiti, trash, debris, hazardous materials, waste, and other activities threatening the health, safety, and welfare of citizens.

Some board members expressed concern that the proposed language is too broad—covering too many types of accessory uses—while also being too restrictive. The Board discussed removing certain regulations to ensure that structures similar to donation collection boxes (for instance, a small free library). The PZBA decided to recommend taking out:

- Distance restriction between collection boxes;
- Distance restriction from right-of-way or property line;
- No impediment to exhaust, ventilation, or fire extinguishing systems;
- Visibility of collection boxes;
- Service hours;
- Collection box materials and other specifications; and
- Collection box label specifications.

In addition to other types of accessory uses, the PZBA may consider adding a restriction on collection boxes that there be a light source located near it. There were no public comments. Chairman Johnson closed the public hearing at 7:59 p.m.

After discussion, **motion by Johnson, second by Alexander, to approve the Findings of Fact and recommend approval of the text amendment, as amended.**

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

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

None.

ADJOURN

Motion by Berry, second by Brown, to adjourn the meeting.

Ayes: 6 Alexander, Berry, Brown, Johnson, Jones, Weir

Nays: 0

Absent: 1 Sinda

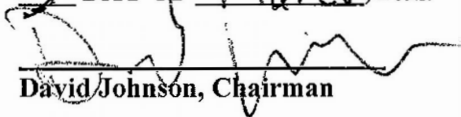
There being six affirmative votes, the Chairman declared the motion carried. The meeting adjourned at 8:03 p.m.

The next regular meeting of the Planning and Zoning Board of Appeals is scheduled for February 3, 2022 at 7:00 p.m.



Ryan R. Morton, City Attorney 03/03/22

APPROVED BY ME THIS
3 DAY OF March 2022



David Johnson, Chairman