

**JOURNAL OF THE PROCEEDINGS OF THE
PLANNING AND ZONING BOARD OF APPEALS
May 5, 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 7:01 p.m. on May 5, 2022.

ROLL CALL

Roll call indicates the following:

Present:	5	Annette Alexander, Jason Berry, David Brown, David Johnson, A.J. Weir
Absent	2	Samuel Jones, 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 April 7, 2022 PZBA Meeting.

Motion by Berry, second by Brown, to approve the minutes of the April 7, 2022 meeting of the Planning and Zoning Board of Appeals.

Ayes:	5	Alexander, Berry, Brown, Johnson, Weir
Nays:	0	

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

NEW BUSINESS

1. Special use for a commercial "parking lot" at 2218 W. 138th Street and 138 Chatham Street in the R-1 (Single-Family Residential) District. [RNA Corporation]

Chairman Johnson opened the public hearing at 7:03 p.m. All potential witnesses were sworn in.

Thakor Patel, engineer for the project, spoke on behalf of RNA Corporation. He explained that due to their construction of additional buildings on their site, they need additional parking spaces. They've chosen to build a parking lot on land across the street, which requires a special use. Coppari informed the Board that the parking lot will add 85 spaces, which is about 40 more spaces than the Code requires. The Board asked about landscaping of the parking lot, which they indicated they liked, and the materials that will be used. There was also a question lighting for the lot. Coppari confirmed that the applicant has met the criteria for a commercial parking lot.

There were no other public comments. Johnson closed the public hearing at 7:17 p.m.

After discussion, **motion by Weir, seconded by Brown, to approve the Special Use, as presented.**

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

Nays: 0

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

2. Special use for a “two-family dwelling” at 2447 Walnut Street in the R-1 (Single-Family Residential) District. [Linda M. Voltolina-Satter & Richard Kessler]

Chairman Johnson opened the public hearing at 7:18 p.m. All potential witnesses were sworn in.

The Applicants’ attorney, Scott Ladewig spoke on their behalf. He explained that Ms. Voltolina-Satter currently lives in the house and has for 28 years. She is buying it from her siblings. It has consistently been used a two-family home, with separate ingress/egress. Ladewig said there is no negative impact on the neighborhood.

Ron Bloom spoke generally about property conversions. He stressed the importance of using homes the way there were built to be used originally, to preserve the character of the community. He also has concerns about transient renters occupying these homes instead of the property owners.

Allen Stevo also spoke generally about property conversions. He questions whether the aldermen nearly 30 years ago realized they were eliminating all multi-family permitted uses. He believes two-family homes are helpful to the community and they should continue to be allowed.

Ladewig reiterated that no conversion is taking place here; the building would continue in its current use as a multi-family dwelling.

Coppari confirmed that there were no building inspector concerns related to the property, though the parking lot should have delineated spaces. Berry expressed that their goal should be to allow good, compliant two-family homes. Johnson and Alexander wondered whether there should be some requirement for owner occupancy, but Morton advised that the Board not add that type of condition without an established policy or code provision.

There were no other public comments. Chairman Johnson closed the public hearing at 7:44 p.m.

After discussion, **motion by Brown, seconded by Alexander, to approve the Findings of Fact and recommend approval of the special use, with the parking area condition added and a six-month compliance window.**

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

Nays: 0

There being five 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

Board members discussed the City's policies on multi-family homes and coach houses.

ADJOURN

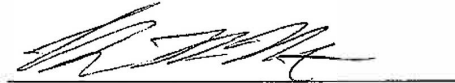
Motion by Brown, second by Berry, to adjourn the meeting.

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

Nays: 0

There being five affirmative votes, the Chairman declared the motion carried. The meeting adjourned at 7:59 p.m.

The next regular meeting of the Planning and Zoning Board of Appeals is scheduled for June 2, 2022 at 7:00 p.m.



Ryan R. Morton, City Attorney

APPROVED BY ME THIS
2 DAY OF June, 2022



David Johnson, Chairman