

**JOURNAL OF THE PROCEEDINGS OF THE
PLANNING AND ZONING BOARD OF APPEALS
June 2, 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 June 2, 2022.

ROLL CALL

Roll call indicates the following:

Present: 7 Annette Alexander (@ 7:05), Jason Berry, David Brown,
David Johnson, Samuel Jones, Michael Sinde, A.J. Weir

Absent 0

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 May 5, 2022 PZBA Meeting.

Motion by Brown, second by Sinde, to approve the minutes of the May 5, 2022 meeting of the Planning and Zoning Board of Appeals.

Ayes: 7 Alexander, Berry, Brown, Johnson, Jones, Sinde, Weir

Nays: 0

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

NEW BUSINESS

1. Variance for a privacy fence within the corner front yard area of 2260 Olive Street in the R-1 (Single-Family Residential) District. [Amanda M. Gamboa]

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

Applicant Amanda Gamboa explained why she is requesting a privacy fence on her second front yard, which she considers a side yard. She has a child who she wants to protect from traffic. She also wants to stop people from trespassing on her property, which she provided photos of. The Board asked her about a gate, and she indicated there would be a sliding gate across her driveway. She also explained that the fence north of her property would not go to the end of her lot line, because that would interfere with her neighbor's flowers. So, the fence will be setback from the property line by a few feet in that location. She plans to plant around the fencing.

Coppari explained the challenges of a corner lot and the history of the property. Morton explained the standards of granting a variance, where the Code does not allow a non-decorative fence in the front yard. The Board discussed Ms. Gamboa's hardship.

There were no other public comments. Johnson closed the public hearing at 7:18 p.m.

After discussion, **motion by Weir, seconded by Berry, to approve the Findings of Fact and recommend approval of the variance, as presented.**

Ayes: 7 Alexander, Berry, Brown, Johnson, Jones, Sinde, Weir

Nays: 0

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

2. Special use for a "two-family dwelling" at 12816 Wahl Street in the R-1 (Single-Family Residential) District. [Camille Murguia, Gustavo Carapia, and Lorraine Murguia]

Chairman Johnson opened the public hearing at 7:23 p.m. All potential witnesses were sworn in.

The Applicants explained that they are not planning to use their home as a rental, but rather so their elderly parents would have a separate living space. The second kitchen is what made this property attractive. The Board mentioned that this is similar to other special use applications they have received and indicated that they are generally supportive of multi-generational living arrangements.

There were no other public comments. Chairman Johnson closed the public hearing at 7:31 p.m.

After discussion, **motion by Berry, seconded by Brown, to approve the Findings of Fact and recommend approval of the special use.**

Ayes: 7 Alexander, Berry, Brown, Johnson, Jones, Sinde, Weir

Nays: 0

There being seven 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 privacy fencing and their approach to future variance applications. The Board also pondered amending the Zoning Ordinance to allow staff and/or PZBA be the final decisionmaker on variances. The Board also discussed a possible future zoning request where residential and commercial uses intersect.

ADJOURN

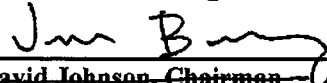
Motion by Berry, second by Weir, to adjourn the meeting. A majority voted in favor by voice vote, and the Chairman declared the motion carried. The meeting adjourned at 7:57 p.m.

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



Ryan R. Morton, City Attorney

APPROVED BY ME THIS
4th DAY OF August, 2022


~~David Johnson, Chairman~~
Jason Berry, Acting Chair