

**JOURNAL OF THE PROCEEDINGS OF THE
PLANNING AND ZONING BOARD OF APPEALS
December 2, 2021**

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 December 2, 2021.

ROLL CALL

Roll call indicates the following:

Present:	4	Jason Berry, David Johnson, Samuel Jones, A.J. Weir
Absent	3	Annette Alexander, David Brown, Michael Sinde
Present Also:		Howard Coppari, Community Development Mgr. Ryan Morton, City Attorney Several members of the public, in addition to those detailed below.

PUBLIC COMMENT

None.

OLD BUSINESS

1. Minutes of November 18, 2021 PZBA Meeting.

Motion by Berry, second by Johnson, to approve the minutes of the November 18, 2021 special meeting of the Planning and Zoning Board of Appeals.

Ayes:	4	Berry, Johnson, Jones, Weir
Nays:	0	
Absent:	3	Alexander, Brown, Sinde

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

2. 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 7:04 p.m. All potential witnesses were sworn in.

Community Development Manager Coppari provided context and background on the City's request to rezone 22 parcels from the Single Family Residential (R-1) District and 11 parcels from the Central Area Commercial (C-1) District to the U-TOD District. The primary purpose is to allow a major street in the City (Vermont Street) to have mixed usage. This is intended to provide more flexibility for property owners, including setback requirements. The rezoning will facilitate further development and more density in that part of town. The other properties will clean up the zoning map for uniformity. The zoning changes will not reduce the allowable use of their property.

Anna Wasserman, the director of the Blue Island Public Library, asked for an explanation of how this would affect the library. She also asked for any updates from the City if something is planned for the parking lot across the street.

Coppari read a summary of comments received from property owners in the proposed rezoning area prior to the meeting:

- Andrea Dillon of 2601 Vermont Street said she is excited about the new zone because she plans to live and run a business from her property.
- Rigoberto Garcia of 2518 Vermont Street asked questions about the impact of this change on taxes. Coppari explained there would be none.
- Maddie Hill of 2553 Vermont Street also asked about the tax implications on her property.
- Cheryl Krueger of 13050 Greenwood Avenue (business) expressed her support for the change but asked about the higher density component, especially for new multi-family buildings built along Vermont Street.

Johnson closed the public hearing at 7:19 p.m. Attorney Morton explained the legal standards to be considered in a map amendment. The Board expressed that the added flexibility of this amendment would benefit the community, encouraging redevelopment. Coppari informed the Board that he received no negative comments from elected officials.

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

Ayes: 4 Berry, Johnson, Jones, Weir
Nays: 0
Absent: 3 Alexander, Brown, Sinda

There being four 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 update the U-TOD maps within the City Zoning Code. [City of Blue Island].

Chairman Johnson opened the public hearing at 7:27 p.m.

Attorney Morton explained that these changes were held back from the text amendment approved at the November meeting because they were dependent on the PZBA's action regarding the map amendment. Now that the new map has been approved, the revised maps should be updated to show the expanded U-TOD District. There are four maps that will be revised and inserted.

There were no public comments.

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

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

Ayes: 4 Berry, Johnson, Jones, Weir
Nays: 0

Absent: 3 Alexander, Brown, Sinda

There being four 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. PZBA Meeting Schedule for 2022

Motion by Johnson, second by Berry, to approve the Planning and Zoning Board of Appeals 2022 meeting schedule.

Ayes: 4 Berry, Johnson, Jones, Weir

Nays: 0

Absent: 3 Alexander, Brown, Sinda

There being four affirmative votes, the Chairman declared the motion carried. All PZBA meetings will be scheduled for the first Thursday of the month at 7:00 p.m.

2. Minimum Standards for Planned Development Ordinance.

Community Development Manager Coppari presented his memo on potential minimum standards for planned developments, based on last month's discussion. He assessed the standards of various communities. The Board liked the idea of triggering the planned development process when there are multiple uses or buildings under single ownership or group ownership. The Board liked the idea of spelling specific size requirements to trigger planned developments, though acreage would not fit Blue Island as it is used in other communities. The Board also discussed upcoming potential developments. Coppari briefly discussed his goals for 2022. No vote was necessary at this time as the Board plans to revisit these suggestions.

COMMISSIONER COMMENTS

None.

ADJOURN

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

Ayes: 4 Berry, Johnson, Jones, Weir

Nays: 0

Absent: 3 Alexander, Brown, Sinda

There being four affirmative votes, the Chairman declared the motion carried. The meeting adjourned at 8:00 p.m.

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The next regular meeting of the Planning and Zoning Board of Appeals is scheduled for January 6, 2022 at 7:00 p.m.



Ryan R. Morton, City Attorney

APPROVED BY ME THIS
6 DAY OF Jan, 2022



David Johnson, Chairman