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**THE CITY OF BLUE ISLAND  
COOK COUNTY, ILLINOIS**

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**ORDINANCE  
NUMBER 2018-002**

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**AN ORDINANCE AUTHORIZING THE ISSUANCE OF A SPECIAL  
USE PERMIT TO T-MOBILE, LLC TO PERMIT THE  
CONSTRUCTION OF A CELLULAR ANTENNA AND EQUIPMENT  
FACILITY ON THE PREMISES OF METRO SOUTH MEDICAL  
CENTER LOCATED AT 2310 YORK STREET, WHICH IS IN A  
UTOD ZONING DISTRICT IN BLUE ISLAND, ILLINOIS**

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**DOMINGO F. VARGAS, Mayor  
Randy Heuser, City Clerk**

**DEXTER JOHNSON  
LETICIA VIEYRA  
NANCY RITA  
TOM HAWLEY  
BILL FAHRENWALD  
CANDACE CARR  
KENNETH PITTMAN**

**GEORGE POULOS  
FRED BILOTTO  
KEVIN DONAHUE  
ALECIA SLATTERY  
JAN OSTLING  
JAIRO FRAUSTO  
NANCY THOMPSON**

**Aldermen**

**ORDINANCE NO. 2018-002**

**AN ORDINANCE AUTHORIZING THE ISSUANCE OF A SPECIAL USE PERMIT TO T-MOBILE, LLC TO PERMIT THE CONSTRUCTION OF A CELLULAR ANTENNA AND EQUIPMENT FACILITY ON THE PREMISES OF METRO SOUTH MEDICAL CENTER LOCATED AT 2310 YORK STREET, WHICH IS IN A UTOD ZONING DISTRICT IN BLUE ISLAND, ILLINOIS**

**WHEREAS**, T-Mobile, LLC filed an application with the Zoning Board of Appeals for a special use permit for the purpose of constructing a cellular antenna and equipment facility on the premises commonly known as Metro South Medical Center, 2310 York Street, Blue Island, Illinois; and

**WHEREAS**, the legal description of the property is set forth in Exhibit "A" (the "Property").

**WHEREAS**, the existing zoning classification of the property is UTOD, Uptown Transit Oriented Development; and

**WHEREAS**, the Zoning Board of Appeals (the "Zoning Board") caused the appropriate notice of hearing on the application to be published in accordance with § 166.095(D) of the Blue Island Code of Ordinances; and

**WHEREAS**, on December 28, 2017, the Zoning Board held a public hearing to hear testimony and consider the petition, along with all other requested and supporting documents submitted by the Applicant; and

**WHEREAS**, the Zoning Board of Appeals after due consideration has found that:

- (a) The establishment, maintenance, or operation of this special use will not be detrimental to or endanger public health, safety, morals, comfort, or general welfare;

- (b) The special use herein requested will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
- (c) The establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;
- (d) Adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided;
- (e) Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in public streets; and
- (f) The special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the City Council pursuant to the recommendations of the Zoning Board of Appeals; and

**WHEREAS**, a true and correct copy of the Findings of Fact and Recommendation of the Zoning Board of Appeals is attached hereto as Exhibit "B."

**WHEREAS**, the Zoning Board of Appeals has recommended that a special use permitting the construction of a cellular antenna and equipment facility be granted; and

**WHEREAS**, the Mayor and City Council of the City of Blue Island, after due consideration, have determined that a special use permit be issued to permit the construction of a cellular antenna and equipment facility on the rooftop of the Metro South

Medical Center, located at 2310 York Street, Blue Island, Illinois, subject to the following conditions:

1. That the special use herein requested shall, except as varied by this ordinance, conform to all applicable district regulations, codes and ordinances of the City of Blue Island.
2. That future plans and specifications for building, construction or development and with respect to all improvements of any kind or nature to the premises be approved by the Building Department of the City of Blue Island and, when required, by any other department of the city.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Blue Island, County of Cook and State of Illinois, as follows:

**Section One**

That the recitals and findings set forth above are incorporated herein by reference, the same as if they were fully set forth herein verbatim, and they are adopted as the findings of the City Council.

**Section Two**

The written findings of fact and recommendation of the Zoning Board relative to the petition requesting a special use to permit construction of a cellular antenna and equipment facility on the Property are hereby accepted, incorporated herein by reference in their entirety, and are adopted as the findings of the City Council. All documents and exhibits submitted at the aforesaid public hearing are also incorporated by reference into this Ordinance.

### **Section Three**

That the City Clerk of the City of Blue Island is hereby authorized to issue a special use permit to T-Mobile, LLC for the purpose of constructing a cellular antenna and equipment facility on the rooftop of the Metro South Medical Center, located at 2310 York Street, Blue Island, Illinois subject to the following conditions:

1. That the special use herein requested shall, except as varied by this ordinance, conform to all applicable district regulations, codes and ordinances of the City of Blue Island.
2. That future plans and specifications for building, construction or development and with respect to all improvements of any kind or nature to the premises be approved by the Building Department of the City of Blue Island and, when required, by any other department of the city.

### **Section Four**

That the special use permit hereby authorized may be revoked by the City Council of the City of Blue Island upon application being made to the City Council by the Blue Island Building Department, or any interested party and upon a finding by the City Council that the conditions herein established have not been complied with.

### **Section Five**

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

### **Section Six**

This ordinance shall be in full force and effect from and after its passage and approval as required by law.

**Section Seven**

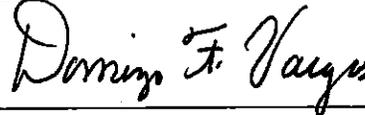
That the City Clerk is further directed to forward a copy of this ordinance to the applicant as notification of the passage and approval of this ordinance.

*(Intentionally Left Blank)*

**ADOPTED** this 13th day of February, 2018, pursuant to a roll call vote as follows:

|                     | YES | NO | ABSENT | PRESENT | ABSTAIN |
|---------------------|-----|----|--------|---------|---------|
| Alderman Hawley     |     |    | X      |         |         |
| Alderman Poulos     | X   |    |        |         |         |
| Alderman Vieyra     | X   |    |        |         |         |
| Alderman Bilotto    | X   |    |        |         |         |
| Alderman Rita       | X   |    |        |         |         |
| Alderman Donahue    |     |    | X      |         |         |
| Alderman Carr       | X   |    |        |         |         |
| Alderman Slattery   |     |    | X      |         |         |
| Alderman Ostling    | X   |    |        |         |         |
| Alderman Pittman    | X   |    |        |         |         |
| Alderman Johnson    |     |    | X      |         |         |
| Alderman Frausto    | X   |    |        |         |         |
| Alderman Thompson   | X   |    |        |         |         |
| Alderman Fahrenwald | X   |    |        |         |         |
|                     |     |    |        |         |         |
| Mayor Vargas        |     |    |        |         |         |
| <b>TOTAL</b>        | 10  |    | 4      |         |         |

**APPROVED** by the Mayor on February 13, 2018



**DOMINGO F. VARGAS**  
**MAYOR OF THE CITY OF BLUE ISLAND,**  
**COUNTY OF COOK AND STATE OF ILLINOIS**

**ATTESTED** and **Filed** in my office this  
 13th day of February, 2018.



**RANDY HEUSER**  
**CITY CLERK**

**PUBLISHED** in pamphlet form this  
 13th day of February, 2018.



**RANDY HEUSER**  
**CITY CLERK**

STATE OF ILLINOIS     )  
                                  )  
COUNTY OF COOK     )     ss.

CERTIFICATE

I, Randy Heuser, certify that I am the duly elected and acting Municipal Clerk of the City of Blue Island of Cook County, Illinois.

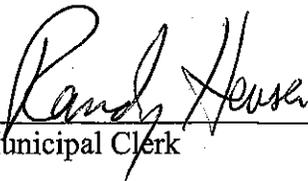
I further certify that on **February 13, 2018** the Corporate Authorities of such municipality passed and approved Ordinance No. **2018 - 002** entitled: **AN ORDINANCE AUTHORIZING THE ISSUANCE OF A SPECIAL USE PERMIT TO T-MOBILE, LLC TO PERMIT THE CONSTRUCTION OF A CELLULAR ANTENNA AND EQUIPMENT FACILITY ON THE PREMISES OF METRO SOUTH MEDICAL CENTER LOCATED AT 2310 YORK STREET, WHICH IS IN A UTOD ZONING DISTRICT IN BLUE ISLAND, ILLINOIS.**

Which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. **2018 - 002** including the Ordinance and a cover sheet thereof, was as prepared, and a copy of such Ordinance posted in the municipal building commencing **February 13, 2018** and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the municipal clerk.

DATED at Blue Island, Illinois, this **13<sup>th</sup>** day of **February, 2018**.

(SEAL)

  
\_\_\_\_\_  
Municipal Clerk

**EXHIBIT A**

*Legal Description*

BLOCK 7 IN SANDERS SECOND ADDITION TO THE TOWN OF BLUE ISLAND, A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN BLUE ISLAND EXCEPT THAT PART OF BLOCK 7 DESCRIBED AND BOUNDED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK 7; THENCE RUNNING EAST ON THE SOUTH LINE OF SAID BLOCK 132.4 FEET; THENCE NORTH, PARALLEL WITH THE WEST LINE OF SAID BLOCK TO A POINT IN THE NORTH LINE OF SAID BLOCK, A DISTANCE OF 132.4 FEET EAST OF THE NORTHWEST CORNER OF SAID BLOCK 7; THENCE WEST ALONG THE NORTH LINE OF SAID BLOCK, A DISTANCE OF 132.4 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH ALONG THE WEST LINE OF SAID BLOCK TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

**Permanent Index Number (PIN):** 25-31-114-004-0000

**Common Address:** 2310 York Street, Blue Island, Illinois 60406.

**EXHIBIT "B"**

**FINDINGS OF FACT AND RECOMMENDATION  
OF THE ZONING BOARD OF APPEALS**

**CITY OF BLUE ISLAND ZONING BOARD OF APPEALS**  
**FINDINGS OF FACT**  
**PUBLIC HEARING OF DECEMBER 28, 2017**

City Blue Island, 13051 Greenwood Avenue, Blue Island, IL60406.

On December 28, 2017 the Blue Island Zoning Board of Appeals voted unanimously (4-0) to adopt Finding of Fact recommending City Council approval of a special use permit to T-Mobile LLC, the construction and operating a new Cellular Antenna facility on the building/rooftop at the site located at 2310 York Street, Blue Island, IL60406 in the U-TOD district.

**Section 166.095 (F) Standards:** No special use shall be recommended by the Zoning Board of Appeals unless such Board shall find:

1.-That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety ,morals comfort or general welfare.

Finding: The Zoning Board of Appeals finds that the special use will not be detrimental or endanger the public. The use will be limited to indoor in a vacant area of the building.

2.-that the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

Finding: The Zoning Board of Appeals finds that the special use will not limit the use of other property on High Street or York Street, Metro South Med Center and other commercial properties nearby.

3.-That the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

Finding: The Zoning Board of Appeals finds that the special use at this site will not impede Blue Island's development. The granting this special use follows development trends for Central Commercial Area.

4.-That adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided.

Finding: The Zoning Board of Appeals finds that location has adequate facilities for the special use.

5.-That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in public streets.

Finding: The Zoning Board of Appeals finds that the site has adequate existing access for the special use.

6.-That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the City Council pursuant to the recommendations of the Zoning Board of Appeals.

Finding: The Zoning Board of Appeals finds that the use is in conformance with other the regulations of the U-TOD zoning district.