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

**ORDINANCE
NUMBER 2018-055**

**AN ORDINANCE AUTHORIZING THE ISSUANCE OF A
SPECIAL USE PERMIT TO 2RD ENTERPRISES, INC. TO
PERMIT THE CONSTRUCTION OF ONE SINGLE FAMILY
RESIDENTIAL APARTMENT UNIT ON THE SECOND FLOOR
OF THE COMMERCIAL/RETAIL BUILDING LOCATED AT
13057 S. WESTERN AVENUE, WHICH IS IN A UTOD ZONING
DISTRICT IN BLUE ISLAND, ILLINOIS**

**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
JANICE OSTLING
JAIRO FRAUSTO
NANCY THOMPSON**

Aldermen

ORDINANCE NO. 2018-055

AN ORDINANCE AUTHORIZING THE ISSUANCE OF A SPECIAL USE PERMIT TO 2RD ENTERPRISES, INC. TO PERMIT THE CONSTRUCTION OF ONE SINGLE FAMILY RESIDENTIAL APARTMENT UNIT ON THE SECOND FLOOR OF THE COMMERCIAL/RETAIL BUILDING LOCATED AT 13057 S. WESTERN AVENUE, WHICH IS IN A UTOD ZONING DISTRICT IN BLUE ISLAND, ILLINOIS

WHEREAS, 2RD Enterprises, Inc. filed an application with the Zoning Board of Appeals for a special use permit for the purpose of constructing one single family residential apartment unit on the second floor of the premises located at 13057 S. Western Avenue, 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 August 27, 2018, 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 one single family residential apartment unit on the second floor of the premises located at 13057 S. Western Avenue; 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 one single family residential apartment unit on the second floor of the

commercial/retail building located at 13057 S. Western Avenue, 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 one single family residential apartment unit on the second floor of the commercial/retail building 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 2RD Enterprises, Inc. for the purpose of constructing one single family residential apartment unit on the second floor of the commercial/retail building located at 13057 S. Western Avenue, 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

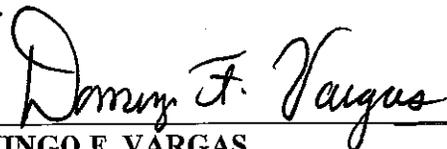
That the City Clerk is further directed to forward a copy of this ordinance to the applicant as notification of the passage and approval of this ordinance.

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ADOPTED this 25th day of September, 2018, pursuant to a roll call vote as follows:

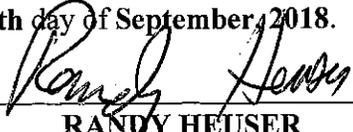
	YES	NO	ABSENT	PRESENT	ABSTAIN
Alderman Hawley	X				
Alderman Poulos	X				
Alderman Vieyra	X				
Alderman Bilotto	X				
Alderman Rita	X				
Alderman Donahue	X				
Alderman Carr	X				
Alderman Slattery	X				
Alderman Ostling	X				
Alderman Pittman	X				
Alderman Johnson	X				
Alderman Frausto	X				
Alderman Thompson	X				
Alderman Fahrenwald	X				
Mayor Vargas					
TOTAL	14				

APPROVED by the Mayor on September 25, 2018.



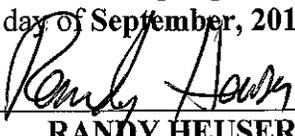
DOMINGO F. VARGAS
MAYOR OF THE CITY OF BLUE ISLAND,
COUNTY OF COOK AND STATE OF ILLINOIS

ATTESTED and Filed in my office this
25th day of September, 2018.



RANDY HEUSER
CITY CLERK

PUBLISHED in pamphlet form this
25th day of September, 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 **September 25, 2018** the Corporate Authorities of such municipality passed and approved Ordinance No. **2018 - 055** entitled: **AN ORDINANCE AUTHORIZING THE ISSUANCE OF A SPECIAL USE PERMIT TO 2RD ENTERPRISES, INC. TO PERMIT THE CONSTRUCTION OF ONE SINGLE FAMILY RESIDENTIAL APARTMENT UNIT ON THE SECOND FLOOR OF THE COMMERICAL/RETAIL BUILDING LOCATED AT 13057 S. WESTERN AVENUE, 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 - 055** including the Ordinance and a cover sheet thereof, was as prepared, and a copy of such Ordinance posted in the municipal building commencing **September 25, 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 **25th** day of **September, 2018**.

(SEAL)



Municipal Clerk

EXHIBIT A
Legal Description

PARCEL 1:

THAT PART OF LOTS 3, 4 AND 5 IN BLOCK 1 IN SANDERS ADDITION TO BLUE ISLAND, A SUBDIVISION IN THE NORTHWEST ¼ OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER LOT 2; THENCE SOUTH ALONG THE WESTERLY LINE OF LOT 3, A DISTANCE OF 52 FEET 9-INCHES TO A POINT; THENCE EAST, A DISTANCE OF 32 FEET 6-INCHES TO A POINT; THENCE SOUTH, A DISTANCE OF 101.00 FEET TO A POINT ON THE SOUTH LINE OF LOT 5; THENCE EAST, A DISTANCE OF 15.00 FEET ALONG THE SOUTH LINE OF LOT 5 TO THE WESTERLY BOUNDARY OF THE RIGHT OF WAY OF THE VERMONT ST OVERPASS; THENCE NORTHEASTERLY ALONG A CURVE BEING THE SAID WESTERLY BOUNDARY OF THE RIGHT OF WAY OF THE VERMONT ST OVERPASS TO A POINT ON THE SOUTH BOUNDARY OF LOT 2, BEING 35.00 FEET, MORE OR LESS WEST OF THE SOUTHEAST CORNER OF LOT 2; THENCE WESTERLY ALONG THE SOUTH LINE OF LOT 2, A DISTANCE OF 110.00 FEET TO THAT POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE WEST 33.00 FEET OF LOT 4; THE WEST 33.00 FEET OF LOT 5; LOTS 6 TO 11, BOTH INCLUSIVE; LOTS 14, 15 AND 16 IN BLOCK 1 IN SANDERS ADDITION TO BLUE ISLAND, A SUBDIVISION IN THE NORTHWEST ¼ OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOTS 1 AND 2 (EXCEPT THAT PART LYING EASTERLY OF A STRAIGHT LINE THAT INTERSECTS THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 12.00 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 1, MEASURED ALONG THE NORTH LINE OF SAID LOT 1, AND INTERSECTS THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 35.00 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 2. MEASURED ALONG THE SOUTH LINE OF SAID LOT 2) IN BLOCK 1 IN SANDER'S ADDITION TO BLUE ISLAND SUBDIVISION OF THE NORTHWEST ¼ OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THAT PART OF LOT 3 IN BLOCK 1 IN SANDERS ADDITION TO BLUE ISLAND. A SUBDIVISION IN THE NORTHWEST ¼ OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 3; THENCE SOUTH ALONG THE WESTERLY LINE OF SAID LOT 3, A DISTANCE OF 52 FEET 9-INCHES (52.75 FEET) TO THE POINT OF BEGINNING; THENCE EAST, A DISTANCE OF 32 FEET 6-INCHES (32.50 FEET) TO A POINT; THENCE SOUTH A DISTANCE OF 0.65 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SAID LOT 3; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 32.50 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE NORTH, ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 0.65 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, CONTAINING 21 SQUARE FEET, MORE OR LESS.

Permanent Index Numbers (PINs): 25-31-121-004-0000, 25-31-121-005-0000, 25-31-121-006-0000, 25-31-121-007-0000, 25-31-121-008-0000, 25-31-121-009-0000, 25-31-121-010-0000, 25-31-121-011-0000, 25-31-121-012-0000, 25-31-121-013-0000, 25-31-121-014-0000, 25-31-121-015-0000, 25-31-121-016-0000, 25-31-121-017-0000, 25-31-121-018-0000, 25-31-121-019-0000, 25-31-121-022-0000, 25-31-121-027-0000, 25-31-121-031-0000, 25-31-121-033-0000.

Common Address: 13057 S. Western Avenue, Blue Island, Illinois 60406.

EXHIBIT "B"

**RECOMMENDATION OF THE
BLUE ISLAND ZONING BOARD OF APPEALS**

TO: Mayor and City Council

FROM: Blue Island Zoning Board of Appeals

RE: Application of 2RD Enterprises Inc. (Raymond Thomas) requesting issuance of a special use to permit construction of a single second floor apartment for private use as part of the commercial/retail building on the premises located at 13057 S. Western Avenue, Blue Island, Illinois.

A hearing by the Blue Island Zoning Board of Appeals was convened on August 27, 2018, at 7:00 p.m., to consider the application for a special use made by 2RD Enterprises Inc. (Raymond Thomas), of 13057 S. Western Avenue, Blue Island, Illinois. The application requested the Zoning Board to permit a special use on the premises located at 13057 S. Western Avenue to construct a single residential apartment on the second floor of the commercial/retail building above the commercial/retail space. The premises are located in a U-TOD, Uptown Transit Oriented Development zoning district. The legal description of the property is as follows:

Parcel 1:

THAT PART OF LOTS 3, 4 AND 5 IN BLOCK 1 IN SANDERS ADDITION TO BLUE ISLAND, A SUBDIVISION IN THE NORTHWEST ¼ OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER LOT 2; THENCE SOUTH ALONG THE WESTERLY LINE OF LOT 3, A DISTANCE OF 52 FEET 9-INCHES TO A POINT; THENCE EAST, A DISTANCE OF 32 FEET 6-INCHES TO A POINT; THENCE SOUTH, A DISTANCE OF 101.00 FEET TO A POINT ON THE SOUTH LINE OF LOT 5; THENCE EAST, A DISTANCE OF 15.00 FEET ALONG THE SOUTH LINE OF LOT 5 TO THE WESTERLY BOUNDARY OF THE RIGHT OF WAY OF THE VERMONT ST OVERPASS; THENCE NORTHEASTERLY ALONG A CURVE BEING THE SAID WESTERLY BOUNDARY OF THE RIGHT OF WAY OF THE VERMONT ST OVERPASS TO A POINT ON THE SOUTH BOUNDARY OF LOT 2, BEING 35.00 FEET, MORE OR LESS WEST OF THE SOUTHEAST CORNER OF LOT 2; THENCE WESTERLY ALONG THE SOUTH LINE OF LOT 2, A DISTANCE OF 110.00 FEET TO THAT POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE WEST 33.00 FEET OF LOT 4; THE WEST 33.00 FEET OF LOT 5; LOTS 6 TO 11, BOTH INCLUSIVE; LOTS 14, 15 AND 16 IN BLOCK 1 IN SANDERS ADDITION TO BLUE ISLAND, A SUBDIVISION IN THE NORTHWEST ¼ OF SECTION 31, TOWNSHIP 37

NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOTS 1 AND 2 (EXCEPT THAT PART LYING EASTERLY OF A STRAIGHT LINE THAT INTERSECTS THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 12.00 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 1, MEASURED ALONG THE NORTH LINE OF SAID LOT 1, AND INTERSECTS THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 35.00 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 2. MEASURED ALONG THE SOUTH LINE OF SAID LOT 2) IN BLOCK 1 IN SANDER'S ADDITION TO BLUE ISLAND SUBDIVISION OF THE NORTHWEST ¼ OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 14 , EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THAT PART OF LOT 3 IN BLOCK 1 IN SANDERS ADDITION TO BLUE ISLAND. A SUBDIVISION IN THE NORTHWEST ¼ OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 3; THENCE SOUTH ALONG THE WESTERLY LINE OF SAID LOT 3, A DISTANCE OF 52 FEET 9-INCHES (52.75 FEET) TO THE POINT OF BEGINNING; THENCE EAST, A DISTANCE OF 32 FEET 6-INCHES (32.50 FEET) TO A POINT; THENCE SOUTH A DISTANCE OF 0.65 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SAID LOT 3; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 32.50 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE NORTH, ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 0.65 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, CONTAINING 21 SQUARE FEET, MORE OR LESS,

PIN#: 25-31-121-004-0000, 25-31-121-005-0000, 25-31-121-006-0000, 25-31-121-007-0000, 25-31-121-008-0000, 25-31-121-009-0000, 25-31-121-010-0000, 25-31-121-011-0000, 25-31-121-012-0000, 25-31-121-013-0000, 25-31-121-014-0000, 25-31-121-015-0000, 25-31-121-016-0000, 25-31-121-017-0000, 25-31-121-018-0000, 25-31-121-019-0000, 25-31-121-022-0000, 25-31-121-027-0000, 25-31-121-031-0000, 25-31-121-033-0000

2RD Enterprises Inc. (Raymond Thomas), the property owner and Raven's Place LLC, testified and presented the attached drawing. He stated that he wanted permission to construct a single residential apartment on the second floor of the commercial/retail building. Mr. Thomas testified that the primary purpose for incorporating the apartment unit into the building would be owner occupied / home office, and to support his attempt

to obtain favorable real estate tax consideration from the Cook County Assessor's office for a mixed use building.

Mr. Thomas further stated that the apartment would be approximately 2,800 square feet and that he will personally be undertaking the construction of the apartment.

A number of members of the public also expressed their concerns regarding this project.

In particular:

* Mrs. Vonda Hardy asked if 2nd floor will be rental. Mr. Thomas confirmed that it will be not used as a rental, only as owner occupancy / home office.

* Mr. Clifford Griffin asked if Mr. Thomas talked to the Fire Department regarding the occupancy. Mr. Thomas confirmed that he has made communications with Chief Dan Reda and will be extending the sprinkler system from the commercial unit to the residential unit.

* Mr. Richard Richardella asked if the apartment is separate from the office area. Mr. Thomas confirmed that the apartment itself is approximately 2200 square feet and the off is in the rear. Mr. Thomas also confirmed that the office is inside of the unit and is not separate as the unit.

* Mr. Clifford Griffin asked if the business will have their own security. Mr. Thomas confirmed that business will have approximately 15 security employee. During the daytime the business will have kids and approximately around 8:00 pm – 9:00 pm will switch to adult customers only.

The Zoning Board indicated that any recommendation it made to grant the special use would be conditional, requiring Mr. Thomas to present to the Building Department and Fire Department plans detailing the proposed construction and providing information and details required by the Building Department and Fire Department to properly evaluate Mr. Thomas's planned construction, ingress and egress points for the apartment are existing.

After hearing the testimony of the applicant, the Zoning Board reviewed the permitted and special uses allowed in a U-TOD zoning district, reviewed the standards for the issuance of a special use permit as set forth in Article VIII, Section 8.10 (6) (a) through (f), inclusive, and finds as follows:

- (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) 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.

The Zoning Board therefore finds that issuance of a special use would be in accordance with the standards and requirements of Ordinance No. 2151.

A motion to recommend issuance of a special use to permit construction of a single residential apartment was made and seconded.

Votes taken on the motion:

7 votes aye

0 votes nay

0 votes absent

The motion having carried, to recommend issuance of a special use permit to the applicant provided the applicant first submits plans to the Building Department and Fire Department detailing the proposed construction and providing information and details required by these two city departments to properly evaluate Mr. Thomas's planned construction.

Accordingly, we recommend that the special use requested by the applicant be granted provided he complies with the conditions set forth herein.

Respectfully submitted,
ZONING BOARD OF APPEALS

Clifford Griffin, Chairman

Joseph Martin

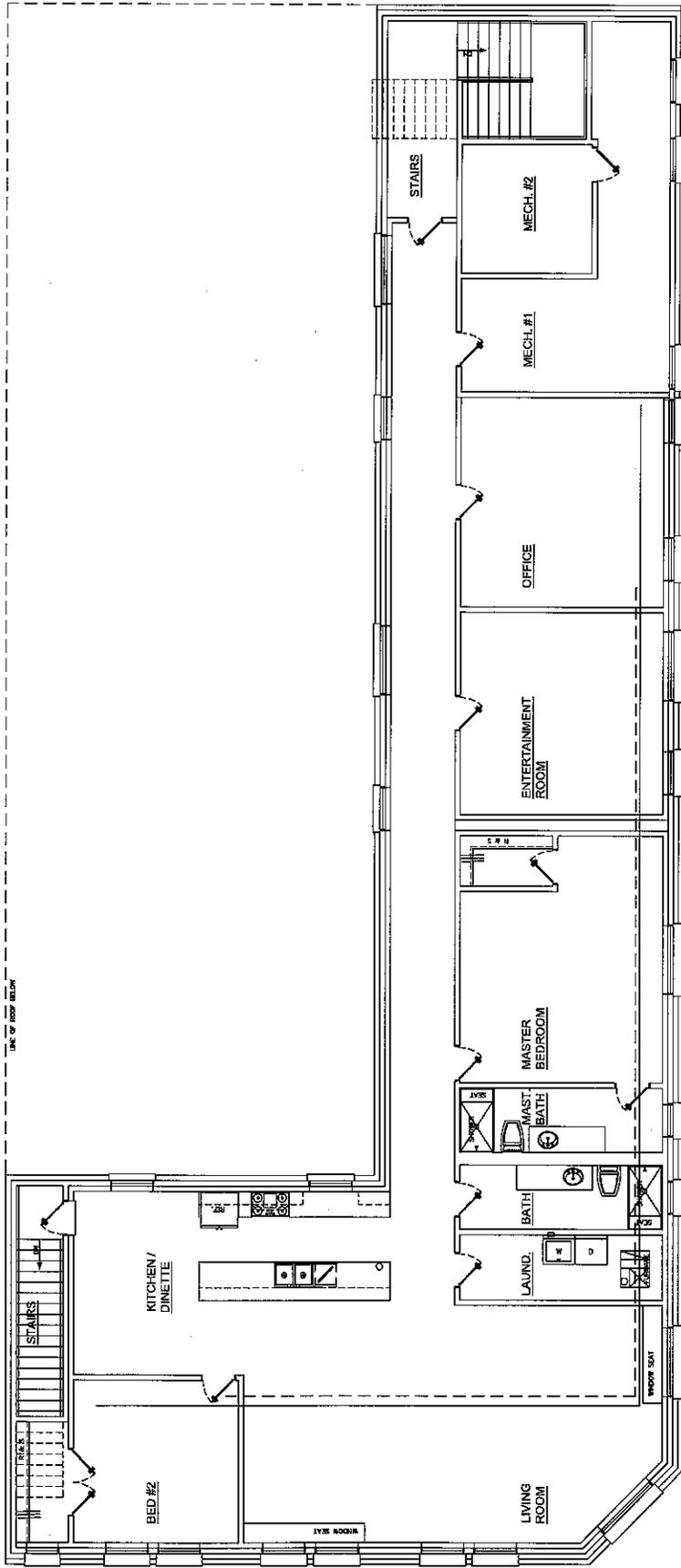
Jeff Atwell

Eric Frausto

Vonda Hardy

James Johanson

Brandon Richardella



Mechanical Plan SCALE 7/8" = 1'-0"

Drawings based on existing measured conditions

Raven Vault
 13057 S. Western Ave
 Blue Island, IL.

Existing 2nd-Floor Residential



DATE 7-11-18
 SHEET G18-60

