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

**ORDINANCE
NUMBER 2018-056**

**AN ORDINANCE GRANTING A VARIATION OF THE BLUE
ISLAND ZONING CODE FOR THE PROPERTY LOCATED AT
12001 GREGORY STREET, 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. 2018-056

AN ORDINANCE GRANTING A VARIATION OF THE BLUE ISLAND ZONING CODE FOR THE PROPERTY LOCATED AT 12001 GREGORY STREET, BLUE ISLAND, ILLINOIS

WHEREAS, Jeffrey Atwell filed an application for zoning relief with the City of Blue Island requesting a variation from the rear and side yard setback requirements for the property located at and commonly known as 12001 Gregory Street, Blue Island, Illinois;

WHEREAS, the applicant is requesting the variance in order to construct a new and larger garage on the premises to provide greater space to park and store a boat inside;

WHEREAS, the existing zoning classification is R-1 Single Family Residential;

WHEREAS, the property is presently improved with a single family residence and garage which is located on the corner of Gregory and 120th Street;

WHEREAS, the Zoning Board of Appeals held a public hearing on August 27, 2018 in accordance with Section 166.092(B) of the Blue Island Code of Ordinances;

WHEREAS, proper notice of the meeting of the Zoning Board of Appeals was given and posted in accordance with the Illinois Open Meetings Act; and

WHEREAS, Section 166.092(D)(1)(a) of the Blue Island Code of Ordinances authorizes a variation to permit any yard or setback less than a yard or a setback required by the applicable regulations;

WHEREAS, the Zoning Board of Appeals has recommended that zoning relief be granted at the premises indicated. A true and correct copy of the Recommendation and Findings of Fact from the Blue Island Zoning Board of Appeals and a plan showing the proposed location of the garage on the lot are attached hereto;

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

SECTION ONE

The recitals and findings set forth above and in the recommendation of the Blue Island Zoning Board of Appeals regarding the request for zoning relief and a variation reducing the setback requirements for the side yard and rear yard, as depicted on the attached plan, to allow for construction of a new and larger garage on the property, are incorporated herein by reference the same as if they were fully set forth herein verbatim and the recitals and findings are adopted as the findings of City Council.

SECTION TWO

The variation to the Blue Island Zoning Code permitting a reduction in the side and rear yard setbacks to allow construction of the garage, in the area and with the reduced setbacks as depicted on the attached plan of the property, is hereby granted based on the proposed standards and conditions summarized in the Recommendation of the Zoning Board of Appeals attached hereto.

SECTION THREE

That the variation hereby granted may be revoked by the City Council upon application being made by the City Building Department or any interested department or party and upon a finding by the City Council that the conditions herein established have not been complied with or otherwise violated.

SECTION FOUR

This ordinance shall be in full force and effect upon the date of passage or as otherwise required by law and shall supersede all ordinances, or parts thereof, in conflict

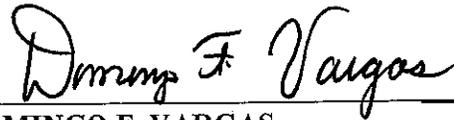
herewith. All other provisions of the Blue Island Zoning Code (Title XV Land Usage, Chapter 166 Zoning Code) shall remain unchanged and in full force and effect.

(Intentionally Left Blank)

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

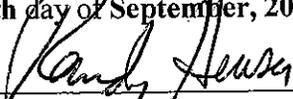
	YES	NO	ABSENT	PRESENT	ABSTAIN
Alderman Hawley	X				
Alderman Poulos	X				
Alderman Vieyra	X				
Alderman Bilotto	X				
Alderman Rita	X				
Alderman Donahue	X				
Alderman Carr	X				
Alderman Slattery	X				
Alderman Ostling	X				
Alderman Pittman	X				
Alderman Johnson	X				
Alderman Frausto	X				
Alderman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

APPROVED by the Mayor on September 25, 2018.



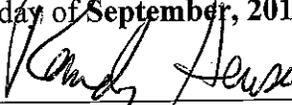
DOMINGO F. VARGAS
MAYOR OF THE CITY OF BLUE ISLAND,
COUNTY OF COOK AND STATE OF ILLINOIS

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.

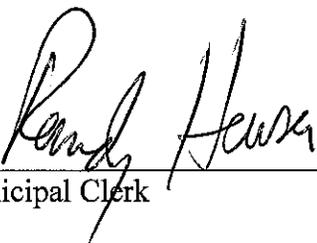
I further certify that on **September 25, 2018** the Corporate Authorities of such municipality passed and approved Ordinance No. **2018 - 056** entitled: **AN ORDINANCE GRANTING A VARIATION OF THE BLUE ISLAND ZONING CODE FOR THE PROPERTY LOCATED AT 12001 GREGORY STREET, BLUE ISLAND, ILLINOIS.**

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

The pamphlet form of Ordinance No. **2018 - 056** 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

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

TO: Mayor and City Council

FROM: Blue Island Zoning Board of Appeals

RE: Application for Variance by Jeffrey Atwell at 12001 Gregory Street, 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 Jeffrey Atwell, of 12001 Gregory Street, Blue Island, Illinois. The application requested the Zoning Board to permit a variance on the premises located at 12001 Gregory Street to construct a new garage to exceed rear and side yard setback. The premises are located in an R-1 Single Family Residential zoning district. The legal description of the property is as follows:

THE WEST 15 FEET OF LOT 16 AND ALL OF LOT 17 IN BLOCK 5 IN PATTERSON'S SUBDIVISION OF LOT 3, THE SOUTH 33 FEET OF LOT 2 AND THE NORTH 33 FEET OF LOT 4, ALL IN SOUTH WASHINGTON HEIGHTS SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

PIN#: 25-30-112-035-0000

Jeffrey Atwell, the property owner, testified and presented the attached plans. He stated that he is proposing to rebuild a garage with a setback allowance for the side and rear yard. Mr. Atwell testified that the primary purpose for variance would be to park a fishing boat inside of structure. Mr. Atwell testifies that he is on a corner lot and would like to continue to access garage from the street compared to accessing from the alley. Mr. Atwell testified that neighbor across the street (2321 120th Street) has the exact same setup for the garage as he is requesting, with this he is requesting a 4" set back approval closure from the City sidewalk.

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

In particular:

* Mr. Johanson asked if George's Garage be installing the garage. Mr. Atwell confirmed that George's Garage will constructing the garage, as they have been given a deposit for the project.

After hearing the testimony of the applicant, the Zoning Board reviewed the permitted and special uses allowed in an R-1 zoning district, reviewed the standards for the issuance of a variance as inclusive, and finds as follows:

(D) *Reversed corner lots.* On a reversed corner lot in a residential district, and within 15 feet of any adjacent property to the rear in a residential district, no accessory building or portion thereof located in a required rear yard shall be closer to the side lot line abutting the street than a distance equal to two-thirds the least depth which would be required under this chapter for the front yard on such adjacent property to the rear. Further, in the above instance, no such accessory buildings shall be located within five feet of any part of the rear lot line which coincides with the side lot line or portion thereof of property in any residential district. No accessory building shall be erected in or encroach upon the required side yard of a corner lot which is adjacent to the street, nor upon the required side yard of a reverse corner lot which is adjacent to the street.

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



City of Blue Island
Zoning Relief Application

RECEIVED

JUL - 6 2018

BUILDING DEPT.

Building & Zoning Department
13051 Greenwood Ave
Blue Island, IL 60406
P (708) 597-8606 • F (708) 396-2686
building@cityofblueisland.org
www.blueisland.org

- Variation
- Text Amendment
- Other: _____
- Special Use
- Map Amendment

Applicant Name: Jeffrey Atwell

Owner Name (if different than applicant): _____

Applicant Address: 12001 Gregory

Owner Address: 12001 Gregory Str. Blue Island, IL 60406

Applicant Phone: 708-466-0153

Owner Phone: _____

Applicant Email: jeffrey_atwell@hotmail.com

Owner Email: _____

Property address: 12001 Gregory Str. Blue Island, IL 60406

Current Zoning Designation		
<input checked="" type="checkbox"/> R1 Single Family Residential	<input type="checkbox"/> C1 Central Area Commercial	<input type="checkbox"/> C2 Highway Commercial
<input type="checkbox"/> I1 Limited Industry	<input type="checkbox"/> I2 General Industry	<input type="checkbox"/> U-TOD Uptown-Transit Oriented Dev.

Property Identification Number (Use additional sheets if necessary)

1	<u>25-50-112-005-0000</u>	2	_____
3	_____	4	_____

Nature of Applicant's Interest: Accessory structure setback/size variance

Print Name: Jeffrey A. Atwell

Date: 6-27-18

Signature: Jeffrey Atwell

OFFICE USE ONLY

Date of Application: _____ Date of Publication(s): _____

Date of Hearing: _____ Date of Hearing: _____ Date of Hearing: _____ Date of Hearing: _____

Recommendation(s): _____

Application Fee: \$ _____



City of Blue Island
Building & Zoning Department
13057 S Greenwood Avenue
Blue Island, IL 60406
p (708) 597-8606
f (708) 396-2685
building@cityofblueisland.org

August 9, 2018

Please be aware that the City of Blue Island Building Department has received your application for Zoning Board of Appeals. Please make sure that you attend the Zoning Board Meeting. Meeting will be held in the East Annex, 2434 Vermont St.

If you have any questions please feel free to call 708-597-8606

Meeting Date & Time: **Monday, August 27, 2018 at 7:00 pm**

Property Address: **12001 Gregory St**

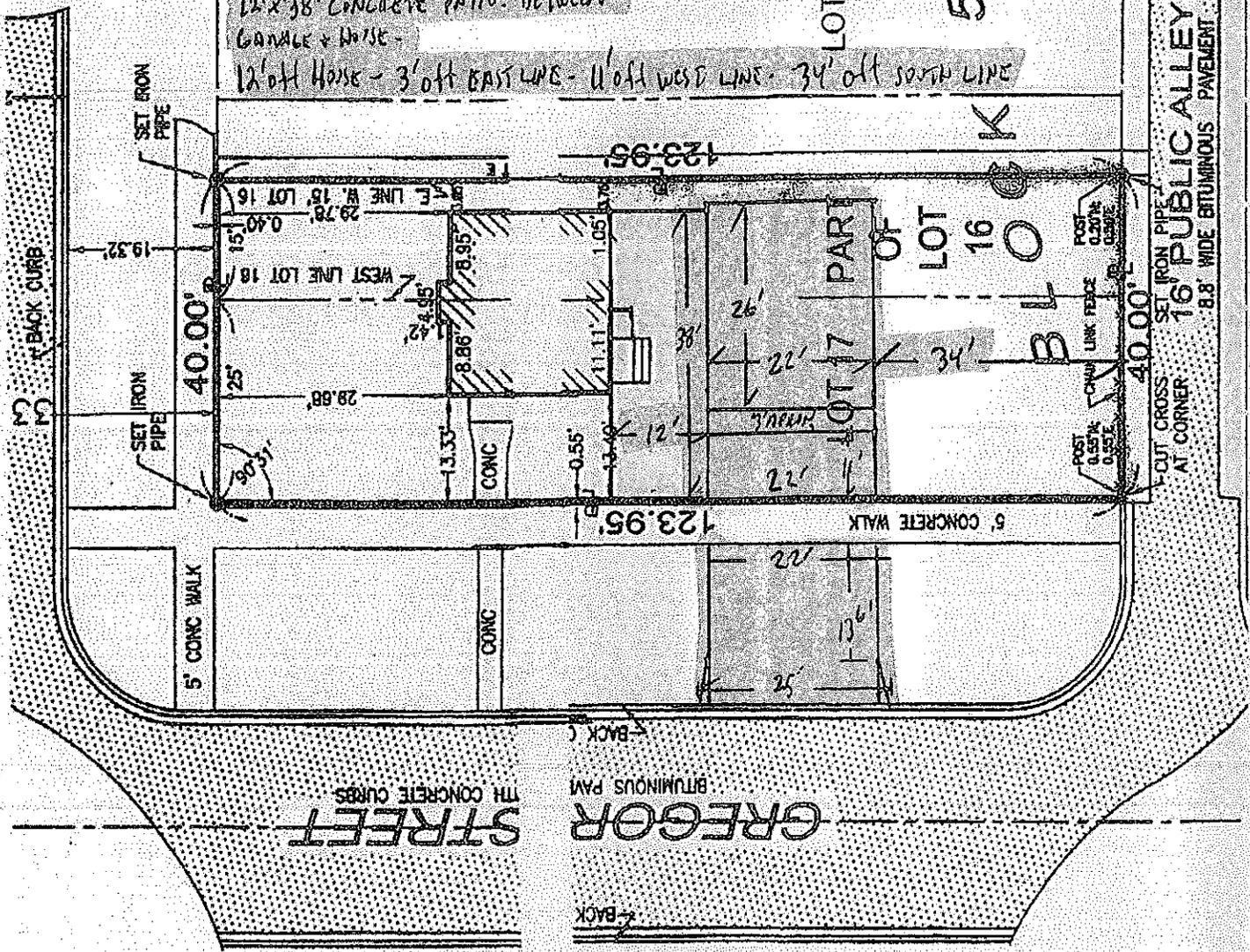
Applicant(s) Name: **Jeffrey Atwell**

Nature of Request: **The Board will review a petitioner request for new garage to excide rear and side yard setback.**

Proposed

Existing Fence
Proposed Fence

PROPOSED 22'x26' FLAMBO DETACHED GARAGE,
w/ 3' APRON - NEW CONCRETE DRIVE WAY.
FROM STREET TO APRON
12'x38' CONCRETE PATIO. BETWEEN
GARAGE + HOUSE -
12' off House - 3' off EAST LINE - 11' off WEST LINE - 34' off SOUTH LINE



GREGOR STREET

RECEIVED
JUN 15 2018
BUILDING DEPT.

COPY