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

**ORDINANCE
NUMBER 2018-058**

**AN ORDINANCE AUTHORIZING THE ISSUANCE OF A SPECIAL
USE PERMIT TO JERMAINE WALKER TO ALLOW FOR THE USE
OF A BANQUET HALL AT THE LOWER LEVEL OF THE OLDE
MASONIC HALL, WHICH IS IN A C1: CENTRAL AREA
COMMERCIAL 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
JAN OSTLING
JAIRO FRAUSTO
NANCY THOMPSON**

Aldermen

ORDINANCE NO. 2018-058

**AN ORDINANCE AUTHORIZING THE ISSUANCE OF A SPECIAL USE PERMIT TO
JERMAINE WALKER TO ALLOW FOR THE USE OF A BANQUET HALL AT THE
LOWER LEVEL OF THE OLDE MASONIC HALL, WHICH IS IN A C1: CENTRAL
AREA COMMERCIAL DISTRICT IN BLUE ISLAND, ILLINOIS**

WHEREAS, Jermaine Walker filed an application with the Zoning Board of Appeals for a special use permit for the purpose of using a banquet hall at the lower level of the Olde Masonic Hall at 12757 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 C1, Central Area Commercial Zone; 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 September 20, 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 to permit a banquet hall at the lower level of the Olde Masonic Hall, which is located at 12757 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 allowed for a banquet hall at the lower level of the Olde Masonic Hall at 12757 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 a banquet hall at the lower level of the Olde Masonic Hall 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 allow for a banquet hall at the lower level of the Olde Masonic Hall, which is located at 12757 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.

(Intentionally Left Blank)

EXHIBIT A
Legal Description

PIN: 25-31-103-007-0000

LOT 3 AND THE SOUTH 38 FEET OF LOT 2 IN THE SUBDIVISION OF LOTS 5 AND 6 IN BLOCK 4
IN WATTLES ADDITION TO BLUE ISLAND IN THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF
SECTION 31, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN
COOK COUNTY, ILLINOIS

Common Address: 12757 S. Western Avenue, Blue Island, Illinois 60406.

EXHIBIT "B"

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

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 **October 9, 2018** the Corporate Authorities of such municipality passed and approved Ordinance No. **2018 - 058** entitled: **AN ORDINANCE AUTHORIZING THE ISSUANCE OF A SPECIAL USE PERMIT TO JERMAINE WALKER TO ALLOW FOR THE USE OF A BANQUET HALL AT THE LOWER LEVEL OF THE OLDE MASONIC HALL, WHICH IS IN A C1: CENTRAL AREA COMMERCIAL 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 - 058** including the Ordinance and a cover sheet thereof, was as prepared, and a copy of such Ordinance posted in the municipal building commencing **October 9, 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 **9th** day of **October, 2018**

(SEAL)



Municipal Clerk

ADOPTED this 9th day of **October, 2018**, pursuant to a roll call vote as follows:

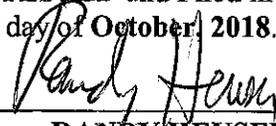
	YES	NO	ABSENT	PRESENT	ABSTAIN
Alderman Hawley	X				
Alderman Poulos	X				
Alderman Vieyra	X				
Alderman Bilotto	X				
Alderman Rita			X		
Alderman Donahue	X				
Alderman Carr	X				
Alderman Slattery	X				
Alderman Ostling	X				
Alderman Pittman	X				
Alderman Johnson			X		
Alderman Frausto			X		
Alderman Thompson	X				
Alderman Fahrenwald	X				
Mayor Vargas					
TOTAL	11		3		

APPROVED by the Mayor on **October 9, 2018**.



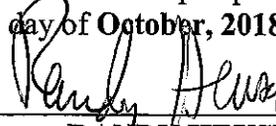
DOMINGO F. VARGAS
MAYOR OF THE CITY OF BLUE ISLAND,
COUNTY OF COOK AND STATE OF ILLINOIS

ATTESTED and Filed in my office this
 9th day of **October, 2018**.



RANDY HEUSER
CITY CLERK

PUBLISHED in pamphlet form this
 9th day of **October, 2018**.



RANDY HEUSER
CITY CLERK