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

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**ORDINANCE  
NUMBER 2020-015**

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**AN ORDINANCE AUTHORIZING THE ISSUANCE OF A SPECIAL  
USE PERMIT TO CHARLES COMMERFORD TO PERMIT A  
RETAIL AND PERSONAL SERVICE ESTABLISHMENT TO  
OPERATE AT 12401 VINCENNES ROAD, WHICH IS AN  
I1, LIMITED INDUSTRY ZONING DISTRICT IN  
BLUE ISLAND, ILLINOIS.**

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

**DEXTER JOHNSON  
FRED BILOTTO  
NANCY RITA  
TOM HAWLEY  
MICHAEL MECH  
CANDACE CARR  
JAMES KLINKER**

**ANNETTE ALEXANDER  
WILLIAM CAZARES  
KEVIN DONAHUE  
BILL FAHRENWALD  
JOHNNY RINGO HILL  
RAEANN CANTELO-ZYLMAN**

**Aldermen**

**ORDINANCE NO. 2020-015**

**AN ORDINANCE AUTHORIZING THE ISSUANCE OF A SPECIAL USE PERMIT TO  
CHARLES COMMERFORD TO PERMIT A RETAIL AND  
PERSONAL SERVICE ESTABLISHMENT TO OPERATE AT 12401 VINCENNES  
ROAD, WHICH IS IN AN I1, LIMITED INDUSTRY  
ZONING DISTRICT IN BLUE ISLAND, ILLINOIS**

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**WHEREAS**, Charles Commerford filed an application with the Zoning Board of Appeals for a special use permit for the purpose of allowing a Retail and Personal Service Establishment to operate at the premises located at 12401 Vincennes Road, Blue Island, Illinois; and

**WHEREAS**, the existing zoning classification of the property is I-1, Limited Industry; 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 April 2, 2020, 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 Minutes of the Meeting of the Zoning Board of Appeals and the Staff Report with Recommended Findings of Fact are attached hereto as Exhibit "A."

**WHEREAS**, the Zoning Board of Appeals reviewed the Recommended Findings of Fact included in the Staff Report and concurred with them; and

**WHEREAS**, the Zoning board of Appeals recommends that a special use permitting the operation of a Retail and Personal Service Establishment on the premises at 12401 Vincennes Road 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 operation of a

Retail and Personal Service Establishment at the premises located at 12401 Vincennes Road, 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 Minutes of the Zoning Board of Appeals and the Recommendations & Findings of Fact included in the Staff Report attached hereto as Exhibit "A" relative to the petition requesting a special use to permit the operation of a Retail and Personal Service Establishment at the premises located at 12401 Vincennes Road, Blue Island, Illinois 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 Charles Commerford for the purpose of operating a Retail and Personal Service Establishment at the premises located at 12401 Vincennes Road, 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.

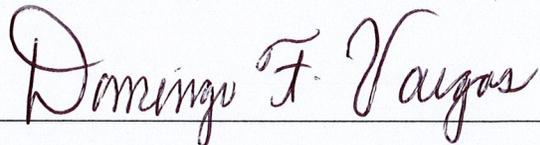
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**ADOPTED** this 30<sup>th</sup> day of April, 2020, pursuant to roll call as follows:

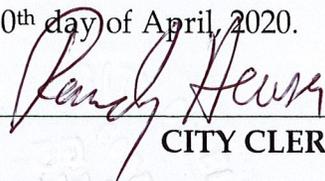
	YES	NO	ABSENT	PRESENT	ABSTAIN
Alderman JOHNSON	X				
Alderman ALEXANDER	X				
Alderman BILOTTO	X				
Alderman CAZARES	X				
Alderman RITA			X		
Alderman DONAHUE	X				
Alderman HAWLEY	X				
Alderman FAHRENWALD	X				
Alderman MECH	X				
Alderman HILL	X				
Alderman CANTELO-ZYLMAN	X				
Alderman CARR	X				
Alderman					
Alderman KLINKER	X				
Mayor DOMINGO F. VARGAS					
	12		1		

**APPROVED:** this 30<sup>th</sup> day of April, 2020.

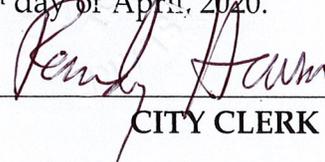


**MAYOR OF THE CITY OF BLUE ISLAND,  
COUNTY OF COOK AND STATE OF ILLINOIS**

**ATTESTED** and Filed in my office this  
30<sup>th</sup> day of April, 2020.

  
CITY CLERK

**PUBLISHED** in pamphlet form this  
30<sup>th</sup> day of April, 2020.

  
CITY CLERK

STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK     )

**CERTIFICATE**

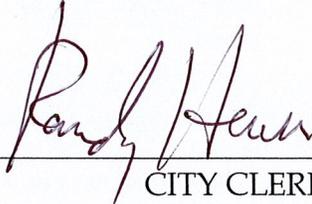
I, RANDY HEUSER, certify that I am the duly elected and acting Municipal Clerk of the City of Blue Island of Cook County, Illinois.

I further certify that on **April 30, 2020** the Corporate Authorities of such municipality passed and approved Ordinance No. **2020 - 015** Entitled: **AN ORDINANCE APPROVING A SPECIAL USE TO ALLOW FOR A "RETAIL AND PERSONAL SERVICE ESTABLISHMENT"**. Which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. **2020 - 015** including the Ordinance and a cover sheet thereof, was prepared, and a copy of such Ordinance posted in the municipal building commencing on **April 30, 2020** 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 **30<sup>th</sup>** day of **April, 2020**.

CORPORATE SEAL

  
\_\_\_\_\_  
CITY CLERK

STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK     )

**CERTIFICATE**

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I further certify that on **April 30, 2020** the Corporate Authorities of such municipality passed and approved Ordinance No. **2020 - 015** Entitled: **AN ORDINANCE APPROVING A SPECIAL USE TO ALLOW FOR A "RETAIL AND PERSONAL SERVICE ESTABLISHMENT"**. Which provided by its terms that it should be published in pamphlet form.

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DATED at Blue Island, Illinois, this **30<sup>th</sup>** day of **April, 2020**.

CORPORATE SEAL

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CITY CLERK

STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK     )

CERTIFICATE

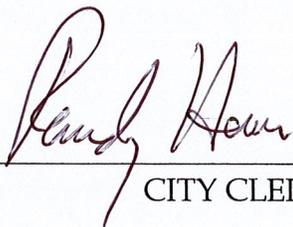
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DATED at Blue Island, Illinois, this **30<sup>th</sup>** day of **April, 2020**.

CORPORATE SEAL

  
\_\_\_\_\_  
CITY CLERK



**City of Blue Island**  
**Building & Zoning Department**  
13051 Greenwood Avenue  
Blue Island, IL 60406  
Office (708) 597-8606  
Fax (708) 396-2686  
building@cityofblueisland.org

## MINUTES

### PLANNING COMMISSION

**CITY COUNCIL EAST ANNEX BUILDING**  
**2434 VERMONT STREET**  
**BLUE ISLAND, IL 60406**

The Planning Commission online meeting was held remotely on Thursday, April 2, 2020 at 6:30 PM, as permitted by Executive Order 2020-07, which was signed by Illinois Governor J.B. Pritzker on Monday, March 16, 2020 in response to the COVID-19 pandemic.

People participated remotely, by downloading the *Zoom Cloud Meetings App*, or by calling (312) 626-6799, and inserting Planning Commission Meeting Webinar ID: 393 298 410. (Online: <https://zoom.us/j/393298410>)

Planning Commissioner Chairman Mark Patoska called the meeting to order at 6:39 PM on Thursday, April 2, 2020.

#### I. Roll Call

##### Present

Arthur J. Weir  
David Brown  
Erik Polcaster  
Jason Berry  
Mark Patoska  
Ronald Bloom  
Toni Ebeling

##### Staff

Howard M. Coppari, Community Development Manager  
Randy Heuser, City Clerk (*Zoom App setup and recording*)

##### General Public

Kimberly Byrne

##### Absent

None

#### II. Approval of Minutes

The Planning Commission reviewed the minutes from Thursday, February 6, 2020, but they did not take a vote on the minutes because the minutes were not properly noticed in the Planning Agenda for Thursday, April 2, 2020.

The Planning Commission will review the minutes in the next scheduled meeting. The COVID-19 pandemic has "temporarily" disrupted regular municipal service.

#### III. Public Comment

None

#### IV. Old Business

None

**V. New Business**

Special Use Application / Alverdis Alexander / 13842-13844 S. Harrison Avenue

*Alverdis Alexander, the applicant, for a special use for an "Automobile Body and Fender Shop," an "Automobile Repair Shop," and a "Used Car Dealer" use in a General Industrial District (I-2) was withdrawn by the applicant because there was a disagreement on the term of the lease of the subject property.*

Mr. Alexander emailed an "official" withdrawal of his special use application to Howard M. Coppari, the Community Development Manager, on Tuesday, April 2, 2020. Mr. Coppari read Mr. Alexander's email into the record.

Special Use Application / Charles Commerford / 12401 Vincennes Road / Gene's Drive-In Cleaners

*Charles Commerford, the applicant and property/business owner, for a special use for a "Retail and Personal Service Establishment" in a Limited Industrial District (I-1) was heard by the Planning Commission as scheduled.*

Planning Commissioner Chair Mark Patoska asked for Charles Commerford to speak about his special use application in a greater manner.

Mr. Commerford mentioned that he was in business, *as Gene's Drive-In Cleaners*, for forty-three (43) years, and he was forced to close his business in October of 2019 because of a family health problem. Mr. Commerford explained he wanted to sell his property to Jesus Lopez, *Lopez Tire Shop*, because he is a local Blue Island business owner who has been operating at his business for eighteen (18) years, and he was very popular within the city.

Mr. Commerford is trying to sell his business to a person who is invested in Blue Island, and he is taking a price reduction in selling his property to a local business owner. He mentioned this was the "right thing to do."

Mr. Coppari interjected after there was a brief silence on Charles Commerford's part, and he explained his staff report in greater details. This was done, since a majority of the people participating in the webinar call was on the *Zoom Cloud Meetings App* portal, while Mr. Commerford was calling in, and he was not aware on how the meeting was moving along.

Mr. Coppari explained the rationale for the special use application, and he made his findings on the reason for supporting Mr. Commerford's application.

Even though, Mr. Lopez, the new prospective property owner, is interested in repairing, replacing, and selling new tires; his use is not allowed by right, but he can still apply for a special use as a "retail and personal service."

Mr. Commerford explained that he is applying for a special use on behalf of Jesus Lopez because of the language barrier problem, and because he is not too comfortable in representing himself in a formal setting.

Commissioner Ronald Bloom discussed his support of the special use application, and he thanked Mr. Coppari for his very thorough staff report. Mr. Bloom expressed some concerns on the site-related features of the property; especially, the damaged building canopy, the cracked asphalt parking lot, and the lack of landscaping.

**Minutes for the Planning Commission (Continue)**

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Mr. Commerford replied that Mr. Lopez will follow suit with the landscaping and the general upkeep of the property.

Mr. Commerford commented that he has spoken with Mr. Lopez about improving the property in general, and he feels it from his heart that Mr. Lopez “will do the right thing.” Again, Mr. Commerford reiterated that he made a financial concession on the perspective sale of the property; so, Mr. Lopez will have additional money to improve the site.

Commissioner Bloom asked Mr. Commerford about the property’s current storage arrangement and on the future of the iconic and memorable pole sign.

Mr. Commerford replied to Commissioner Bloom’s questions by answering them in the following manner. He stated that his outdoor storage business is run on a “month by month” basis, which can be terminated at any time. Mr. Commerford has four (4) businesses/individuals who lease space for outdoor storage; the largest of the businesses who is renting space from him is *Garcia Landscaping*.

In regards to the iconic pole sign, Mr. Commerford answered that it will be up to Mr. Lopez on what he wants to do with the sign. Mr. Commerford expressed that he would like for the sign to be preserved by the Blue Island Historical Society.

Mr. Coppari interjected once again, and he mentioned that Mr. Lopez will need to apply for a business license application and many site-related questions will be dealt with the renovation of the building, the parking lot, and the existing pole sign. Mr. Coppari replied that the iconic sign might be lost to the enforcement of the signage code.

Basically, Blue Island is looking for older, nonconforming pole signs to be gradually removed and replaced with new conforming monument signs.

Commissioner Arthur J. Weir said that he has no problem with approving the special use, and he is very supportive of having a local business taking over the property.

Commissioner David Brown expressed his deep sadness for Mr. Commerford’s family issue, and he is also supportive of the special use.

Planning Commissioner Chair Patoska asked for someone to make a motion to approve the special use application, and he asked for a roll call. Commissioner Bloom made the motion, which was seconded by Commissioner Jason Berry. The vote on the motion for a special use as follows:

AYES	<u>7</u>	Weir, Brown, Polcaster, Berry, Patoska, Bloom, Ebeling
NAYS	<u>0</u>	
ABSTAIN	<u>0</u>	
ABSENT	<u>0</u>	

Planning Commissioner Chair Patoska congratulated Mr. Commerford on the approval of his special use application, and then he asked for a Commissioner to make a motion to adjourn for the evening.

**Minutes for the Planning Commission (Continue)**

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Commissioner Berry made the motion, which was seconded by Commissioner Weir. The vote on the motion for adjourning for the evening as follows:

AYES	<u>7</u>	Weir, Brown, Polcaster, Berry, Patoska, Bloom, Ebeling
NAYS	<u>0</u>	
ABSTAIN	<u>0</u>	
ABSENT	<u>0</u>	

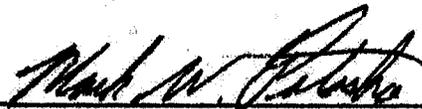
**VI. Commissioners Comments**

None

**VII. Adjournment**

The Planning Commissioners adjourned the meeting at 7:09 PM. These minutes are not a verbatim record of the meeting, but a summary of the proceeding.

05-07-20  
Date

  
\_\_\_\_\_  
Mark Patoska, Planning Commission Chair