



Office of the Mayor
p (708) 597 8602
f (708) 597 1221

City Clerk
p (708) 597 8603
f (708) 396 7062

City Treasurer
p (708) 396 7067
f (708) 597 1807

Building & Zoning
p (708) 597 8606
f (708) 396 2686

Community Development
p (708) 396 7037
f (708) 597 1221

Community Relations
p (708) 396 7035
f (708) 597 1221

Senior Citizens
p (708) 396 7085
f (708) 396 7062

Finance
p (708) 396 7067
f (708) 597 1807

Water & Sewer
p (708) 597 8605
f (708) 396 7062

Public Works
3153 Wireton Road
Blue Island, IL 60406
p (708) 597 8604
f (708) 597 4260

AGENDA
REGULAR MEETING
City Council of the City of Blue Island, Illinois
2434 Vermont Street
March 14, 2017 – 7:00 P.M.

City of Blue Island
13051 Greenwood Avenue
Blue Island, IL 60406
www.blueisland.org

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Presentation of Journal of Proceedings**
Motion to approve City Council Minutes from February 28, 2017
5. **Public Comment**
6. **Report of City Officials/Presentations/Resolutions**

Mayor: 1. Historic Preservation Appointments
2. Plan Commission Appointments
3. Mayor's Announcements

Bids:

City Clerk: 1. Motion to approve a request from the Salvation Army to hold their Donut Days Campaign on Friday and Saturday, June 2nd and 3rd 2017 and their Red Kettle Campaign on Monday – Saturday, November 1st – December 23rd, 2017.
2. Motion to approve a request from Blue Cap to hold a Tag Day fundraiser on Friday and Saturday, October 6th and 7th 2017.

City Treasurer:

City Attorney:

7. **Committee Reports**
 - a. **Community Development Committee**
 1. An Ordinance Amending the Code of Blue Island, Illinois, Title XV Land Usage, Chapter 166 Zoning Code. (Great Northern Lumber)
 2. An Ordinance Amending a Special Use Permit to Best Buy Auto at the property located at 12960 Ashland Avenue, Blue Island, Illinois.
 3. An Ordinance granting a Variation of the Blue Island Zoning Code for the property located at 2517 Orchard Street, Blue Island, Illinois.

4. An Ordinance granting a Special Use Permit to Project One Automotive at the property located at 3500 W. 127th Street, Blue Island, Illinois.
5. An Ordinance granting a Special Use Permit to WOW! Cable at the Property located at 3153 Wireton Road, Blue Island, Illinois.
6. A Resolution of Support for the Cook County Department of Transportation and Highways "Invest In Cook" Call for Projects.

b. Finance Committee

1. Motion for Approval of Payroll – February 24, 2017 for \$362,681.99
2. Motion for Approval of Accounts Payable – March 8, 2017 for \$586,821.61
3. An Ordinance Providing an Appropriation for Corporate Purposes for the Fiscal Year beginning January 1, 2017 and ending December 31, 2017.

c. Public Health and Safety Committee

d. Municipal Services Committee

e. Judiciary Committee

8. **Aldermanic Announcements/Comments.**
9. **Motion to Retire to Closed Session for consideration of:**
 - a. Discussion of Pending Litigation
10. **Motion to Reconvene Regular Session**
11. **Motion for Adjournment**

Nays: 0

Absent: 6 Slattery, Johnson, Thompson, Johanson,
Rita, Donahue

Abstain: 0

There being Eight (8) Affirmative Votes, the Mayor declared the motion carried.

CITY TREASURER:

No business.

CITY ATTORNEY:

No business.

COMMITTEE REPORTS

Community Development – Ald. Hawley, Chairman

Next Meeting – Wednesday, March 8, 2017, 7:00 – East Annex

Finance Committee – Ald. Rita, Chairman

Motion by Ald. Bilotto, second by Ald. Ostling to approve Payroll for February 10, 2017 for \$351,072.69.

Ayes: 8 Carr, Ostling, Pittman, Frausto, Hawley,
Poulos, Vieyra, Bilotto

Nays: 0

Absent: 6 Slattery, Johnson, Thompson, Johanson,
Rita, Donahue

Abstain: 0

There being Eight (8) Affirmative Votes, the Mayor declared the motion carried.

Motion by Ald. Bilotto, second by Ald. Ostling to approve Accounts Payable for February 22, 2017 for \$204,925.31.

Ayes: 8 Carr, Ostling, Pittman, Frausto, Hawley,
Poulos, Vieyra, Bilotto

Nays: 0

Absent: 6 Slattery, Johnson, Thompson, Johanson,
Rita, Donahue

Abstain: 0

There being Eight (8) Affirmative Votes, the Mayor declared the motion carried.

Motion by Ald. Bilotto, second by Ald. Vieyra to approve an Abatement of \$396,137.50 of Real Estate Taxes Levied Pursuant to Ordinance 06-046.

Ayes: 8 Carr, Ostling, Pittman, Frausto, Hawley,
Poulos, Vieyra, Bilotto

Nays: 0

Absent: 6 Slattery, Johnson, Thompson, Johanson,
Rita, Donahue

Abstain: 0

There being Eight (8) Affirmative Votes, the Mayor declared the motion carried.

Public Health & Safety Committee – Ald. Carr, Chairman

Next Meeting – Tuesday, March 14, 2017, 6:00 – East Annex

Municipal Services Committee – Ald. Donahue, Chairman

Judiciary Committee – Ald. Frausto, Chairman

ORDINANCE NUMBER 2017-005

AN ORDINANCE AMENDING TITLE IX OF THE CODE OF ORDINANCES FOR THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS.

Moved by Ald. Frausto, second by Ald. Bilotto to approve Ordinance No. 2017-005.

Ayes: 8 Carr, Ostling, Pittman, Frausto, Hawley,
Poulos, Vieyra, Bilotto

Nays: 0

Absent: 6 Slattery, Johnson, Thompson, Johanson,
Rita, Donahue

Abstain: 0

There being Eight (8) Affirmative Votes, the Mayor declared the motion carried.

Next Meeting – Thursday, March 2, 2017, 6:00 – East Annex

ALDERMANIC ANNOUNCEMENTS/COMMENTS

Ald. Bilotto encouraged his fellow aldermen to sign up for the dragon boat races.

Ald. Carr commended the Blue Island Police Department for the way the incident was handled on 119th. She also thanked the alderman for approving the ordinance allowing apiaries in the city.

CLOSED SESSION

Motion by Ald. Poulos, second by Ald. Bilotto to go into Closed Session to discuss pending litigation.

Upon a vote, the Mayor declared the motion carried.

*****CLOSED SESSION*****

REGULAR MEETING

Motion by Ald. Pittman, second by Ald. Carr to reconvene Regular Meeting.

Upon a vote, the Mayor declared the motion carried.

ADJOURNMENT

Motion by Ald. Pittman, second by Ald. Poulos to adjourn the meeting.

Upon a vote, the Mayor declared the motion carried.

The meeting was adjourned at 7:59 p.m.

The next regular meeting of the City Council is scheduled for March 14, 2017 at 7:00 p.m.

Randy Heuser, City Clerk

**APPROVED BY ME THIS
14TH DAY OF MARCH, 2017.**

Domingo Vargas, Mayor

**Adopted: September 8, 1981
Ordinance No: 2563**

**HISTORIC PRESERVATION COMMISSION
7 Member Commission/ 3 Year Term**

**Tony Pogorzelski
12602 Greenwood Avenue
tonypogon@att.net
708-388-2895
Term Expires: 4/30/18**

**Earl Summers
12904 Greenwood Avenue
ae0607@comcast.net
708-296-3479
Term Expires: 4/30/19**

**Tom Mantel
13020 Greenwood Avenue
Tommantel84@gmail.com
708-612-5462
Term Expires: 4/30/19**

**Steven Carr
12523 Fairview
708-824-9171
Term Expires: 4/30/18**

**Kevin Brown
2450 New Street
kevin@blueislandvideo.com
219-895-0437
Term Expires: 4/30/19**

**Mike Mech
2517 Orchard Street
Blue Island, Illinois 60406
773-816-9595
Term Expires: 4/30/18**

**Dr. Wayne Wolf
2517 York Street
Blue Island, Illinois 60406
708-389-4879
Term Expires: 4/30/18**

597-8600 #1835 General Number

To retrieve: ** 1835 1835 #

Commission meets the fourth Thursday of each month at 7:00 p.m. in Council Chambers Conference Room.

Updated March, 2017

**Adopted: May 8, 1965
Ordinance No. 1976**

**PLAN COMMISSION
3 YEAR TERM
7 Member Commission**

**Bill Fahrenwald, Chairman
12811 Greenwood
Blue Island, Illinois 60406
Home: 371-0110
Term Expires: 4/30/18**

**Eric Polcaster
Blue Island, Illinois 60406
Home: 708-945-9342
Term Expires: 4/30/20**

**Sarah Kaliski-Roll
12914 Elm Street
Blue Island, Illinois 60406
Home: 708-917-7530
Term Expires: 4/30/18**

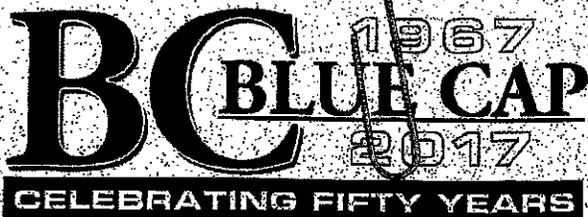
**Mark Patoska
1842 York Street
Blue Island, Illinois 60406
Home: 288-2523
Term Expires: 4/30/18**

**Arthur J. Wier
Blue Island, Illinois 60406
Home: 773-791-9035
Term Expires: 4/30/20**

**Toni Ebeling
2743 Broadway
Blue Island, Illinois 60406
Home: 708-508-0996
Term Expires: 4/30/20**

**Erich Wennberg
13301 Olde western Ave
Blue Island, Illinois 60406
Cell: 708-514-882
Term Expires: 4/30/20**

Updated March, 2017



Blue Island Citizens for Persons with Developmental Disabilities, Inc.
2155 Broadway, Blue Island, Illinois 60406 • 708.389.6578 • Fax 708.389.5086

Patricia M. Thies, Executive Director

www.blue-cap.org

RECEIVED

FEB 17 2017

February, 2017

Mayor Vargas
City of Blue Island
13051 Greenwood Ave.
Blue Island, IL 60406

MAYOR'S OFFICE

Dear Mayor Vargas:

Please allow this letter to serve as Blue Cap's request to hold a Tag Day fund raiser at major intersections in the City of Blue Island, Friday, October 6 and Saturday, October 7, 2017. The event is being sponsored by the Blue Cap Foundation and Albanese Candy Factory and will serve to raise funds to support Blue Cap's array of services for children and adults with developmental disabilities.

If you have any questions, or require additional information, please contact me at (708) 389-8137 ext. 801 or email me at cathyb@blue-cap.org

Thank you so much for your consideration of our request.

Sincerely,

Cathy Buchina
Development Secretary

Board of Directors

- Gina Buck
- Arthur Michael Connor
- James Deiters
- Michael Ewers
- Toni J. Ebeling
- Milton George
- Kim Gunaka
- Loretta Hauschild
- Lawrence E. Hupe
- Sarah Ingram
- James Jurik
- D'Shawn McAllister
- Nadine Vitaliano

CORE Board of Directors

- Bruce Bronson
- Arthur Michael Connor
- Arthur Daniels
- Toni J. Ebeling
- Lawrence E. Hupe
- James Jurik
- Gregory L. Lochow
- Mark Miller

Foundation Trustees

- Arthur Michael Connor
- Arthur Daniels
- Jeffrey DeYoung
- David Ellstrom
- William Geesey
- Sheryl Germany
- James Jurik
- Daniel Krause
- Michael Valente

John Z. Toscas
General Counsel



The Salvation Army

Founded in 1865 by William and Catherine Booth

DOING THE MOST GOODSM

Metropolitan Division

André Cox
General

February 1, 2017

Paul R. Seiler
Territorial Commander

Charles H. Smith
Lt. Colonel
Divisional Commander

Ms. Pam Frasor
City Clerk
City of Blue Island
13051 Greenwood Avenue
Blue Island, IL 60406

Dear Ms. Pam Frasor:

The world has tough problems neighborhoods beset by violence and crime; families torn apart by addiction; children living with hunger, neglect or abuse; and people suffering from clinical depression, emotional and spiritual angst. These problems are the toughest of the tough, but The Salvation Army meets them head on, all year round.

We consider it an honor and a privilege to partner with community leaders on our community to serve the most vulnerable in our neighborhoods.

We are requesting your community's approval to conduct our annual Donut Days Campaign in the public way (sidewalks, intersections, etc.), and our intent to seek permission from private property owners regarding collections of funds in front of their establishments for our Red Kettle Campaign.

DONUT DAYS CAMPAIGN: Friday & Saturday, June 2nd & 3rd 2017

RED KETTLE CAMPAIGN: Monday - Saturday, November 1st - December 23rd 2017

Enclosed is a confirmation form. Please take a few minutes to fill it out, specifying any requirements or notes you'd like us to acknowledge. Please be sure to keep a copy for your records. Scan to email or fax transmittal completed form.

For any additional information, please feel free to call Steven Hill at: 773.205.3574 or email Steven.Hill@usc.salvationarmy.org. We look forward to hearing from you. Thank you.

Sincerely,

Steve Hill
Kettle Campaign Manager



Zoning Map Amendment: I-1 District 3/8/2017

I. Introduction and Purpose

City of Blue Island received an application to consider a zoning map amendment to rezone properties owned by Great Northern Lumber near 127th Street and Irving Avenue from R-1 Single Family Residential to I-1 Limited Industry.

II. Discussion/Highlights

The proposed map amendment rezones parcels east of Irving that are legal non-conforming due to their existing manufacturing use, and expands the I-1 district to include 2 residential parcels that have been purchased by Great Northern at the northeast corner of 127th Street and Irving Avenue. One was demolished for parking in 2012, the second was recently purchased and proposed for demolition.

On February 27, 2017 the Zoning Board of Appeals (ZBA) voted unanimously in favor (4-0) to amend the zoning map, expanding the I-1 zoning District.

III. Conclusion and Recommendation

Recommendation to amend the zoning map from R-1 to I-1.

Staff contact: Jason Berry, ACIP, Deputy Director of Community Development

Email: jberry@cityofblueisland.org

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

**ORDINANCE
NUMBER 2017-006**

**AN ORDINANCE AMENDING THE CODE OF
BLUE ISLAND, ILLINOIS, TITLE XV LAND USAGE,
CHAPTER 166 ZONING CODE
(GREAT NORTHERN LUMBER)**

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

1st Ward	TOM HAWLEY	GEORGE POULOS
2nd Ward	LETICIA VIEYRA	FRED BILOTTO
3rd Ward	NANCY RITA	KEVIN DONAHUE
4th Ward	CANDACE CARR	ALECIA SLATTERY
5th Ward	JANICE OSTLING	KENNETH PITTMAN
6th Ward	DEXTER JOHNSON	JAIRO FRAUSTO
7th Ward	NANCY THOMPSON	JAMES JOHANSON

Aldermen

ORDINANCE NO. 2017-006

**AN ORDINANCE AMENDING THE CODE OF BLUE ISLAND, ILLINOIS,
TITLE XV LAND USAGE, CHAPTER 166 ZONING CODE**

WHEREAS, the Zoning Board of Appeals held a public hearing on February 27, 2017 in accordance with Section 166.094(F) of the Blue Island Code of Ordinances for the purpose of considering zoning code amendments;

WHEREAS, notice was given of the time and place of the hearing, not more than 30 nor less than 15 days before the hearing, by publishing a notice in the Daily Southtown, a newspaper published in the County of Cook, State of Illinois, of general circulation throughout that county and surrounding area, and is a newspaper as defined by 715 IL CS 515, on February 12, 2017;

WHEREAS, this notice was also placed on a statewide public notice website as required by 5 ILCS 512.1;

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, the Zoning Board of Appeals has recommended a map amendment to the Title XV Land Usage, Chapter 166 Zoning Code. A true and correct copy of the Findings of Fact from the Blue Island Zoning Board of Appeals and Community Development Department Staff Report are attached hereto;

NOW 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 a zoning map amendment 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 boundaries of the I-1 zoning district, as established by Chapter 166, Section 166.021 of the Code of Blue Island, Illinois, shall be amended to include the following parcels:

PIN: 25-30-313-019-0000; 25-30-313-020-0000; 25-30-314-003-0000; 25-30-314-008-0000; 25-30-314-011-0000; 25-30-314-012-0000; 35-30-314-013-0000; 25-30-314-014-0000; 25-30-314-006-0000; 25-30-314-007-0000

Legal Description:

Parcel 1:

Lot 31 (Except the East 30 feet thereof and except that part of Lot 31 lying Southerly and Westerly of the following described line) beginning at a point in the East line of said Lot 31 said point being 24.11 feet North of the Southeast corner of said Lot 31; thence Westerly along a line to a point 30 feet Northerly of the South line of said Lot 31 and 10 feet East of the Westerly line of said Lot 31; thence Northerly along the line to the Northwesterly corner of said Lot 31 in Massey's Addition to Fairmont being a subdivision of Lot 1 of the Assessor's Division of the West ½ of the Southwest ¼ of Section 30, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois (PIN: 25-30-314-006-0000)

Parcel 2:

The East 30 feet of Lot 31 in Massey's Addition to Fairmount, being a subdivision of Lot 1 of the Assessor's Division of the West ½ of the Southwest ¼ of Section 30, Township 37 North, Range 14, East of the Third Principal Meridian (except from aforesaid premises line of said Lot 31, which is 24.11 feet North of the Southeast corner of said Lot 31 to a point which is 30 feet

Westerly line of Lot 31 aforesaid conveyed to the County of Cook by deed recorded: March 11, 1940 as document # 12446956) in Cook County, Illinois (PIN: 25-30-314-007-0000)

Parcel 3:

Lots 16, 17, 24 to 30 inclusive, except the South 20 feet of Lots 28, 29 and 30, and except the South 20 feet of the West ½ of Lot 27, being that part taken by the County Highway Department for Roadway, in Massey's Addition to Fairmount, being a subdivision of Lot 1 of Assessor's Division of the West ½ of the Southwest ¼ of Section 30, Township 37 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 4:

That part of Davis Street (60 feet wide) as heretofore dedicated in Massey's Addition to Fairmont (being a subdivision of Lot 1 in the Assessor's Division of the West ½ of the Southwest ¼ of Section 30, Township 37 North, Range 14 East of the Third Principal Meridian, as per plat recorded September 5, 1890, as document # 133124) lying Easterly of a line drawn from the Northwest corner of Lot 24 to the Southwest corner of Lot 17, both lots in said Massey's Addition to Fairmount Subdivision.

Also

That part of the East and West 20 foot public alley, as heretofore dedicated in the aforesaid Massey's Addition to Fairmont Subdivision, lying East of the Southerly prolongation of the West line of aforesaid Lot 24: all in Cook County, Illinois.

(PIN's for Parcels 3 and 4: 25-30-313-020-0000; 25-30-313-019-0000; 25-30-314-012-0000; 25-30-314-013-0000; 25-30-314-008-0000; 25-30-314-011-0000; 25-30-314-014-0000)

Parcel 5:

Lot 23 in Block 314 in Massey's Addition to Fairmont, a subdivision of Lots 2 and 3 in Assessor's Division in the West ½ of the Southwest ¼ of Section 30, Township 37 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois. (PIN: 25-30-314-003-0000)

SECTION THREE

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.

ADOPTED this 14th day of March, 2017, pursuant to a roll call as follows:

	YES	NO	ABSENT	PRESENT	ABSTAIN
Alderman HAWLEY					
Alderman POULOS					
Alderman VIEYRA					
Alderman BILOTTO					
Alderman RITA					
Alderman DONAHUE					
Alderman CARR					
Alderman SLATTERY					
Alderman OSTLING					
Alderman PITTMAN					
Alderman JOHNSON					
Alderman FRAUSTO					
Alderman THOMPSON					
Alderman JOHANSON					
Mayor DOMINGO F. VARGAS					
TOTAL					

APPROVED: this 14th day of March, 2017.

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

ATTESTED and **Filed** in my office this
14th day of March, 2017.

CITY CLERK

PUBLISHED in pamphlet form this
14th day of March, 2017.

CITY CLERK

**CITY OF BLUE ISLAND ZONING BOARD OF APPEALS
FINDINGS OF FACT**

PUBLIC HEARING OF FEBRUARY 27, 2017

City of Blue Island, 13051 Greenwood Avenue, Blue Island

On February 27, 2017 the Blue Island Zoning Board of Appeals voted unanimously (4-0) to adopt Findings of Fact recommending City Council approval of a zoning map amendment of the Blue Island Zoning Ordinance of 1971, as amended, for industrial uses within the City of Blue Island.

Section 166.094(F)(1) Findings of Fact and Recommendation of the Zoning Board of Appeals: The Zoning Board of Appeals shall make written findings of fact and shall submit same together with its recommendations to the City Council within 30 days of the public hearing. Where the purpose and effect of the proposed amendment is to change the zoning classification of particular property, the Zoning Board of Appeals shall make findings based upon the evidence presented to it in each specific case with respect to the following matters:

- a. Existing uses of property within the general area of the property in question.

Finding: The Zoning Board of Appeals finds that the map amendment is compatible with the existing use operating within the amendment's boundaries. The property is presently being used by a lumber company (Great Northern) for manufacturing lumber products.

- b. The zoning classifications of property within the general area of the property in question.

Finding: The zoning classification of properties in the area are R-1, C-1, C-2 and I-1. The Zoning Board of Appeals finds that the map amendment is best compatible with the land use permitted in the I-1 district.

- c. The suitability of the property in question to the uses permitted under the existing zoning classification

Finding: The Zoning Board of Appeals finds that the uses of the I-1 district is suitable to the property.

- d. The trend of development, if any, in the general area of the property in question

Finding: The Zoning Board of Appeals finds that I-1 uses for the property are consistent with the development trends in Blue Island.

- e. Projected use of the property, as indicated in the Comprehensive Plan

Finding: The Zoning Board of Appeals finds that the map amendment is consistent with the map illustrating Future Land Uses and the goals and objectives of the Blue Island Comprehensive Plan.



City of Blue Island
13051 Greenwood Ave
Blue Island, IL 60406
www.blueisland.org

COMMUNITY DEVELOPMENT DEPARTMENT

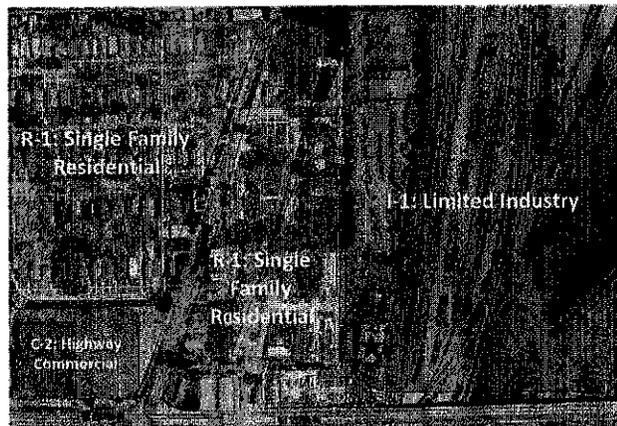
STAFF RECOMMENDATION REPORT

DATE: MARCH 6, 2017

PREPARED BY: SEAN TERRY, PROJECT MANAGER

This report is prepared by the City of Blue Island Community Development Department to provide a summary of information as it relates to projects reviewed by the Zoning Board of Appeal on the scheduled appeal hearing date: Monday, February 27, 2017.

APPLICANT: GREAT NORTHERN LUMBER
LOCATION: 2200 – 2226 W. 127TH STREET
OWNER: JEFFREY CURRIER, PRESIDENT
RE: ZONING AMENDMENT
Zoning: R-1: Single Family Residential
Current Use: Industrial and Vacant Residential



Proposed:

I. Project Description

See attached detailed description of the current and proposed used of the subject parcel (Exhibit B: Item 1); and justification based on required findings (Exhibit B: Item 2).

II. Approvals Required

Initiation of amendment. Amendments may be proposed by the City Council, the Planning Commission, and the Zoning Board of Appeals or by any owner or owners of property within a zoning district which would be affected by such amendment or the duly authorized agent or agents thereof.

III. Standards for Amendment

Per Blue Island Zoning Ordinance *Section 8.9 Amendments (6) Findings of Fact and Recommendation of the Zoning Board of Appeals* – The Zoning Board of Appeals shall make written findings of fact and shall submit same together with its recommendations to the City Council within 30 days of the public hearing.

Where the purpose and effect of the proposed amendment is to change the zoning classification of a particular property, the Zoning Board of Appeals shall make findings based upon the evidence presented to it in each specific case with respect to the following matters:

- A. Existing uses of property within the general area of the property in question;
- B. The zoning classification of the property within the general area of the property in question;
- C. The suitability of the property in question to the uses permitted under the existing zoning classification;
- D. The trend of development, if any, in the general area of the property in question; and
- E. Projected use of the property, as indicated in the comprehensive plan.

IV. Conditions and Guarantees

The Zoning Board of Appeals shall not recommend the adoption of a proposed amendment unless it finds that the adoption of such amendment is in the public interest and is not solely for the interest of the applicant. The Board may recommend the adoption of an amendment changing the zoning classification of the property in question to any higher classification than that requested by the applicant. For the purpose of this division (F), the R-1 District shall be considered the highest classification and the I-2 District shall be considered the lowest classification.

Action by City Council.

- (1) The City Council shall not act upon a proposed amendment to this chapter until it shall have received a written report and recommendation from the Zoning Board of Appeals on the proposed amendment.
- (2) The City Council may grant or deny any application for an amendment; however, in the event of a written protest against any proposed amendment, signed and acknowledged by the owners of 20% of the frontage proposed to be altered, or by the owners of 20% of the frontage immediately adjoining or across an alley therefrom, or by the owners of 20% of the frontage directly opposite the frontage proposed to be altered, such amendment shall not be passed except by a favorable vote of two-thirds of all the members of the City Council then holding office.
- (3) If an application for a proposed amendment is not acted upon finally by the City Council, within 90 days of the date upon which such application is received by the City Council, it shall be deemed to have been denied.

V. Attachments

- Zoning Relief Application (December 17, 2016)
- Current Use Exterior Photos
- Justification
- Legal Description
- Site Photos
- Proof of Ownership
- Authorized Agents
- Restrictive Covenants
- Certificate of Taxes Paid



City of Blue Island
Zoning Relief Application

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

- Checkboxes for Variation, Text Amendment, Other, Special Use, Map Amendment

Please see the attached Exhibit A

Please see the attached Exhibit A

Applicant Name

Owner Name (if different than applicant)

Applicant Address

Owner Address

Applicant Phone

Owner Phone

Applicant Email

Owner Email

Property address:

2200 and 2226 W. 127th St.; 2200, 2215, 2226 and 2230 Burr Oak Ave.; 2215 and 2201 Davis St.

Current Zoning Designation

- Checkboxes for R1, C1, C2, I1, I2, U-TOD

Property Identification Number (Use additional sheets if necessary)

1 Please see attached Exhibit A

2

3

4

Nature of Applicant's Interest: Owners/Beneficiaries of Owners/Tenant

Jeffrey Currier, President

Print Name

Date

Signature

OFFICE USE ONLY

Date of Application

Date of Publication(s)

Date of Hearing

Date of Hearing

Date of Hearing

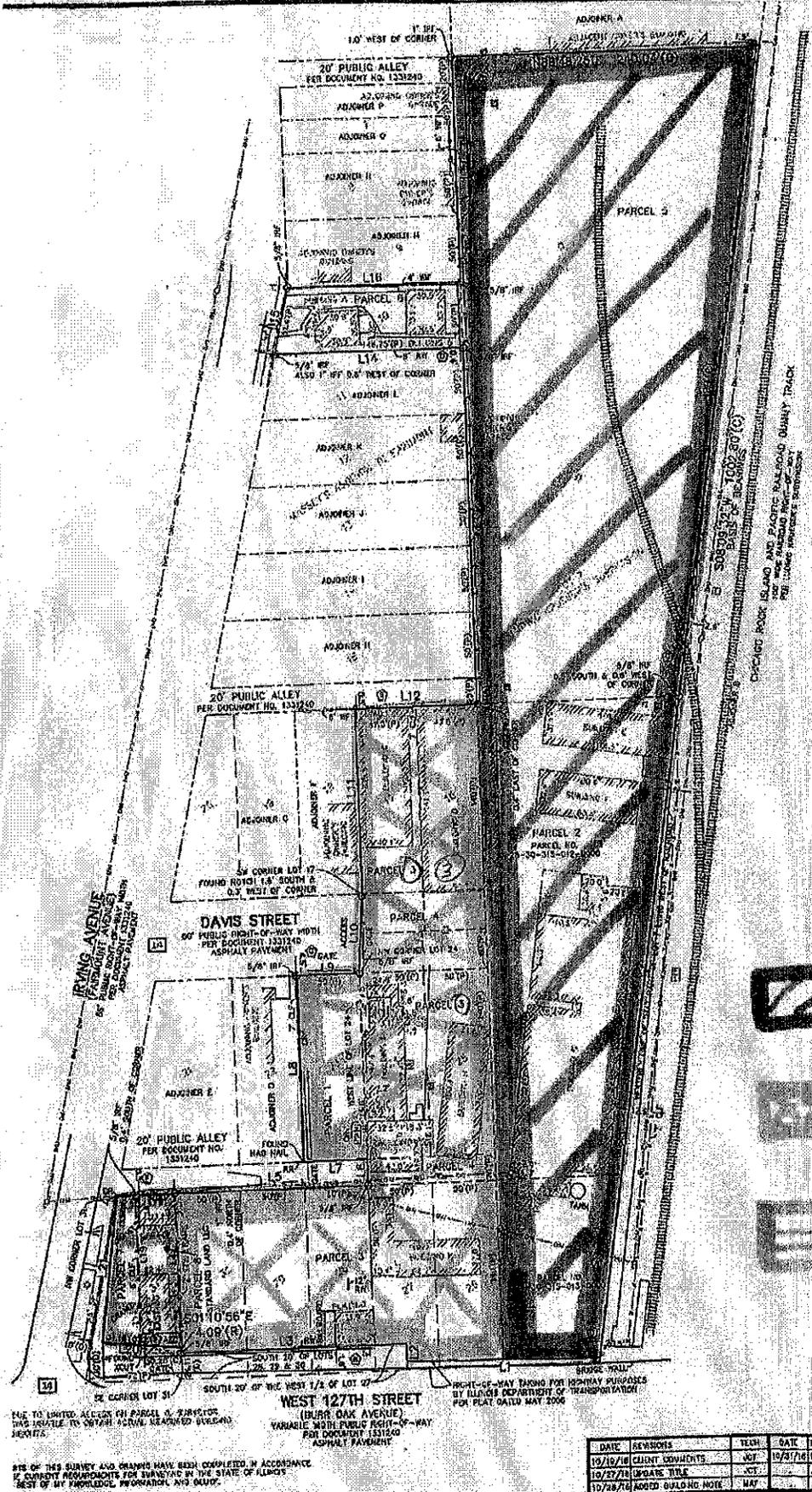
Date of Hearing

Recommendation(s)

\$

Application Fee

Exhibit B / Item 1



KEY

-  = Current I-1 Lot
-  = Legal Non-Conforming Proposed I-1 Lots
-  = Residential Proposed I-1 Lot

THIS TO LIMITED ACCURACY ON PARCEL 2, SURVEYOR HAS BEEN UNABLE TO OBTAIN ACTUAL RECORDED SURVEY RECORDS.

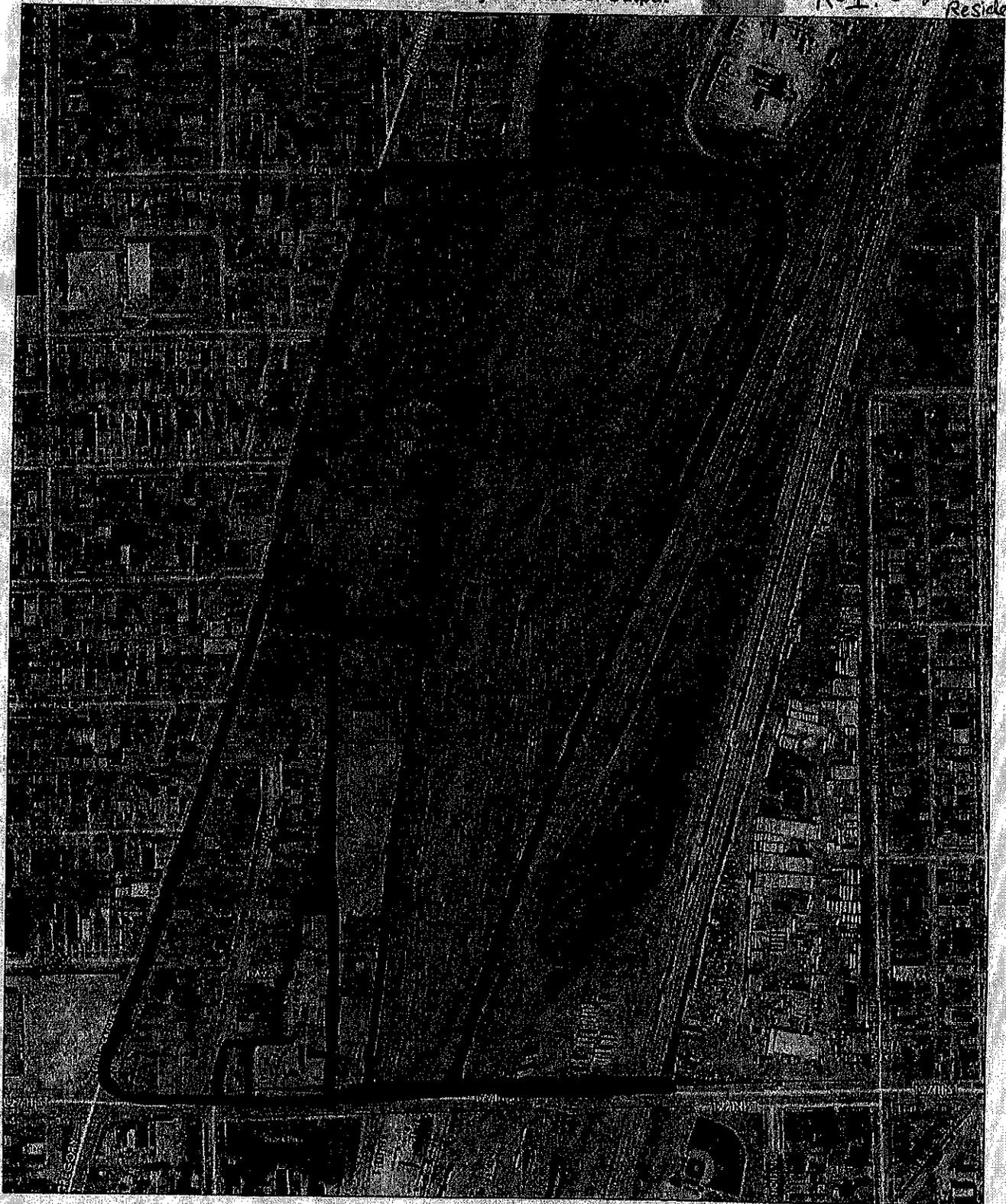
DATE	REVISIONS	TECH	DATE	REVISIONS	TECH	FIELD	BY	DRAWING SCALE	T=50'
10/10/16	CLIENT COMMENTS	JCT	10/27/16	CLIENT COMMENTS	JCT			1:1	100 BY
10/27/16	UPDARE TITLE	JCT							YSLD(12/16)
10/28/16	ADDED BUILDING FOOT	MAP							1662321 ATX1 127TH STREET ISLAND, ILLINOIS

Exhibit B / Item 1

Exhibit B / Item 2

Cook County CookViewer Output

 = I-1: Limited Industrial
 = R-1: Single Family Residential



1:8000

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Exhibit B / Item 2



**Special Use Permit: Best Buy Auto
12960 Ashland Avenue
3/8/2017**

I. Introduction and Purpose

City of Blue Island received an application to amend an existing special use permit for Best Buy Auto, located at 12960 Ashland Avenue in the I-1 Limited Industry zoning district.

II. Discussion/Highlights

Best Buy Auto was approved for a Special Use Permit in 2013 for a used car dealership. The approved site plan permitted the outdoor display of 13 vehicles for sale.

The applicant has submitted a revised site plan that would allow for the outdoor display of 21 vehicles. Additionally, 2 parking stalls are provided for customers.

On February 27, 2017 the Zoning Board of Appeals (ZBA) voted unanimously in favor (4-0) to amend the special use permit.

III. Conclusion and Recommendation

Recommendation to amend the special use permit.

Staff contact: Jason Berry, ACIP, Deputy Director of Community Development
Email: jberry@cityofblueisland.org

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

**ORDINANCE
NUMBER 2017-007**

**AN ORDINANCE AMENDING A SPECIAL USE PERMIT TO
BEST BUY AUTO AT THE PROPERTY LOCATED AT
12960 ASHLAND AVENUE, BLUE ISLAND, ILLINOIS**

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

1st Ward	TOM HAWLEY	GEORGE POULOS
2nd Ward	LETICIA VIEYRA	FRED BILOTTO
3rd Ward	NANCY RITA	KEVIN DONAHUE
4th Ward	CANDACE CARR	ALECIA SLATTERY
5th Ward	JANICE OSTLING	KENNETH PITTMAN
6th Ward	DEXTER JOHNSON	JAIRO FRAUSTO
7th Ward	NANCY THOMPSON	JAMES JOHANSON

Aldermen

ORDINANCE NO. 2017-007

**AN ORDINANCE AMENDING A SPECIAL USE PERMIT TO BEST BUY AUTO
AT THE PROPERTY LOCATED AT 12960 ASHLAND AVENUE,
BLUE ISLAND, ILLINOIS**

WHEREAS, Best Buy Auto filed an application with the City of Blue Island to amend a special use permit for used car dealership located at and commonly known as 12960 Ashland Avenue, Blue Island, Illinois;

WHEREAS, the existing zoning classification is I-1 Limited Industry;

WHEREAS, the Zoning Board of Appeals held a public hearing on February 27, 2017 in accordance with Section 166.095(D) of the Blue Island Code of Ordinances;

WHEREAS, notice was given of the time and place of the hearing, not more than 30 nor less than 15 days before the hearing, by publishing a notice in the Daily Southtown, a newspaper published in the County of Cook, State of Illinois, of general circulation throughout that county and surrounding area, and is a newspaper as defined by 715 IL CS 515, on February 12, 2017;

WHEREAS, this notice was also placed on a statewide public notice website as required by 5 ILCS 512.1;

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, the Zoning Board of Appeals has recommended that a special use permit be amended for the operation of the business as described herein at the premises indicated. A true and correct copy of the Findings of Fact from the Blue Island Zoning Board of Appeals and Community Development Department Staff Report are attached hereto;

NOW 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 a special use 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 Mayor and City Council, after due consideration, approve the issuance of a special use permit to allow the operation of the business as described herein and in the attached staff report subject to the following conditions and requirements:

- a) That the special use herein requested shall, except as varied by this ordinance, conform to all applicable district regulations, codes and ordinances of Blue Island.
- b) That future plans and specifications for building, construction, development or improvements of any kind or nature to the premises be approved by the building department of the City of Blue Island and any other department with authority under applicable regulations and codes.

The City Clerk is hereby authorized to issue a special use permit to Best Buy Auto for the purpose of operating a used car dealership located at 12960 Ashland Avenue, Blue Island, Illinois. The City Clerk shall also forward a copy of this ordinance to the applicant as notification of the passage and approval of this ordinance.

SECTION THREE

That the special use permit hereby authorized 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.

ADOPTED this 14th day of March, 2017, pursuant to a roll call as follows:

	YES	NO	ABSENT	PRESENT	ABSTAIN
Alderman HAWLEY					
Alderman POULOS					
Alderman VIEYRA					
Alderman BILOTTO					
Alderman RITA					
Alderman DONAHUE					
Alderman CARR					
Alderman SLATTERY					
Alderman OSTLING					
Alderman PITTMAN					
Alderman JOHNSON					
Alderman FRAUSTO					
Alderman THOMPSON					
Alderman JOHANSON					
Mayor DOMINGO F. VARGAS					
TOTAL					

APPROVED: this 14th day of March, 2017.

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

ATTESTED and **Filed** in my office this
14th day of March, 2017.

CITY CLERK

PUBLISHED in pamphlet form this
14th day of March, 2017.

CITY CLERK

**CITY OF BLUE ISLAND ZONING BOARD OF APPEALS
FINDINGS OF FACT**

PUBLIC HEARING OF FEBRUARY 27, 2017

Best Buy Auto, 12960 Ashland Avenue, Blue Island

On February 27, 2017, the Blue Island Zoning Board of Appeals voted unanimously (4-0) to adopt Findings of Fact recommending City Council approval of an amended special use permit for a used car dealership in the I-1 Limited Industry 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 amended use will not be detrimental or endanger the public. The use is has been established and the expansion of the special use will not be detrimental or dangerous.

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 amended use will not limit the use of other property on Ashland Avenue. The use is established and the expansion of the special use will not impair properties in the vicinity.

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 amended use at this site will not impede improvements at Ashland Avenue. The expansion of the special use is consistent with development trends.

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 the location has adequate facilities for expansion.

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 expanded special use maintains access to off-street public parking, minimizing traffic congestion on Ashland Avenue.

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 proposed use is in conformance with the regulations of the I-1 zoning district.



City of Blue Island
13051 Greenwood Ave
Blue Island, IL 60406
www.blueisland.org

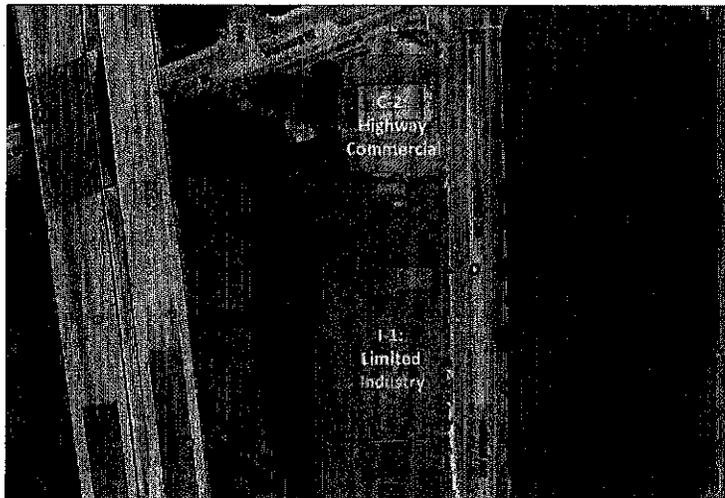
**COMMUNITY DEVELOPMENT DEPARTMENT
STAFF RECOMMENDATION REPORT**

DATE: MARCH 6, 2017

PREPARED BY: SEAN TERRY, PROJECT MANAGER

This report is prepared by the City of Blue Island Community Development Department to provide a summary of information as it relates to projects reviewed by the Zoning Board of Appeal on the scheduled appeal hearing date: Monday, February 27, 2017.

APPLICANT: BEST BUY AUTO
LOCATION: 12960 S. ASHLAND AVENUE
OWNER: MR. KHALID KHALIL
RE: SPECIAL USE PERMIT
Zoning: I-1: Limited Industry
Current Use: Automotive Sales & Repair
Proposed: Amendment to existing special use permit



Past Use: Special Use reviewed by Zoning Board of Appeals (September 16, 2013);
Special Use Permit approval granted November 2013

I. Project Description

The applicant seeks an amendment to the existing Special Use Permit to continue operation of a used car sale establishment at 12960 S. Ashland Avenue. Per the previously approved Special Use Permit and adjoining site plan, authorization allowed the operator to sell a maximum of (13) vehicles and maintain (3) dedicated customer parking spaces.

According to the special use permit provisions, any exterior changes made to the vehicle parking and display lot should be completed in such a manner that maintains the approved site conditions.

Article VIII: Administration and Enforcement – 8.10 Special Uses

(7) CONDITIONS AND GUARANTEES. Prior to the granting of any special use, the Zoning Board of Appeals may recommend, and the City Council shall stipulate, such conditions and restrictions upon the establishment, location, construction, maintenance, and operation of the special use as is deemed

necessary for the protection of the public interest and to secure compliance with the standards and requirements specified herein. In all cases in which special uses are granted, the City Council shall require such evidence and guarantees as it may deem necessary as proof that the conditions stipulated in connection therewith are being and will be complied with.

On August 1, 2016 the City of Blue Island completed an inspection at Best Buy Car Sales to verify the business' conformance to the Special Use Permit authorized in November 2013 and related exterior property maintenance conditions.

At that time it was determined that the exterior conditions at Best Buy Car Sales did not conform with the Site Plan submitted with the Special Use application (attached) and the business was deemed in violation of conditional use terms with the City of Blue Island. During subsequent Building Court appearances in response to the violation notice by the business, City staff was informed that Best Buy Auto had acquired additional lot coverage and garage bay space immediately north of the business.

To ensure eligibility of the Special Use is maintained, Best Buy Auto Sales was advised to bring the current lot conditions into conformance with the previously approved site plan, and request additional zoning relief for extension of the Special Use Permit to include the expanded area recently leased.

II. Approvals Required

The Special Use Permit begins with a public hearing before the Zoning Board of Appeals, which offers its recommendation to City Council for final determination.

III. Standards for Special Use

Per Blue Island Zoning Ordinance *Section 8.10 Special Uses (6) Standards for Special Uses* – No special use shall be recommended by the Zoning Board of Appeals unless such Board shall find:

- A. 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;
- B. 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;
- C. 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; and
- D. That adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided;
- E. That 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.

IV. Conditions and Guarantees

Per *Section 8.10 Special Uses (7) Conditions and Guarantees* – Prior to the granting of any special use, the Zoning Board of Appeals may recommend, and the City Council shall stipulate, such conditions and restrictions upon the establishment, location, construction, maintenance, and operation of the special use as is deemed necessary for the protection of the public interest and to secure compliance with the standards and requirements specified herein. In all cases in which special uses are granted, the City Council shall require such evidence and guarantees as it may deem necessary as proof that the conditions stipulated in connection therewith are being and will be complied with.

V. Attachments

- Original Zoning Relief Application (November 4, 2013)
- Original Site Plan (November 4, 2013)
- Notice of Violation
- Code Enforcement Photos
- Zoning Relief Application (January 27, 2017)
- Plat of Survey
- 2016 Tax Return
- Revised Building Lease
- Revised Site Plan



**Variation: Front Yard Setback
2517 Orchard Street
3/8/2017**

I. Introduction and Purpose

City of Blue Island received an application to grant a variation to the front yard setback from Michael Mech for the property located at 2517 Orchard Street in the R-1 Single Family Residential zoning district.

II. Discussion/Highlights

The applicant requests a variation of 15 feet to erect a cedar picket fence to the sidewalk line, enclosing the front yard along the front and side lot lines. The proposed fence will not exceed 42 inches in height. The home is a Chicago-style bungalow and a designated Local Landmark.

On February 27, 2017 the Zoning Board of Appeals (ZBA) voted unanimously in favor (4-0) to grant the variation.

III. Conclusion and Recommendation

Recommendation to grant variation.

Staff contact: Jason Berry, ACIP, Deputy Director of Community Development
Email: jberry@cityofblueisland.org

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

**ORDINANCE
NUMBER 2017-008**

**AN ORDINANCE GRANTING A VARIATION OF THE BLUE
ISLAND ZONING CODE FOR THE PROPERTY LOCATED AT
2517 ORCHARD STREET, BLUE ISLAND, ILLINOIS**

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

**1st Ward TOM HAWLEY
2nd Ward LETICIA VIEYRA
3rd Ward NANCY RITA
4th Ward CANDACE CARR
5th Ward JANICE OSTLING
6th Ward DEXTER JOHNSON
7th Ward NANCY THOMPSON**

**GEORGE POULOS
FRED BILOTTO
KEVIN DONAHUE
ALECIA SLATTERY
KENNETH PITTMAN
JAIRO FRAUSTO
JAMES JOHANSON**

Aldermen

ORDINANCE NO. 2017-008

**AN ORDINANCE GRANTING A VARIATION OF THE BLUE ISLAND ZONING
CODE FOR THE PROPERTY LOCATED AT 2517 ORCHARD STREET,
BLUE ISLAND, ILLINOIS**

WHEREAS, Michael Mech filed an application for zoning relief with the City of Blue Island requesting a variation for the property located at and commonly known as 2517 Orchard Street, Blue Island, Illinois;

WHEREAS, the existing zoning classification is R-1 single family residential;

WHEREAS, the property is improved with a Chicago-style bungalow that is a designated Blue Island Local Landmark;

WHEREAS, the Zoning Board of Appeals held a public hearing on February 27, 2017 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 Findings of Fact from the Blue Island Zoning Board of Appeals and Community Development Department Staff Report are attached hereto;

NOW 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 variations 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 is hereby granted based on the proposed standards and conditions summarized in the Staff Report attached hereto which provide: (1) the residential property at 2517 Orchard requires a variation of fifteen (15) feet to the front yard to permit the erection of cedar picket fence, not to exceed forty-two (42) inches in height.

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.

ADOPTED this 14th day of March, 2017, pursuant to a roll call as follows:

	YES	NO	ABSENT	PRESENT	ABSTAIN
Alderman HAWLEY					
Alderman POULOS					
Alderman VIEYRA					
Alderman BILOTTO					
Alderman RITA					
Alderman DONAHUE					
Alderman CARR					
Alderman SLATTERY					
Alderman OSTLING					
Alderman PITTMAN					
Alderman JOHNSON					
Alderman FRAUSTO					
Alderman THOMPSON					
Alderman JOHANSON					
Mayor DOMINGO F. VARGAS					
TOTAL					

APPROVED: this 14th day of March, 2017.

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

ATTESTED and **Filed** in my office this
14th day of March, 2017.

CITY CLERK

PUBLISHED in pamphlet form this
14th day of March, 2017.

CITY CLERK

**CITY OF BLUE ISLAND ZONING BOARD OF APPEALS
FINDINGS OF FACT**

PUBLIC HEARING OF FEBRUARY 27, 2017

Michael Mech, 2517 Orchard Street, Blue Island

On February 27, 2017, the Blue Island Zoning Board of Appeals voted unanimously (4-0) to adopt Findings of Fact recommending City Council approval of a variation to the R-1 Single Family use table, pursuant to Section 166.092(D)(1)(a) of the Blue Island Code of Ordinances, to permit any yard or setback less than a yard or a setback required by the applicable regulations. 2517 Orchard Street requests a front yard setback variation of 15 feet.

Section 166.092(1) Standards: The City Council shall not vary the regulations relating to use, construction or alteration of buildings or structures or the use of land as authorized in this Ordinance, unless the Zoning Board of Appeals shall have made findings based upon the evidence presented to it in each specific case that the following conditions have been complied with:

a. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.

Finding: The Zoning Board of Appeals finds that the property was improved with structures and the use established before adoption of the current zoning regulations.

b. The proposed variation will not merely serve as a convenience to the applicant, but will alleviate some demonstrable and unusual hardship which would result if the strict letter of the regulations were carried out and which is not generally applicable to other property within the same district..

Finding: The Zoning Board of Appeals finds that the existing improvements on the lot provides a demonstrable hardship.

c. The alleged hardship has not been created by any person presently having a proprietary interest in the premises.

Finding: The Zoning Board of Appeals finds that the existing improvements were built before the current owners purchased the property.

d. The proposed variation will not be materially detrimental to the public welfare or injurious to other property or improvements in the neighborhood.

Finding: The Zoning Board of Appeals finds that the proposed variation will not be detrimental to the neighborhood and is in harmony with the property's designated local landmark status.

e. The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, or endanger the public safety.

Finding: The Zoning Board of Appeals finds that the proposed variation does impair adjacent property, public streets or endanger safety.

f. The proposed variation will not alter the essential character of the neighborhood.

Finding: The Zoning Board of Appeals finds that the proposed variation will not alter the character of the neighborhood and enhance the character of the landmark property.

g. The proposed variation is in harmony with the spirit and intent of this Comprehensive Amendment [Blue Island Zoning Ordinance of 1971, as amended].

Finding: The Zoning Board of Appeals finds that the proposed variation conforms to the intent of the Blue Island Zoning Code.



City of Blue Island
13051 Greenwood Ave
Blue Island, IL 60406
www.blueisland.org

COMMUNITY DEVELOPMENT DEPARTMENT

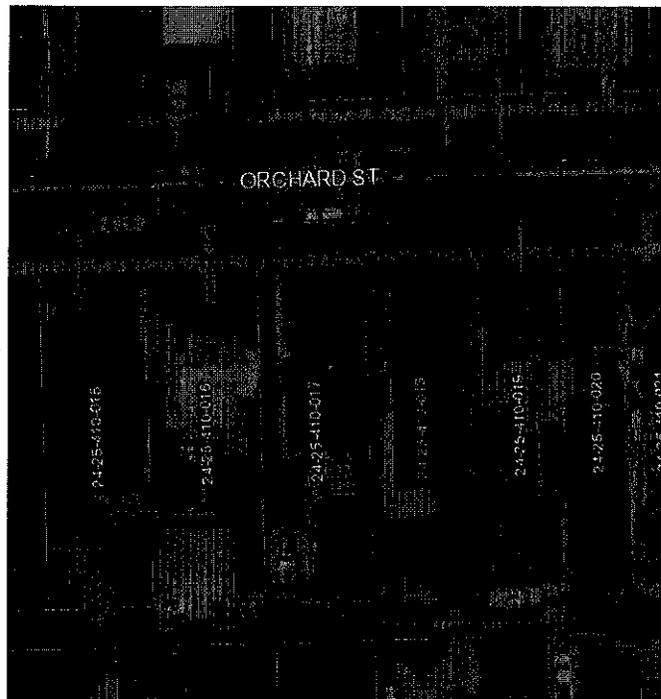
STAFF RECOMMENDATION REPORT

DATE: MARCH 6, 2017

PREPARED BY: JASON BERRY, AICP

This report is prepared by the City of Blue Island Community Development Department to provide a summary of information as it relates to projects reviewed by the Zoning Board of Appeal on the scheduled appeal hearing date: Monday, February 27, 2016.

APPLICANT: MICHAEL MECH
LOCATION: 2517 ORCHARD STREET
RE: FENCE VARIATION
ZONING: R-1 Single Family Residence



I. Project Description

The applicant seeks a Variation to permit a fence within the front yard setback in the R-1 district. The applicant seeks to erect a 4 foot tall, spaced picket fence (see attachment) constructed of cedar along the front lot line of Orchard Street

Building setbacks on the block are irregular, but all less than the required 25 feet. Most are equivalent to the minimum block average setback of 15 feet. The proposed fence would encroach 15 feet into the required setback.

The subject property is located mid-block and improved with a single family home and garage. The residence has been designated a Blue Island Local Landmark.

II. Approvals Required

The variation process begins with a public hearing before the Zoning Board of Appeals, which offers its recommendation to City Council for final determination.

III. Standards for Variations

Per *Section 8.7 Variations (3) Standards for Variations* of Ordinance 2151 the Zoning Board of Appeals must take the following standards into consideration when determining a variation to and building, structure or use.

- A. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.
- B. The proposed variation will not merely serve as a convenience to the applicant, but will alleviate some demonstrable and unusual hardship which would result if the strict letter of the regulations were carried out and which is not generally applicable to other property within the same district.
- C. The alleged hardship has not been created by any person presently having a proprietary interest in the premises.
- D. The proposed variation will not be materially detrimental to the public welfare or injurious to other property or improvements in the neighborhood.
- E. The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, or endanger the public safety.
- F. The proposed variation will not alter the essential character of the neighborhood.
- G. The proposed variation is in harmony with the spirit and intent of this Comprehensive Amendment [the Blue Island Zoning Code].

The Zoning Board of Appeals may recommend the imposition of such conditions and restrictions upon the premises benefited by a variation as may be necessary to comply with the standards established in this Article, paragraph 8.7(3) above, to reduce or minimize the effect of such variation upon other properties in the neighborhood, and to better carry out the general intent of this Ordinance.

IV. Authorized Variations

Per *Section 8.7 Variations (4) Authorized Variations* – Variations from the regulations of the City of Blue Island Zoning Code shall be granted by the City Council only in accordance with the standards established above.

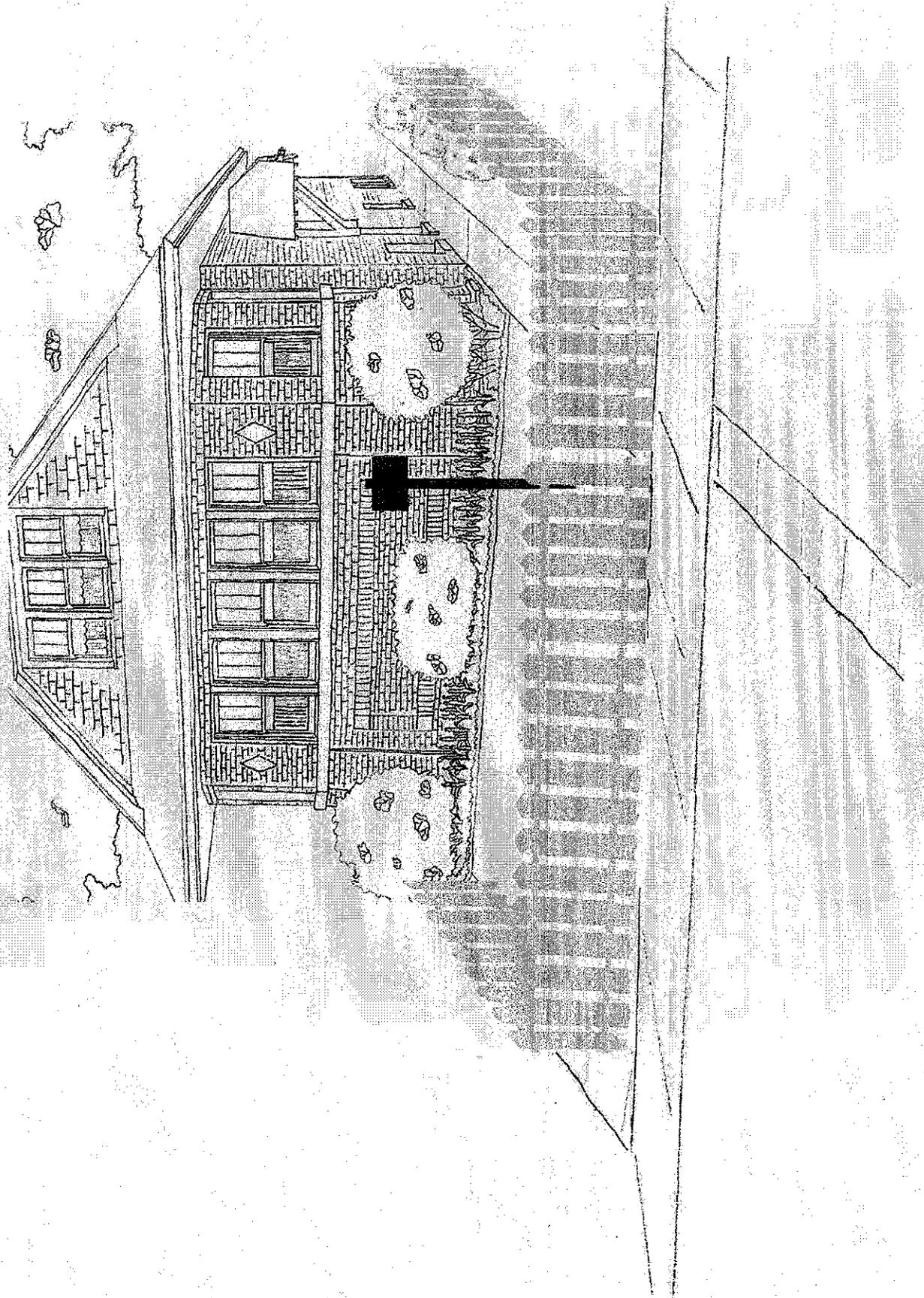
The applicant seeks a Variation pursuant to Section 8.7(4)a:
To permit any yard or setback less than a yard or a setback required by the applicable regulations.

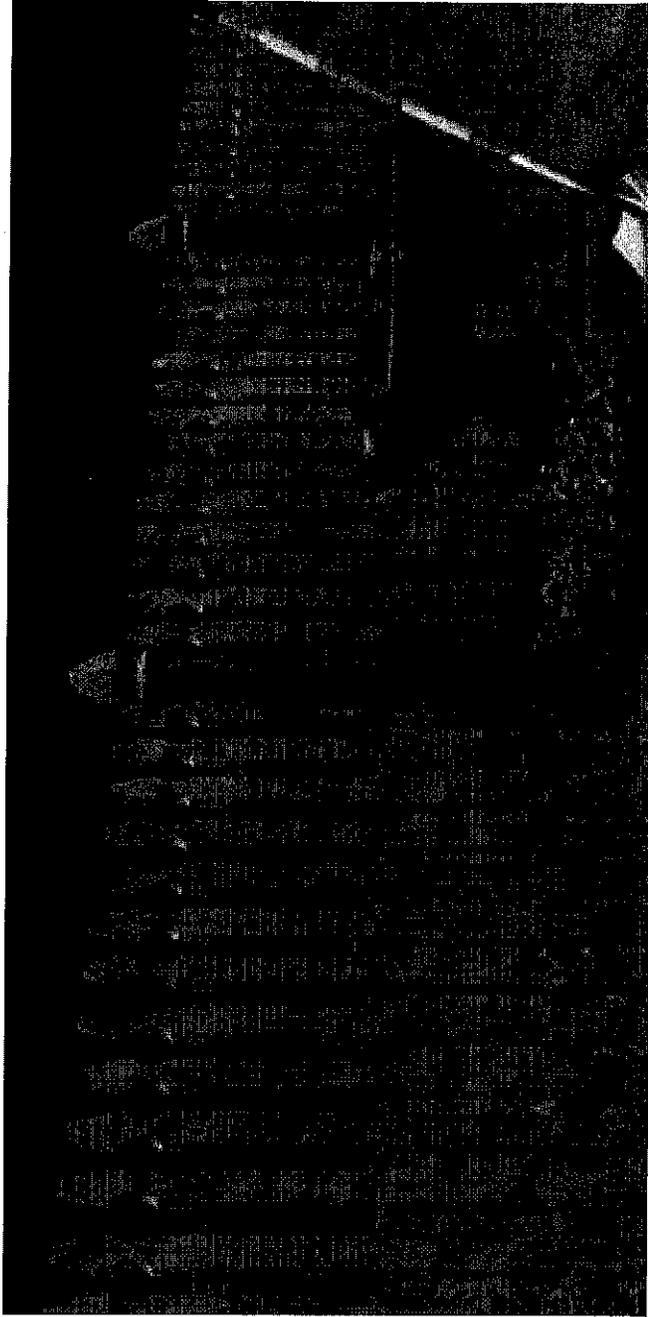
V. Staff Summary

The hardship was not created by the applicant, as the home has a non-conforming setback. The proposed variation will not be detrimental to welfare, impair adjacent property or be detrimental to the character of the neighborhood. The variation is otherwise in harmony with the Zoning Code and would meet all the requirements of the Building Code.

VI. Attachments

- Zoning Relief Application
- Plat of Survey
- Proposed Rendering and Materials





Cedar French Gothic Spaced Picket

Description	Model Number
<p>42" x 8' Panel - Actual Size 41-1/2" x 96-1/2" Picket Dimensions - Actual Size 5/8" x 3-1/2" W x 42" H Space Between Pickets - 3-3/4" Backer Rail Heights (from ground) - 6-3/4", 32" Pickets per Panel - 13</p>	<p>6393</p>
<p>42" x 45" Gate - Actual Size 41-1/2" x 45"</p>	<p>8037</p>