



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

## Meeting Agenda Zoning Board of Appeals

Clifford Griffin, Chairman

### **Commissioners:**

Jeff Atwell, Eric Frausto, Vonda Hardy, William Klein, Joseph Martin, Brandon Richardella

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**Monday, August 29, 2016**

**7:00 PM**

**City Hall East Annex  
2434 W. Vermont Street**

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### **CALL TO ORDER/ROLL CALL**

### **NEW BUSINESS**

1. Election of Vice-Chair
2. Calendar of Regular Meetings
3. 12718 Western Avenue  
Zoning District: C-1 Central Area Commercial  
Applicant: Mach 1 Mentoring  
Nature of Request: Special Use Permit for Automobile Repair Shop
4. 1800 Vermont Street  
Zoning District: R-1 Single Family Residential  
Applicant: Williams Automotive  
Nature of Request: Variation to permit Automobile Repair Shop
5. 12964 Ashland Avenue  
Zoning District: I-1 Limited Industry  
Applicant: Outfront Media  
Nature of Request: Special Use Permit for Digital Display (Billboard)



**City of Blue Island**  
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6. 13046 Western Avenue  
Zoning District: U-TOD Uptown Transit-Oriented Development  
Applicant: Health Massage Spa  
Nature of Request: Zoning Text Amendment and Special Use Permit for  
Massage Establishment
  
7. 2737 Union Street  
Zoning District: R-1 Single Family Residential  
Applicant: Elener Farland  
Nature of Request: Special Use Permit for Day Care Center

**OLD BUSINESS**

**ADJOURNMENT**

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COMMUNITY DEVELOPMENT DEPARTMENT

STAFF RECOMMENDATION REPORT

DATE: AUGUST 26, 2016

PREPARED BY: SEAN TERRY, PROJECT MANAGER

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*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, August 29, 2016.*

**APPLICANT:** MACH 1 MENTORING INC.  
**LOCATION:** 12718 WESTERN AVENUE  
**OWNER:** MR. KENNETH TROTTER  
**RE:** ZONING TEXT AMENDMENT  
**Zoning:** C-1: Central Area Commercial  
**Current Use:** Single story public garage  
**Proposed Use:** Auto Repair/ Technical Education  
**Past Use:** Automobile Showroom



**I. Project Description**

The applicant seeks a Special Use Permit to operate a 501(c)(3), not-for-profit organization.

Mach 1 Mentoring is a technical education and mentoring program that trains young adults to repair vehicles. Unlike a traditional auto repair use, Mach 1 Mentoring will not solicit vehicles from the public but rather obtain vehicles from donation or purchase for use in the program.

Mach 1 Mentoring was initially presented before the Community Development Committee in June 2014 and was recommended to Plan Commission Special Use Permit consideration. Following Community Development Committee recommendation, Mach 1 Mentoring was then presented before Plan Commission for on April 10, 2015 with a subsequent Plan Commission hearing on May 15, 2015.

## II. Approvals Required

The proposed special use permit was heard at Plan Commission on April 15, 2015 and May 20, 2015, where it was unanimously recommended for approval.

The special use process requires 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. Staff Summary

Existing properties located along Western Avenue on the same block as the subject property (between Burr Oak Avenue – 127th Street and Union Street) are predominantly retail or personal service establishments such as food establishments, clothing stores, personal service & grooming, and other related businesses. Nearby auto-oriented service businesses include the following:

- Multistate Transmissions: 12754 Western Avenue
- Value Xpress Mufflers & Brakes Shop: 12800 Western Avenue

- Interstate Mufflers & Brake Shop: 12815 Western Avenue
- Wrench Auto Repair: 12833 Western Avenue
- Ridge Auto Service: 12851 Western Avenue

The subject property was formerly an automobile showroom, a permitted principle use in the C-1: Central Area Commercial zoning district. Given the proposed business use, the property as a single-story garage is physically suitable for an auto-related technical trade education facility.

## **VI. Attachments**

- Zoning Relief Application
- Business License Application
- Plan Commission Minutes (April 15, 2015, May 20, 2015)
- Mach 1 Mentoring Promotional Material
- Mach 1 Mentoring Façade and Signage Rendering

The meeting was called to order by the Plan Commission's Chairman, Ms. Jamie Tate at 6:35 pm.

Present: Mr. Brad Breems, Mrs. Ana Lopez-Konczal, Mr. Glen, Ms. Jamie Tate

Absent Mr. Bill Fahrenwald, Ms. Rhonda Hill, Ms. Sarah Kaliski-Roll

Also present: Mr. Jason Berry, Department of Planning and Building. Kenneth Trotter, Guillermo Baez, Carl Thurmond, Phillip Trotter, C. Rhodes, John Gholar.

Upon motion of Comm. Lopez-K with support from Comm. Tate the minutes for March 19, 2015 were approved.

## **OLD BUSINESS**

## **NEW BUSINESS**

Application by Mach 1 Mentoring for a Special Use permit at 12718 Western Ave in C-1, Central Area District for Technical education/auto repair.

The application was introduced by Mr. Berry. Although it includes auto-repair, it is primarily training (technical education) and not open to public. So it is a unique auto use. Building was originally an auto show room. Access is from front on Western Ave. A 24 page Planning and Building Department Staff report that included relevant applications, drawings and pictures was also distributed.

Mr. Kenneth Trotter, President of Mach 1, described the program related to his passion for kids and education and training, skills and mentors. We will answer any questions you may have.

Q. Comm. Tate: where is previous or current operations. Mr. Trotter: they were under a different name in Bedford Park. Q. Comm. Tate how did you get started and how do you recruit? Mr. Trotter: Started with concerns of grandfather and recruited kids off the street, giving out cards, and when they come and see old cars, they get hooked. Plan to go thru Moraine Valley, and word of mouth. Q. Comm. Tate: Ages? Mr. T.: 18-30. Comm. Breems : are mentor's/mentees paid? Mr. T.: Trainees are not, but if they complete program they may get to keep a car. Comm. Breems: How do you pay bills and keep program going? Mr. T.: donations, grants, etc. Mr. Rhodes: I and others have good professional jobs (AT &T) and have experience with at risk youth. Mr. Philip Trotter: I am retired professional and member of church men's group who work with such youth as a mission. Mr. Baez: I am a certified mechanic, work on cars every day, hopes to open my own shop soon, and possibly employ some of mentees. We all have a network of friends to work with. We have submitted app for 501.c.3. Re hours of operation: Mr. Rhodes: after school and weekends on regular basis: 5-8 pm. Insurance? Mr. J. Gholar, attny: Property is insured, and various types will be in place. Comm. Szczypka: What about board? Mr. Gholar: I have connections with various pro-bono legal agencies,

and see this as an unique opportunity to get funding from Auto Zone, Snap On Tools, etc. We have also had discussions with City Colleges of Chicago and hope to connect with its paths to careers programs. Mr. C. Rhodes: I too have been on boards and the classic car hobby is a very fraternal community and very willing to support endeavors such as this. Comm. Tate: How did students get to location in Bedford Park? Mr. T.: Bikes and public transit, but this location is much more transportation friendly, of course. Comm. Tate: To be honest, while I love the mission, I am struggling with appropriateness of location, even though you have already invested in building. Q: what happens if and when people just show up? Mr. K.T. they know my phone number, and we make it very clear that they cannot be in the building without appropriate supervision. Mr. J. Gholar (attny.): I am also involved to provide structure, and am concerned to prevent loitering, etc. Comm. Tate: How do you plan to beautify? Mr. J. Gholar: mostly through grant process, and team's connections in the trades. Comm. Breems: most people bring us a plan, with drawings, etc. Do you have any more specific plans or ideas for façade? Mr. Gholar: because there are no structural changes planned, we understood that no site plan would be necessary, but all windows and doors will be replaced with new. (But sellers may have misrepresented zoning...yet were willing to close quickly since we offered cash, even though below asking price.) But since this is a re-genesis/birth of the original building use, we would argue that in this context this is the best and highest use. Would also like to include career days with local officials, and make it something that contributes to and is embraced by the local community. Comm. Breem: we will probably need to know more about fans and paint venting, and impact of noise on nearby residential properties. Mr. Berry: Auto-repair is allowed in C-1 since 1991. Plus Special use was permitted for auto-repair at site, but that lapsed after 6 months of vacancy, and thus needs to be re-established. Re process: a recommendation of Plan Commission will go to Zoning Board, who will be bound by specific standards, (listed on p. 2 of Staff Report) and ZBA will hold public hearing. In Mr. Berry's opinion this special use does not run afoul of those standards. Guidelines for signage will be important to adhere to, and should make a positive difference in appearance of façade. Comm. Tate: I encourage applicants to continue to talk with Mr. Berry and Planning Department about signage. At some point questions about the lack or low rate of tax income for this use will have to be addressed. Comm. Breems: Will we will also need to see a plan for venting, etc. Mr. Gholar: we will definitely want to bring it up to code, but be aware that there will be no paint room, so more extensive venting should not be required, although HVAC will need to be updated/upgraded.

There was general discussion about opportunities to restore building, particularly the front façade without a lot of money, e.g. Studebaker emblem, and signage limited perhaps to upper/higher portion of parapet wall above entrance door. Mr. Berry spoke in favor of appropriateness of use for site. Pictures of some cars and completed projects were passed around. Comm. Tate explained that Plan Commission must also be consider the look of the façade in relation to the surrounding streetscape, as well as the usage fit into surrounding uses.

Recommendation (Comm. Breems and Tate): come back to next meeting – with a little bit better drawings, (but no need to spending \$ on architectural renderings). We are sold on the use, but want to be sure that it will look good from the start, which will encourage other people. Comm. Lopez-Konczal also requested more information on curriculum side of program. Mr. C. Rhodes: we want to bring something good to Blue

Island.

Discussion of schedule. Mr. Berry: legal notice for ZBA is 15 days, if I publish on day after next May 20th meeting, ZBA would meet, then it could go City Council in June. There was some discussion of different tax classes and importance of addressing question of no tax income for city, and reduced tax rates.

Upon motion of Comm. Breems with support of Comm. Szczypka the meeting was adjourned at 7:55 pm.

Respectfully submitted,  
Perry Recker

The meeting was called to order by the Plan Commission's Chairman, Ms. Jamie Tate at 6:35 pm.

Present: Mr. Brad Breems, Mr. Bill Fahrenwald, Ms. Kaliski-Roll, Mr. Glen Szczypka, Ms. Jamie Tate.

Absent: Ms. Rhonda Hill, Mrs. Ana Lopez-Konczal.

Also present: Mr. Jason Berry, and Mr. Sean Terry, Department of Planning and Building. Guests: Mr. Kenneth Trotter, Mr. John Gholar, and Mr. Phillip Trotter?

Upon motion of Comm. Breems with support from Comm. Fahrenwald the minutes for April 15, 2015 were approved.

### **OLD BUSINESS**

Mach 1 Mentoring. Mr. Gholar and Mr. Kenneth Trotter presented sample curriculum and a rendering, plus photo of similar building on Halsted. He also expressed appreciation for old photo and sign ordinance. Comm. Tate expressed appreciation for thorough response and excitement for project. Comm. Breems asked about amount of painting that would be done. Mr. Gholar said it will be minimum. Mr. Berry said that that will be address by Building Department. Vents are in place and operational left from previous business' spray booth.

**Comm. Szczypka moved to approve and recommend the issuance of a Special Use permit to the ZBA, with support from Comm. Fahrenwald. Passed unanimously.**

#### 2. Zoning ordinance review.

Starting at Offices uses, Admin, etc. ... Discussion of business support such as day labor, tax preparation to be included. Eliminate in I-2, S in I-1. Not in Res, or Mu. Government offices S in MU, not in I-2. Medical offices P in Mu; not in I-2.

Parking: P in UTOD only.

Combine Barber Shop and Hair salon. Not in I -1 or i-2.

Tattoo Parlor: S in U-T0d, C1, C2; P in I1, I2. Discussion of how any applications can/would be considered, i.e. under what conditions or standards. Comm. Breems stated his opinion that standards should be spelled out. Mr. Berry read from Special Use Standards to illustrate standards e.g. regard proximity to schools or daycares. S in MU thru C-2.

Change Residential to Self-storage Warehouse. Only S in C2, P in I1 & I2.

Retail Sales:

Include Jewelry here.

Discussion of General Merchandise, how to distinguish Big box (over 15k sq feet), and dollar stores.

Change Food and beverage to Grocery: S in Res -C.1, P in C2. Not in I-1 or 2. Change General merchandise to Convenience: S in Res, P in Mu thru C-2, not in I-1 or 2.

Liquor store: not in Res or MU, nor I-1 & I-2, S in UTOD, P in C1 and C2; with proximity/distance limits.

Tobacco: (as primary use): P in C-1 and 2, S in I-1 and 2 (no change).



City of Blue Island
Zoning Relief Application

Blue Island City Hall
13051 Greenwood Ave
Blue Island, IL 60406
708.XXX.XXXX • F: 708.XXX.XXXX
www.blueisland.org

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

Kenneth Trotter
Applicant Name

Kenneth Trotter
Owner Name (if applicable)

12718 S. Western Ave.
Applicant Address

9251 S. Claremont
Owner Address

708-388-2404
Applicant Phone

773-263-7297
Owner Phone

Mach 1 Mentoring@gmail.com
Applicant Email

Ktrott6431@gmail.com
Owner Email

Premises affected are located at: 12718 S. Western Ave.

Current Zoning Designation
R1: Single Family Residential, C1: Central Area Commercial, C2: Highway Commercial, I1: Limited Industry, I2: General Industry, UTOD: Uptown TOD

Property Identification Number (Use additional sheets if necessary)

1 24-36-205-030-0000

2

3

4

Nature of Applicant's Interest: EDUCATIONAL Mentoring Program (SEE EXHIBIT A)

Kenneth Trotter
Print Name

4-7-15
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



RECEIVED

OCT 28 2014

Blue Island City Hall  
13051 Greenwood Ave  
Blue Island, IL 60406  
708.597.8606 • F: 708.396.2686  
www.blueisland.org



City of Blue Island  
Business License Application

BUILDING DEPT.

- New Business
- Change Ownership of Existing Business
- Home Business
- Relocate Business
- State-licensed Business Registration Submit copy of State License with application

**Business Information**

Mach 1 Mentoring Inc.

Mach 1 Mentoring Inc.

Business Name

Corporate Name (if applicable)

12718 S. Western Ave

Same

Business Address

Corporate Address

773-263-7297

Same

Business Phone

Corporate Phone

Mach1Mentoring@gmail.com

Same

Business Email Address

Corporate Email Address

51 X 176

24362050300000

Square footage of Business

Property Identification Number

Own  Rent

Do you own or rent building

Aldermanic Ward  1<sup>st</sup> Ward  2<sup>nd</sup> Ward  3<sup>rd</sup> Ward  4<sup>th</sup> Ward  5<sup>th</sup> Ward  6<sup>th</sup> Ward  7<sup>th</sup> Ward

If renting space, list the owner's name & address

Current Zoning Designation

Owners Name

- R1: Single Family Residential
- C1: Central Area Commercial
- C2: Highway Commercial
- UTOD: Uptown TOD
- I1: Limited Industry
- I2: General Industry

Owners Address

8:00 AM - 9:00 PM

Mon  Tue  Wed  Thurs  Fri  Sat  Sun

Days of Operation

Hours of Operation

Yes  No

Will your business be serving liquor?

Yes  No

If yes, are you an elected official or police officer?

Yes  No

Will your business be serving food?

Form of Business

- Corporation
- Partnership
- Limited Liability Corporation
- Sole Proprietor
- For Profit
- Not-for-Profit (Attach copy of State Form 501c)

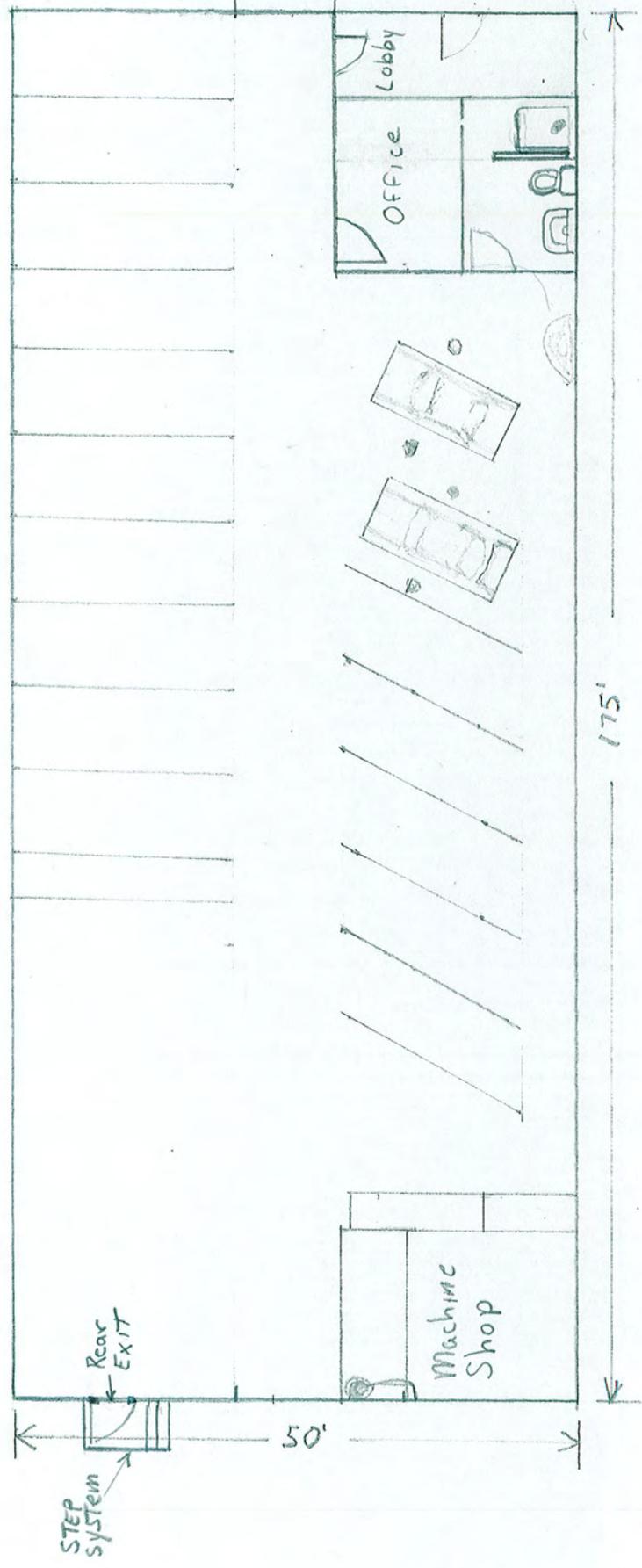
# 47-1858707

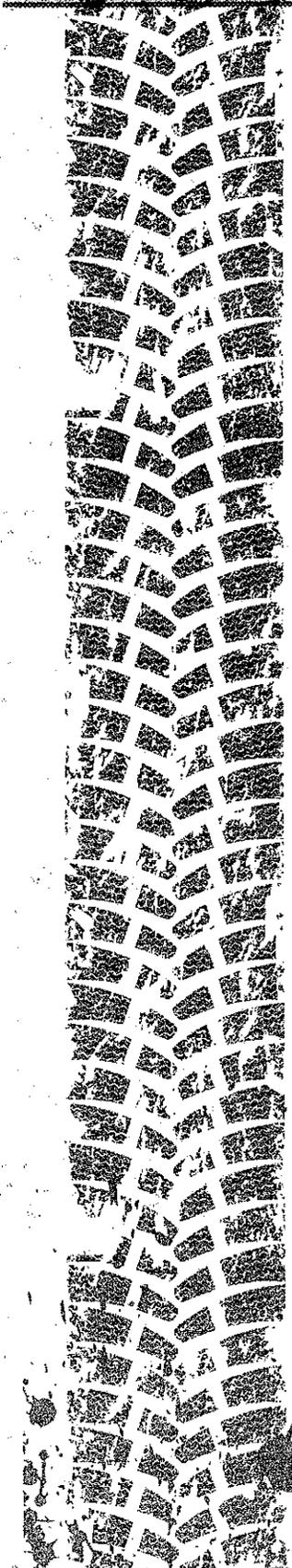
Federal Tax Identification Number

If yes, Food Certification #

Illinois Retail Occupation Tax Number

127th Western Ave.





# MACH 1 MENTORING CURRICULUM OVERVIEW

*"We use old cars to save young lives"*

## Introduction to Automotive Mechanics

- Individual & Team Orientations
- Safety Procedures and Practices
- Automotive Tools and Usage
- Service/Retrieval Systems
- Inspection Techniques

## General Automotive Maintenance

- Steering/Suspension
- Breaks, Wheels and Tires
- Engine Performance & Repair
- Drivetrain

## Fabrication

- Body/Fender
- Body Filler & Prep
- Metal Shaping & Grinding
- Welding

## Painting

- Prepping
- Priming
- Painting

## Program Completion

- Final Auto Project
- Final Assessment
- Completion Ceremony

# Mach 1 Curriculum Breakdown

**Duration:** 24 Weeks, 44 Sessions

**Classes Scheduled:**

- Mondays & Wednesdays: 4:30 p.m. - 6:00 p.m.
- Tuesdays & Thursdays: 10:00 a.m. - 12:30 p.m.
- Friday: Open Forum and Open lab (12 sessions each)
- Saturday: Professional Development and youth training workshops

**Class Structure:** 60 Minutes (classroom instruction); 90 Minutes (hands-on training)

**Projected Outcomes:**

- Help to instill confidence and build character.
- Encourage the feeling of accomplishment.
- Use hands on instruction to develop the minds of under-privileged youth.
- Prepare its students for employment and/or educational opportunities.
- Strengthen its students' social and personal development
- Creatively teach its student's how to apply basic life skills.

**Curriculum Structure:**

***Weeks 1-3: Introduction to Automotive Mechanics***

Week 1: Individual orientations, Team Orientations, and pre-assessments.

Week 2: Safety procedures and Practices

Automotive tools and usage

Week 3: Service Information & retrieval systems

Vehicle Service Preparation

Vehicle maintenance and service intervals

Inspection Techniques

***Weeks 4-10: General Automotive Maintenance***

Weeks 4-5: Steering and Suspension

Weeks 5-6: Brakes, Wheels, and Tires

Weeks 7-8: Engine Performance and Engine Repair

Weeks 9-10: Drivetrain



***Weeks 11-15: Fabrication***

Weeks 11-12: Body Fender/Auto Restoring

Weeks 12-13: Body Filler & Prep

Weeks 13-14: Metal Shaping & Grinding

Weeks 14-15: Welding

***Weeks 16-19: Painting***

Weeks 16: Prepping

Weeks 17: Priming

Weeks 18: Painting

***Weeks 20-24: Final Project***

Weeks 20: Final Project

Weeks 21: Final Project Continued

Weeks 22: Final Project Presentations

Weeks 23: Final Study and Assessment

Weeks 24: Completion Ceremony & Awards



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**COMMUNITY DEVELOPMENT DEPARTMENT**

**STAFF RECOMMENDATION REPORT**

**DATE: AUGUST 26, 2016**

**PREPARED BY: SEAN TERRY, PROJECT MANAGER**

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*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, August 29, 2016.*

**APPLICANT:** WILLIAMS AUTOMOTIVE  
**LOCATION:** 1800 VERMONT STREET  
**OWNER:** MR. GUILLERMO BAEZ,  
MR. JOHN GHOLAR  
**RE:** ZONING VARIATION  
**Zoning:** R-1: Single Family Residential  
**Current Use:** Single story public garage  
**Proposed Use:** Automobile repair shop  
**Past Use:** Automobile repair shop



**I. Project Description**

The applicant seeks a Variation to the Zoning Ordinance to formally recognize a Transfer of Ownership for a legal non-conforming commercial business located in the R-1: Single Family Residential zoning district.

Williams Automotive is a full service automotive repair center located in a business space that was previously inhabited by Frank's Auto Repair. Frank's Auto Repair was a recognized legal non-conforming commercial business that adjoined the private residence of the business' owner.

**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 Variation

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 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 regulation of the City of Blue Island Zoning Ordinance shall be granted by the City Council only in accordance with the standards established above.

Williams automotive seeks a Variation pursuant to Section 8.7(4)G: In such other instances as may be provided by law.

### V. Additional Staff Recommendations

Based on the current use (public garage), the property cannot be used in a manner that would alternatively support a permitted use within areas zoned R-1: Single Family Residential zoning district. At present, the current owners are under an unusual hardship as use of the property, as presently configured, is limited to automobile repair and other related automotive businesses.

By authorizing the Variation, the current use of the property will not lose its original character and continues to benefit the City of Blue Island by preserving a business and neighborhood staple that has provided service to the community at this location for over 40 years.

Despite the use of the adjoining properties which are principally residential, the proposed variation is not considered materially detrimental to the public welfare or injurious to other property or improvements in the neighborhood, as the use of this location has not been altered.

Additionally, the neighboring property (1805 York Street) immediately west of the subject property remains occupied by the former business owner [Frank], who has been retained as a non-binding financial interest mentor by the current business owners.

Under its current ownership, the business will continue to provide low volume, boutique automotive repair at a scale suitable to the site's space limitations.

## **VI. Attachments**

- City of Blue Island Zoning Relief Application
- City of Blue Island Business License Application
- Plat of Survey
- Sanborn Map



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

- Variation (checked)
Text Amendment
Other:
Special Use
Map Amendment

Williams Automotive
Applicant Name

Guillermo Baez
Owner Name (if different than applicant)

1800 Vermont Street
Applicant Address

3827 S. Damen
Owner Address CHICAGO, IL. 60609

708-385-6229
Applicant Phone

773-782-7199
Owner Phone

willsauto2015@gmail.com
Applicant Email

gbaez1130@gmail.com
Owner Email

Property address: 1800 Vermont Street



Property Identification Number (Use additional sheets if necessary)

- 1 28-31-215-093-0000
2
3
4

Nature of Applicant's Interest: VARIATION TO ZONING ORDINANCE TO RECOGNIZE TRANSFER OF OWNERSHIP FOR A LEGAL NON-CONFORMING COMMERCIAL BUSINESS IN

Print Name R-1 RESIDENTIAL Date

Signature

OFFICE USE ONLY

8-31-2015
Date of Application

Date of Publication(s)

8-29-2016
Date of Hearing

Date of Hearing

Date of Hearing

Date of Hearing

Recommendation(s)

\$
Application Fee

RECEIVED

AUG 31 2015



# City of Blue Island Business License Application

Blue Island City Hall  
13051 Greenwood Ave  
Blue Island, IL 60406  
708.597.8606 • F: 708.396.2686  
www.blueisland.org

- New Business    
  Change Ownership of Existing Business    
  Home Business  
 Relocate Business    
  State-licensed Business Registration Submit copy of State License with application

### Business Information

William's Automotive

Business Name: 1800 Vermont St Blue Island IL 60406  
 Corporate Name (if applicable):

Business Address: 708-385-6229  
 Corporate Address:

Business Phone: ~~708-385-6229~~  
 Corporate Phone:

Business Email Address: ~~will@willauto.com~~; willsauto2015@gmail.com  
 Corporate Email Address:

1845      Own      Rent     25-31-215-093-0000  
 Square footage of Business     Do you own or rent building     Property Identification Number

Aldermanic Ward  1<sup>st</sup> Ward  2<sup>nd</sup> Ward  3<sup>rd</sup> Ward  4<sup>th</sup> Ward  5<sup>th</sup> Ward  6<sup>th</sup> Ward  7<sup>th</sup> Ward

If renting space, list the owner's name & address

Owners Name

Owners Address

Mon  
  Tue  
  Wed  
  Thurs  
  Fri  
  Sat  
  Sun  
 Days of Operation

Current Zoning Designation

- R1: Single Family Residential
- C1: Central Area Commercial
- C2: Highway Commercial
- UTOD: Uptown TOD
- I1: Limited Industry
- I2: General Industry

M-F 8-6pm SAT 8-3pm SUN closed

Hours of Operation

Yes    No  
 Will your business be serving liquor?

Yes    No  
 If yes, are you an elected official or police officer?

Yes    No  
 Will your business be serving food?

Form of Business  
  Corporation  
  Partnership  
  Limited Liability Corporation  
  Sole Proprietor  
 For Profit  
  Not-for-Profit (Attach copy of State Form 501c)

47-4878205

Federal Tax Identification Number

If yes, Food Certification #

Illinois Retail Occupation Tax Number

Scale: 1"=20'

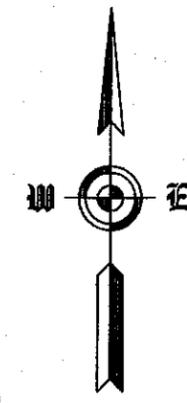
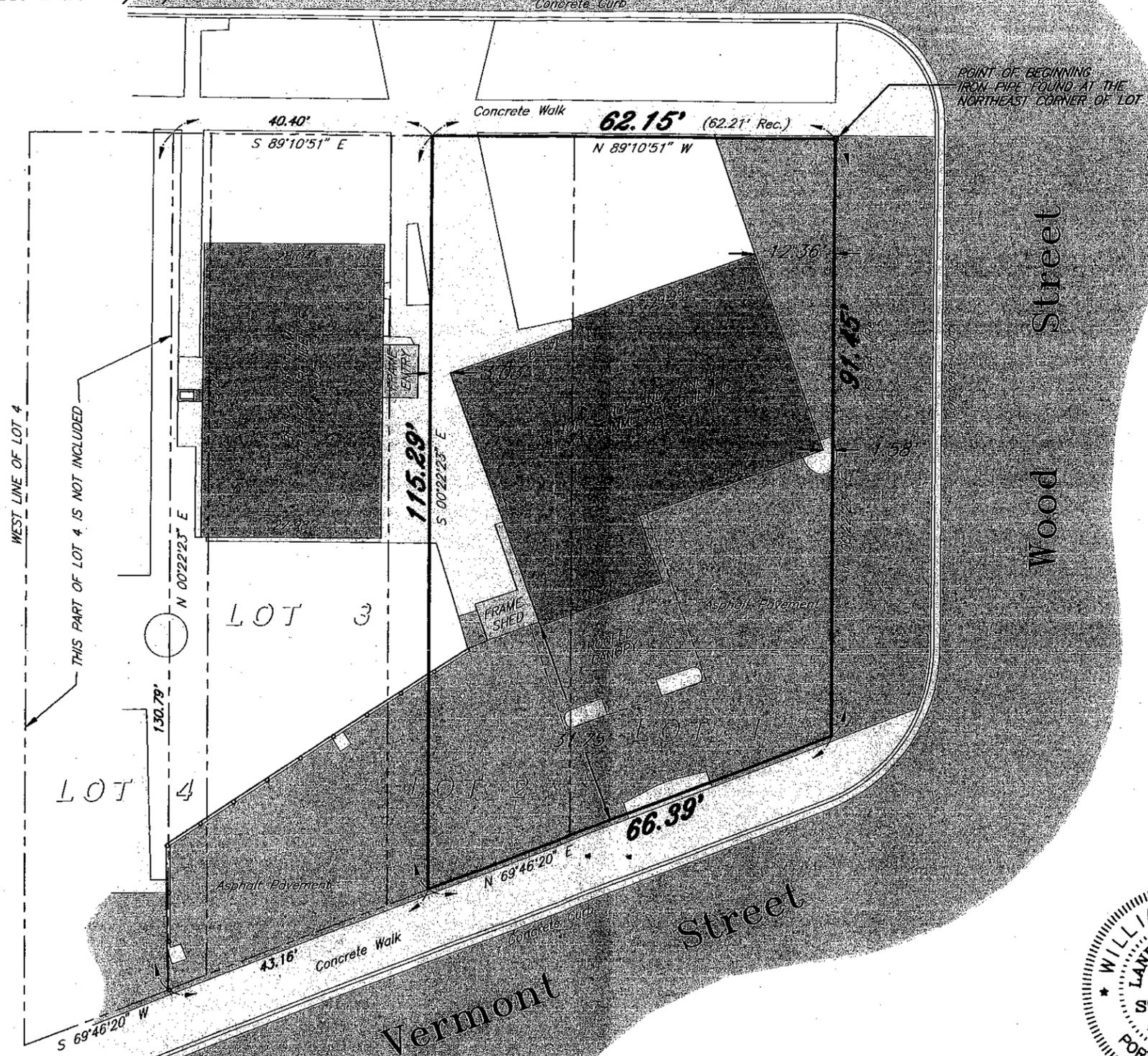
Date: October 29, 2003

Order #031280-2

Rev. Lot Size 7/26/04

# Plat of Survey

## York Street



**William Elmer & Associates**  
 Professional Land Surveyors  
 1211 Sunset Lane  
 Porter, In. 46304  
 (219) 929-1662

### Legal Description

Lot 1 and the Lot 2 except the West 6.28 feet of said Lot 2 in Block 5 in Rehm's Addition to Blue Island in the North East 1/4 of Section 31, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

To: Therese L. O'Brien

I, William E. Elmer, an Illinois Registered Land Surveyor, do hereby certify to the above named party that on the date shown a survey of the described property was made and to the best of my knowledge and belief this plat represents the facts found at said time. This professional service conforms to the current Illinois minimum standards for a boundary survey. This plat was prepared for the above named party only and is only valid if the surveyors embossed seal is present.

*William E. Elmer*  
 Illinois Professional Land Surveyor #35-3025



NOTE: The legal description shown on this plat was provided by the client and must be compared with the deed and/or title policy.

For building restrictions and/or easements refer to your deed, contract, title policy and local zoning restrictions.

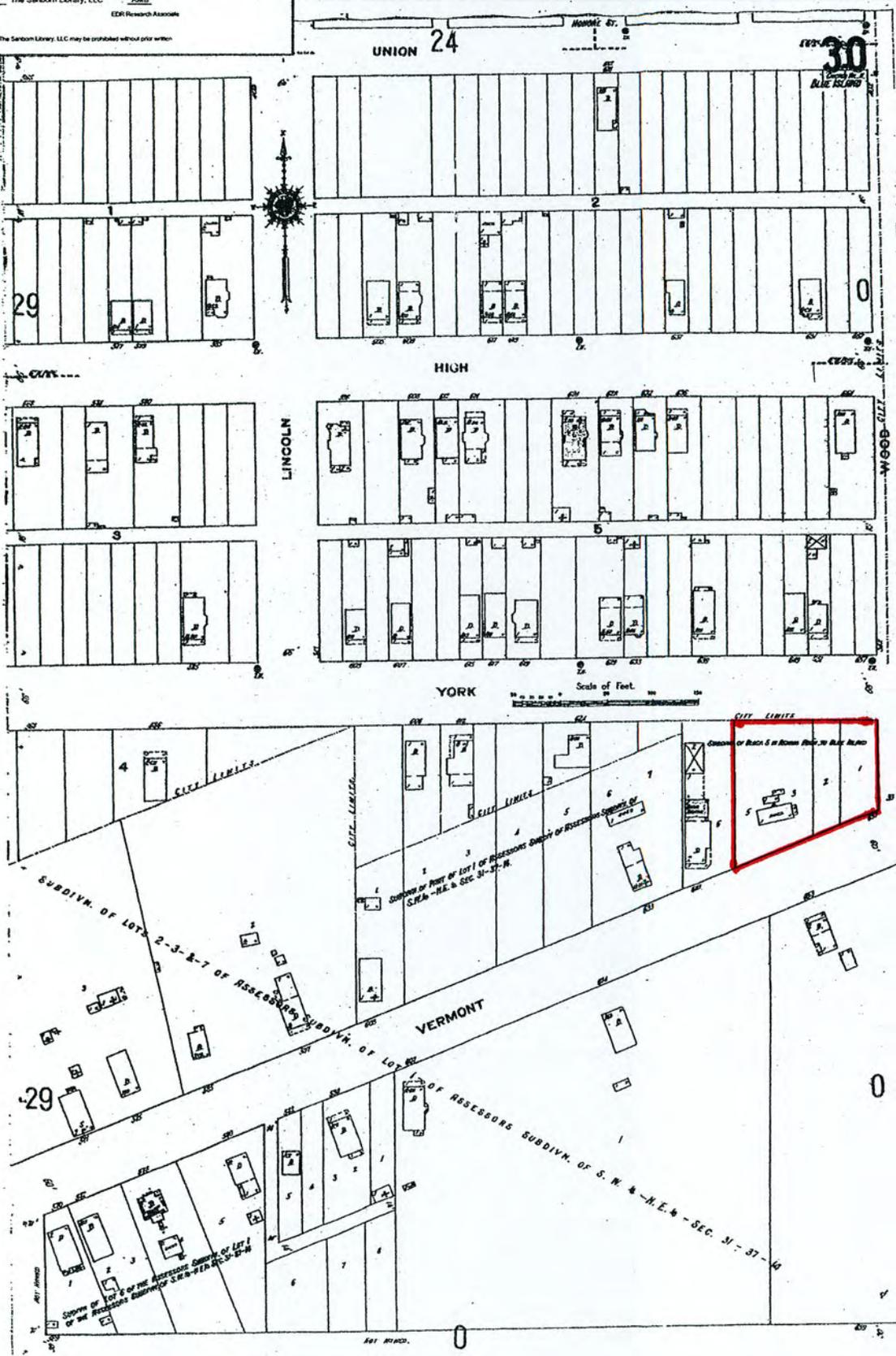
If you have any questions regarding this plat, please do not hesitate to call us. Dimensions shown are in feet and decimal parts thereof



# The Sanborn Library, LLC

Copyright 1911 The Sanborn Library, LLC  
Year: 1911  
AMB  
EDR Research Associate

Reproduction in whole or in part from this Sanborn map is prohibited without prior written permission from The Sanborn Library, LLC.



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**COMMUNITY DEVELOPMENT DEPARTMENT**

**STAFF RECOMMENDATION REPORT**

**DATE: AUGUST 26, 2016**

**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, August 29, 2016.*

**APPLICANT: MICHAEL MELANIPHY, REAL ESTATE REPRESENTATIVE  
OUTFRONT MEDIA**

**LOCATION: 12964 ASHLAND AVENUE**

**RE: SPECIAL USE PERMIT**

**Zoning: I-1: Limited Industry**

**Sign Overlay: Industrial Sign Overlay District**

**Current Use: Billboard Sign**

**Proposed Use: Billboard Sign Alteration**

**Past Use: Billboard Sign**



**I. Project Description**

The applicant seeks a Special Use Permit to convert an advertising sign (billboard) located on Ashland Avenue and adjacent to I-57 from a static sign to digital display sign. The subject property is currently occupied by an existing 1200 SF billboard sign, which sits adjacent to the side parking lot for the commercial/retail business (Dollar Tree) located immediately north of the subject parcel.

**II. Approvals Required**

Pursuant to Blue Island Code of Ordinances Section 166.120(B), billboards permitted in the Industrial Sign Overlay District changing their display must conform to the requirements of the Billboard section. A Special Use Permit from the Zoning Board of Appeals and City Council is required.

Billboards (also known as outdoor advertising signs or off-premise signs) which advertise products, commercial, or public service activities, not related to the occupancy and use of the premises, may be permitted as a **Special Use** in the Industrial Sign Overlay District.

### 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.

#### **Per Blue Island Sign Code, Section 1.01.17.A. Relationship to Other Laws**

- 1. If a billboard site is adjacent to a Federal-Aid Primary or Interstate Highway, a copy of a valid Illinois Department of Transportation sign permit must accompany the city permit application.
- 2. Whenever an applicant for a permit does not own the proposed site, a fully executed site lease or other proof of consent to erect and maintain a billboard on the site must accompany the special use permit application.

#### **Per Blue Island Sign Code, Section 1.01.17.D. Area and Dimensions**

The maximum permitted sign area of a billboard is determined by the type of road from which the owner or lessee intends it to be viewed and readable.

1. Interstate 57: Maximum area is 672 SF

**A copy of the Illinois Department of Transportation's Outdoor Advertising Rules & Guidelines has also been obtained for reference when reviewing the billboard sign for approval consideration.**

## V. Staff Summary

On Wednesday, September 2, 2015 – the City of Blue Island's Planning Department received a written request from Outfront Media for property zoning verification for the subject property. This written request for zoning verification includes the property's listed address, PIN, and indicates whether or not the subject property was annexed within Blue Island municipal limits prior to September 21, 1959. (See the IDOT Outdoor Advertising Rules & Guidelines' definition section "Business Area" for further explanation).

A formal response from the City of Blue Island Planning Department indicating the zoning designation for the property (**I-1 Limited Industrial**) was provided to the applicant on October 14, 2015.

On January 27, 2016 the applicant submitted a stamped copy notice of permit approval from Illinois Department of Transportation. The notice for **IDOT permit number (016-38519)** indicates the request to modify the existing outdoor **advertising sign (1-4573)**, located in Blue Island has been approved.

**The approval is for the modification from fixed to digital of the south sign face only.**

In addition to the IDOT approval notice, the applicant submitted copies of the conversion plans and engineering specifications along with a commercial sign permit application.

In conjunction with the terms expressed above for the Illinois Department of Transportation's Outdoor Advertising Rules & Guidelines and the City of Blue Island Sign Ordinance; the Planning Department recommends this project to the Zoning Board of Appeals, as a case for Special Use Permit.

Per the sign ordinance, the currently conforming advertising sign is located on a legally zoned property and is required to be reviewed by the City of Blue Island's Zoning Board of Appeals for consideration of the billboard display conversion.

Additionally, since the proposed digital sign conversion exceeds the limit for maximum display area as indicated in the City of Blue Island Sign Code, the applicant will also be seeking consideration within their Special Use Permit for a digital display area that is 1193.75 SF (exceeding the permitted area by 521.75 SF). At present, the two non-digital sign faces both have a display area of 1200 SF, and meets IDOT specifications for acceptable advertising signs located along controlled primary highways.

## VI. Attachments

- Zoning Relief Application
- Plat of Survey
- Illinois Department of Transportation, Signed Property Zoning Verification Letter
- Illinois Department of Transportation Approved Permit Application



City of Blue Island  
Zoning Relief Application

RECEIVED

MAR 17 2016

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
- Special Use
- Text Amendment
- Map Amendment
- Other: \_\_\_\_\_

OUTFRONT Media, LLC  
Applicant Name  
1233 W. Monroe Street  
Chicago IL 60607  
Applicant Address  
(312) 396-5794  
Applicant Phone

Institute Property Group (George Hanns)  
Owner Name (if different than applicant)  
200 West Madison, Suite 2400  
Chicago, IL 60606  
Owner Address  
(312) 332-4172  
Owner Phone

michael.melaniphy@OUTFRONTmedia.com  
Applicant Email

gdh48@aol.com  
Owner Email

Property address: 12956-60 South Ashland Avenue.

Current Zoning Designation

- R1: Single Family Residential
- I1: Limited Industry
- C1: Central Area Commercial
- I2: General Industry
- C2: Highway Commercial
- U-TOD: Uptown-Transit Oriented Dev.

Property Identification Number (Use additional sheets if necessary)

1 25-31-217-057-0000  
3 25-31-217-058-0000

2 \_\_\_\_\_  
4 \_\_\_\_\_

Nature of Applicant's Interest: Conversion of existing South Face (20' x 60') of billboard to digital display. North Face remains vinyl (20' x 60').  
Date March 14, 2016

Michael J. Melaniphy  
Print Name  
[Signature]  
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

March 14, 2016



RECEIVED  
MAR 17 2016  
BUILDING DEPT.

Mr. Sean Terry  
Planning & Community Development Manager  
City of Blue Island, Illinois  
13051 Greenwood Avenue  
Blue Island, Illinois 60406

**RE: Zoning Relief By Way of Special Use Permit Hearing Request**  
Conversion of Existing Static-Face Outdoor Advertising Sign to LED Dynamic Display  
PIN #25-31-217-057-0000 & PIN #25-31-217-058-0000;  
12956-60 S. Ashland Ave., Blue Island, IL

Dear Mr. Terry:

OUTFRONT Media is requesting **Zoning Relief By Way of Special Use Hearing** to convert the above referenced existing static sign display, to a digital "LED dynamic" display (South Face only), as required by the City of Blue Island Sign Code. We have reviewed the City Codes and offer the following information relative to the code and our request for this hearing:

**Blue Island Special Use Standards**

1. Will the establishment, maintenance or operation of the general dynamic off-site advertising sign be detrimental to, or endanger the public health, safety, morals, comfort or general welfare?
  - a. **No. There is an existing off-site advertising sign currently located on this property. The only change will be the change to the sign head by removing the static face, and replacing it with an "LED dynamic" display face. This sign is designed to read to highway traffic. The state highway advertising control act declared that outdoor advertising is a legitimate, commercial use of property adjacent to highways. The sign will conform in all respects to Blue Island's building codes, as well as the state requirements.**
2. Will the general dynamic off-site advertising sign be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, or diminish and impair property values within the neighborhood?
  - a. **No. The existing sign is not injurious to the use and enjoyment of adjacent properties. It has co-existed for a number of years. The immediately adjacent properties are commercial properties with retail establishments. This sign is located in the I-1 district. The sign brings very limited traffic to it. It has no noise associated with it. It is a very benign use, and the sign is not visible from residential neighborhoods. The sign will not bring any impacts to the neighborhood that are not already typically found with all other commercial and industrial uses.**
3. Will the establishment of the dynamic off-site advertising signs impede the normal and orderly development and improvement of the surrounding property for other industrial uses permitted in the district?

- a. **The entire area is developed. The improvements on adjacent properties are commercial and industrial in nature and are well maintained. Therefore the conversion of the sign will not have any impact on the development and improvement of surrounding properties. The dynamic display sign is a contemplated industrial use and is in character with the other permitted industrial uses.**
4. Adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided?
  - a. **The benefit of a sign such as this is that there is no drain on any utilities, roads, drainage or any other municipal facilities. Once constructed, the sign feeds off existing traffic and has no negative drain on any utilities, roads, or other facilities that typically service a community. Changing the head of the sign to a dynamic display will result in substantially less physical activity on the sign structure and less maintenance.**
5. Adequate measures are taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets?
  - a. **Yes. Because this sign will not require people to come to the sign structure, except for the typical inspections by OUTFRONT Media and the City, there are no ingress or egress issues with this sign location. The sign is located close to Ashland Avenue so that it is easily accessible.**
6. Will this special use (dynamic display sign), in all other respects, conform to the applicable regulations of the industrial district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the City Council pursuant to the recommendation of the Zoning Board of Appeals?
  - a. **Yes. The sign will conform to state law as well as Blue Island's codes. The sign does require a Special Use Permit and if granted, then the sign will conform to all the applicable regulations.**

Attached is our check in the amount of \$400.00 along with our Special Use Permit Application, and a check in the amount of \$50.00 as a security deposit for public notice. Also attached is a Certification of Paid Real Estate Taxes.

If you should require any further information, I can be reached at (312)396-5794.

Sincerely,



Michael J. Melaniphy  
Real Estate Representative



1114518027  
1-1

# BLUE ISLAND COMMONS SUBDIVISION OF

THAT PART OF LOT 1 (EXCEPT THE NORTH 236.00 FEET, AS MEASURED ALONG THE EAST LINE THEREOF) IN REVISION'S SUBDIVISION OF THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHERLY OF A LINE 151.18 FEET (AS MEASURED ALONG THE WEST LINE OF LOT 2 IN REVISION'S SUBDIVISION AFORESAID) SOUTHERLY OF AND PARALLEL WITH THE SOUTHERLY LINE OF BLUE ISLAND AND RIVERDALE ROAD (COMMONLY KNOWN AS VERMONT STREET), AND LYING SOUTH OF A LINE RUNNING WESTERLY FROM AND PERPENDICULAR TO THE WEST LINE OF ASHLAND AVENUE FOR A DISTANCE OF 125.00 FEET TO AN INTERSECTION WITH THE AFORESAID SOUTHERLY LINE PARALLEL WITH THE SOUTHERLY LINE OF VERMONT STREET, 151.18 FEET (AS MEASURED ALONG THE WEST LINE OF SAID LOT 2) SOUTHERLY THEREFROM, AND ALSO LYING NORTHERLY OF A LINE DRAWN RUNNING NORTHEASTERLY TO A POINT ON THE EAST LINE OF SAID SECTION 31, SAID POINT BEING 160.00 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 31, EXCEPT THEREFROM THAT PART LYING WEST OF THE EASTERLY PROPERTY ACQUISITION LINE FOR THE DAN RYAN EXPRESSWAY AND ALSO EXCEPTING THEREFROM THAT PART LYING EAST OF THE WEST LINE OF ASHLAND AVENUE AS ESTABLISHED BY THE TAKING FOR THE WIDENING OF ASHLAND AVENUE ACCORDING TO THE DOCUMENT RECORDED FEBRUARY 20, 1975 AS DOCUMENT NUMBER 23002500, ALL IN COOK COUNTY, ILLINOIS.

P.L.N. 25-31-217-021-0000

COMMONLY KNOWN AS : 13000 ASHLAND AVENUE, BLUE ISLAND, ILLINOIS  
TOTAL LAND AREA=52,517 sq. ft.  
=1.20 acres

CITY COUNCIL CERTIFICATE  
STATE OF ILLINOIS  
COUNTY OF COOK

APPROVED BY THE MAYOR OF THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS AS A HEADQUARTERS PLAN, THIS 10 DAY OF APRIL, 2011.

*[Signature]*  
CITY CLERK

COUNTY CLERK'S CERTIFICATE  
STATE OF ILLINOIS  
COUNTY OF COOK

I, COUNTY CLERK OF COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES AND NO RECEIVABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT, GIVEN UNDER MY HAND AND SEAL OF THE COUNTY OF COOK, ILLINOIS, THIS 10 DAY OF APRIL, 2011.

COUNTY CLERK

OWNERS CERTIFICATE

I (WE), INSTITUTE PROPERTY GROUP, LLC, DO HEREBY CERTIFY THAT I (AM WE AND THE OWNER(S) OF THE PROPERTY DESCRIBED HEREIN AND THAT WE HAVE CAUSED THE SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN HEREON.

DATED: April 12, 2011 A. D. 2011

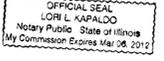
INSTITUTE PROPERTY GROUP, LLC  
BY: *[Signature]* OWNER  
GEORGE D. HANUS, PRESIDENT

STATE OF ILLINOIS  
COUNTY OF COOK

Lori L. Kapaldo, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT GEORGE D. HANUS, WHO IS PERSONALLY KNOWN TO ME TO BE THE PRESIDENT OF INSTITUTE PROPERTY GROUP, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNER, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED THE ANNEXED PLAT AS HIS OWN AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH ON BEHALF OF SUCH COMPANY.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS 12th DAY OF APRIL, 2011 A. D. 2011

*[Signature]*  
NOTARY PUBLIC



SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS  
COUNTY OF COOK

THIS IS TO CERTIFY THAT I (WE), INSTITUTE PROPERTY GROUP, LLC, AS OWNER OF THE PROPERTY DESCRIBED AS THE BLUE ISLAND COMMONS SUBDIVISION AND LEGALLY DESCRIBED ON THE PLAT OF THE SAME NAME HAVE DETERMINED TO THE BEST OF MY KNOWLEDGE, THE SCHOOL DISTRICT IN WHICH SAID SUBDIVISION IS SITUATED WITHIN:

ELEMENTARY SCHOOL DISTRICT NO. 132

HIGH SCHOOL DISTRICT NO. 218

COMMUNITY COLLEGE DISTRICT NO. 324

DATED THIS 12th DAY OF APRIL, 2011 A. D. 2011

INSTITUTE PROPERTY GROUP, LLC  
BY: *[Signature]*  
GEORGE D. HANUS, PRESIDENT

STATE OF ILLINOIS  
COUNTY OF COOK

Lori L. Kapaldo, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT GEORGE D. HANUS, WHO IS PERSONALLY KNOWN TO ME TO BE THE PRESIDENT OF INSTITUTE PROPERTY GROUP, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNER, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED THE SAID INSTRUMENT AS HIS OWN AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS 12th DAY OF APRIL, 2011 A. D. 2011

*[Signature]*  
NOTARY PUBLIC



FLOOD CERTIFICATE (PER FEMA WEBSITE)

FLOOD CERTIFICATE (PER FEMA WEBSITE)

THE PROPERTY DESCRIBED ABOVE IS NOT IN A SPECIAL FLOOD HAZARD AREA. FLOODWAY MAP: N/A. FLOODWAY ON PROPERTY: NO. MAP USED: RATE MAP. COMMUNITY NAME: BLUE ISLAND, CITY OF. COMMUNITY ID: 120065. ITEM ID: 0645. MAP NUMBER: 1703100645.1. EFFECTIVE DATE: AUGUST 19, 2008. FLOOD ZONE: X. BASE FLOOD ELEVATION FROM FEMA (60.5FT): N/A NOV 1923.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS  
COUNTY OF COOK

THE FOLLOWING DESCRIBED PROPERTY WAS SURVEYED AND RESURVEYED BY MM SURVEYING COMPANY, INC. UNDER THE SUPERVISION OF ZERBNEY DOMONICAL AN ILLINOIS PROFESSIONAL LAND SURVEYOR, AND THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY, ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

THAT PART OF LOT 1 (EXCEPT THE NORTH 236.00 FEET, AS MEASURED ALONG THE EAST LINE THEREOF) IN REVISION'S SUBDIVISION OF THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHERLY OF A LINE 151.18 FEET (AS MEASURED ALONG THE WEST LINE OF LOT 2 IN REVISION'S SUBDIVISION AFORESAID) SOUTHERLY OF AND PARALLEL WITH THE SOUTHERLY LINE OF BLUE ISLAND AND RIVERDALE ROAD (COMMONLY KNOWN AS VERMONT STREET), AND LYING SOUTH OF A LINE RUNNING WESTERLY FROM AND PERPENDICULAR TO THE WEST LINE OF ASHLAND AVENUE FOR A DISTANCE OF 125.00 FEET TO AN INTERSECTION WITH THE AFORESAID SOUTHERLY LINE PARALLEL WITH THE SOUTHERLY LINE OF VERMONT STREET, 151.18 FEET (AS MEASURED ALONG THE WEST LINE OF SAID LOT 2) SOUTHERLY THEREFROM, AND ALSO LYING NORTHERLY OF A LINE DRAWN AS COMMENCING AT THE NORTHWEST CORNER OF LOT 3 IN BLOCK 4 IN THE TOWN OF BLUE ISLAND SUBDIVISION, THENCE RUNNING NORTHEASTERLY TO A POINT ON THE EAST LINE OF SAID SECTION 31, SAID POINT BEING 160.00 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 31, EXCEPTING THEREFROM THAT PART LYING WEST OF THE EASTERLY PROPERTY ACQUISITION LINE FOR THE DAN RYAN EXPRESSWAY AND ALSO EXCEPTING THEREFROM THAT PART LYING EAST OF THE WEST LINE OF ASHLAND AVENUE AS ESTABLISHED BY THE TAKING FOR THE WIDENING OF ASHLAND AVENUE ACCORDING TO THE DOCUMENT RECORDED FEBRUARY 20, 1975 AS DOCUMENT NUMBER 23002500, ALL IN COOK COUNTY, ILLINOIS.

CONTAINING 1.20 ACRES, MORE OR LESS.

IN MY BEST OPINION, THE LAND IN THE ANNEXED LEGAL DESCRIPTION FALLS IN ZONE X, AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 1703100645.1, WITH AN EFFECTIVE DATE OF AUGUST 19, 2008 (PER FEMA WEBSITE).

GIVEN UNDER MY HAND AND SEAL AT CHICAGO, ILLINOIS, THIS 25 DAY OF APRIL, 2011 A. D. 2011

*[Signature]*  
BY: ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3758  
L.C. EXPIRES 30 NOVEMBER 2012



PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS  
COUNTY OF COOK

THIS IS TO CERTIFY THAT THE MEMBERS OF THE PLAN COMMISSION HAVE REVIEWED AND APPROVED THE PLAT OF SUBDIVISION IN CONFORMANCE WITH SUBDIVISION REGULATIONS.

DATED THIS 12th DAY OF APRIL, 2011

BY: *[Signature]* CHAIRMAN

ATTEST: *[Signature]* SECRETARY

CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS  
COUNTY OF COOK

BY SIGNATURE, AS CITY ENGINEER FOR THE CITY OF BLUE ISLAND, ILLINOIS, CERTIFIES THAT THIS PLAT MEETS ALL THE REQUIREMENTS OF CITY ORDINANCES.

APPROVED THIS 10 DAY OF MAY, 2011 A. D. 2011

*[Signature]*  
CITY ENGINEER

RECORDERS CERTIFICATE

STATE OF ILLINOIS  
COUNTY OF COOK

THIS INSTRUMENT FILED FOR RECORD IN THE RECORDERS OFFICE OF COOK COUNTY, ILLINOIS, ON THIS 10 DAY OF APRIL, 2011 A. D. 2011

COUNTY RECORDER

CITY CLERK'S CERTIFICATE

STATE OF ILLINOIS  
COUNTY OF COOK

I FIND THAT NO TAXES, LIENS OR SPECIAL ASSESSMENTS ARE UNPAID AND DUE AGAINST THE LAND DESCRIBED HEREIN.

DATED THIS 10 DAY OF APRIL, 2011

BY: *[Signature]*  
CITY CLERK OF THE CITY OF BLUE ISLAND

SURFACE WATER STATEMENT

STATE OF ILLINOIS  
COUNTY OF COOK

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR CONSTRUCTION OF ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DISCHARGE OF SURFACE WATERS INTO PUBLIC DRAINAGE CANALS AND/OR DRAINS WHEN THE SURVEYOR HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF SUBSTANTIAL DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS 12th DAY OF APRIL, 2011 A. D. 2011

*[Signature]*  
OWNER OR ATTORNEY

DOT CERTIFICATE

STATE OF ILLINOIS  
COUNTY OF COOK

THE PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO PARAGRAPH 2 OF AN ACT TO REVISE THE LAW IN RELATION TO PLATS AS AMENDED, A PLAT THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S POLICY ON PERMITS FOR ACCESS HIGHWAYS TO STATE HIGHWAYS WILL BE REQUIRED BY THE DEPARTMENT.

*[Signature]*  
STATE ENGINEER OF HIGHWAYS,  
REGION ONE ENGINEER

EASEMENT OWNERS CERTIFICATE

THE UNDERSIGNED, LAWRENCE A. MALISA AND BRIGARD C. MALISA, AS CO-TRUSTEES OF THE MALISA FAMILY TRUST UNDER A TRUST AGREEMENT DATED JUNE 19, 1998, AS THE OWNER OF THE TEN (10) FOOT EASEMENT FACILITY THAT IS SHOWN ON THIS PLAT AND LOCATED IMMEDIATELY NORTH OF THE SUBDIVISION PROPERTY, HEREBY JOINTLY AND SEVERALLY GRANT TO THE SURVEYOR, IN FULL PAYMENT OF THE TEN (10) FOOT EASEMENT FACILITY WHICH IS DESCRIBED ON THIS PLAT.

DATED: 4-9-2011

*[Signature]*  
LAWRENCE A. MALISA, CO-TRUSTEE  
*[Signature]*  
BRIGARD C. MALISA, CO-TRUSTEE

STATE OF ILLINOIS  
COUNTY OF COOK

THE EXECUTION OF THIS PLAT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF APRIL, 2011 BY LAWRENCE A. MALISA AND BRIGARD C. MALISA, AS CO-TRUSTEES OF THE MALISA FAMILY TRUST UNDER A TRUST AGREEMENT DATED JUNE 19, 1998, ON BEHALF OF SUCH TRUST.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS 9th DAY OF APRIL, 2011

*[Signature]*  
NOTARY PUBLIC



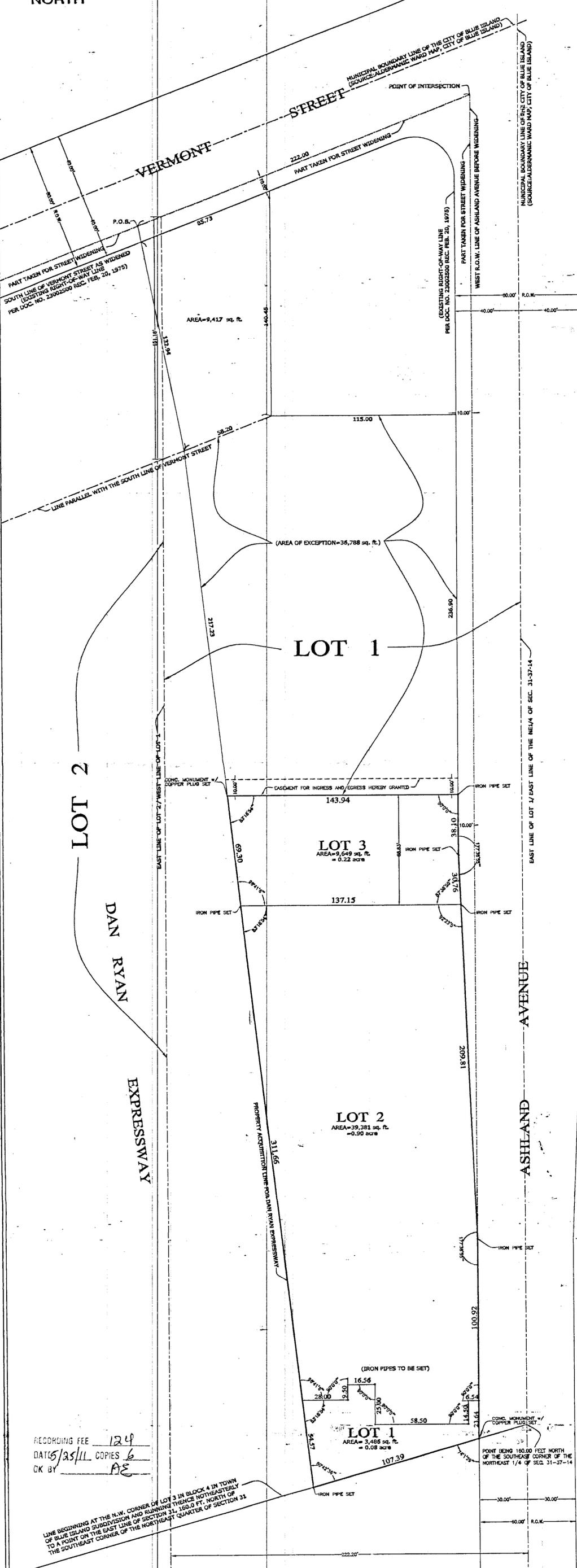
I DO NOT FIND ANY DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THE TRACT OF LAND IN THE ABOVE PLAT.

DATED: 5-24-11

*[Signature]*  
QUINCY CLERK

Doc#: 1114518027 Fee: \$124.00  
Eugene "Gene" Moore, P.E. Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/25/2011 12:15 PM Pg: 0

Order No. 77169  
Scale: 1 inch = 30 FEET  
FILED ON: 15 NOVEMBER 2010  
COMPLETION DATE: 15 NOVEMBER 2010  
Ordered by: INSTITUTE PROPERTY GROUP, LLC.



RECORDING FEE 124  
DATE: 5/11/11 COPIES 6  
OK BY: AE

LINE BEGINNING AT THE N.W. CORNER OF LOT 3 IN BLOCK 4 IN TOWN OF BLUE ISLAND SUBDIVISION AND RUNNING THENCE NORTHEASTERLY TO A POINT ON THE EAST LINE OF SECTION 31, 160.0 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 31



**City of Blue Island**  
13051 Greenwood Avenue  
Blue Island, IL 60406  
[www.blueisland.org](http://www.blueisland.org)

October 14, 2015

Illinois Department of Transportation  
Bureau of Land Acquisition Outdoor Advertising  
2300 South Dirksen Parkway, Room 210  
Springfield, IL 62764

**Office of the Mayor**

p (708) 597 8602  
f (708) 597 1221

**City Clerk**

p (708) 597 8603  
f (708) 396 7602

**City Treasurer**

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

**City Attorney**

p (708) 396 7031  
f (708) 597 1221

**Building & Zoning**

p (708) 597 8606  
f (708) 396 2686

**Community  
Development**

p (708) 396 3707  
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

RE: Annexation of Property and Current Zoning

Conversion of the Existing Outdoor Advertising Sign to Digital Signage;  
Property Index Number: **25-31-217-057-0000**  
12968 S. Ashland Avenue, Blue Island – IL, 60406

To Whom It May Concern:

This letter is to confirm that the property with the PIN #25-31-217-057-0000 and with the common address of 12958 S. Ashland Avenue, Blue Island, IL was annexed within the municipal limits of the City of Blue Island, Illinois prior to September 21, 1959.

The property is currently located within the zoning designation of I-1, Limited Industry District.

Sincerely,

Sean P. Terry  
Project Manager, Community Development & Planning  
708-396-7055



Application for Outdoor Advertising Permit  
Business Area Sign - Interstate Highway

IDOT USE ONLY  
1) Permit No. \_\_\_\_\_

Note: All fields marked with an asterisk (\*), or outlined in red, are required fields.

2) Owner of Proposed Sign:

OUTFRONT Media, LLC  
(Name\*)  
1233 West Monroe  
(Address Line 1\*)  
(Address Line 2)  
Chicago, Illinois, 60607  
(City, State, Zip\*)  
michael.melaniphy@OUTFRONTmedia.com  
E-mail  
312 396 5794  
Telephone\*

3) Owner of Land:

Institute Property Group, LLC (AKA National Shopping Plazas)  
(Name\*)  
Suite 4200, 200 West Madison Street  
(Address Line 1\*)  
(Address Line 2)  
Chicago, Illinois, 60608  
(City, State, Zip\*)  
GDH48@aol.com  
E-mail  
(312)332-4172  
Telephone\*

4) Proposed Sign Location:

County\* Cook Marked Route No.\* Interstate 57  
Sign will be located\* 755.24  feet  mile(s) South of Vermont Street  
(Address Line 1\*) (Address Line 2\*) (Land/mark\*)  
\* 36.49  feet  mile(s) East of the highway right-of-way.  
(Address Line 1\*) (Address Line 2\*)  
GPS Coordinates in decimal format: 41.656222 -87.661025  
latitude (eq. 37.290370)\* longitude (eq. -89.4820425)\*

\* Is the proposed sign located WITHIN or OUTSIDE of city limits?  Within  Outside  
If sign is located WITHIN city limits complete item #5. If sign is located OUTSIDE city limits complete item #6.

5) For signs located within city limits, provide the following:

Name of town City of Blue Island Present Zoning Classification I-1 (Limited Industry)  
Was site within incorporated limits on September 21, 1959?  Yes  No  
If no, what was the zoning classification on September 21, 1959? N/A  
The sign will be:  
 500-599 ft.  600-1,000 ft.  More than 1,000 ft. from the nearest existing or other proposed signs (other than on-premise signs or signs advertising the sale or lease of the property on which they are located).

6) For signs located outside of city limits, provide the following:

Present Zoning Classification N/A  
Zoning Classification on September 21, 1959 N/A  
The sign will be:  
 500-599 ft.  600-1,000 ft.  More than 1,000 ft. from the beginning or ending of pavement widening at the exit from or entrance to an interchange, rest area, or weigh station.

7) Description of Proposed Sign:

7A) Sign Type:\*  Poster Panel  Painted Panel  Junior Panel  Vinyl Wrap  Multiple Message  
 Painted Bulletin  Other (specify) South face digital north face static  
7B) Face Size\*: Width is 20 feet. Height is 60 feet. Height to bottom molding is 80 feet.

7C) Structure\*:  Free Standing  Wall Mount  Roof Mount

Face:  Single Face  Double Face  Back to Back  
 V-type  Other (specify) \_\_\_\_\_

7D) Vertical Supports\*:  Wood  Metal  Vinyl Number: one

7E) Will sign have lighting\*?  Yes  No If yes, list type: Other South face digital, north face static.

7F) Will sign be other than rectangular\*?  Yes  No If yes, attach a sketch.

8) Airport Restrictions:

8A) Is the proposed sign to be located within a two mile radius of any publicly-owned airport\*?  Yes  No

8B) Name of airport N/A

9) Certification:

The tag issued as a result of this application must remain securely affixed to the front face of the sign or sign structure in a conspicuous position upon completion of sign erection. The sign owner must notify the Illinois Department of Transportation within 10 days after erection of this sign. If sign is not erected within 3 years after date of approval, this permit becomes invalid. If after erection, this sign is found to be in violation of the law, regulations or permit, this permit becomes invalid.

The applicant certifies that all of the information provided is true and accurate and that the applicant is not the owner of, or affiliated with an owner of, an abandoned or illegal sign as defined by Part 522 of the Administrative Code.

Signature: [Signature] Date: October 15, 2015

Print Name: Michael J. Melanphy Title: Real Estate Representative

This certificate is provided to the Illinois Department of Transportation in compliance with the requirements of the Rules for the Control of Outdoor Advertising Adjacent to Primary and Interstate Highways, 92 Illinois Administrative Code Part 522.50 (c) (the "Rules").

State of Illinois )  
County of Cook ) ss.

Subscribed and sworn to on the 15 day of October, 2015  
Month Year

(Seal)



[Signature]  
Notary Public

My Commission expires: 5/16/2017

Return completed permit forms with supporting documentation and fees to:

Illinois Department of Transportation  
Bureau of Land Acquisition  
Outdoor Advertising  
2300 South Dirksen Parkway, Room 210  
Springfield, IL 62764

FOR IDOT USE ONLY  
Do Not Write in this area  
Permit No. \_\_\_\_\_  
Verified By \_\_\_\_\_  
Permit is:  Approved  Not Approved  
Signature \_\_\_\_\_  
Date \_\_\_\_\_

Disclosure of this information is necessary to accomplish the statutory purpose as outlined under 225 ILCS 440/1 et seq. and 620 ILCS 25/1 et seq. Disclosure of this information is REQUIRED. Failure to provide this information will result in the denial of the permit.

This form has been approved by the State Forms Management Center.



# DOCUMENT CHECKLIST (Include with application)

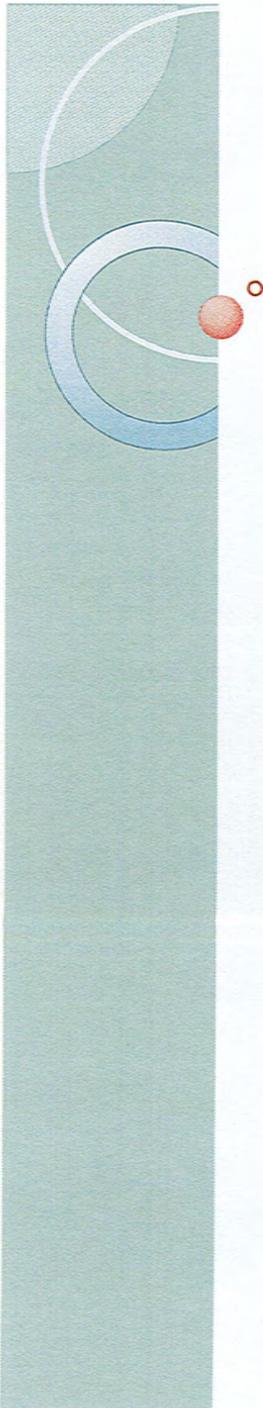
## BUSINESS AREA INTERSTATE APPLICATION

Sign Size:  ≤ 150 Sq. Ft.     > 150 Sq. Ft.

Provided	Not Applicable	Related Permit Application Item Number	Document Description
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	Secretary of State certificate of corporate good standing
<input type="checkbox"/>	<input checked="" type="checkbox"/>	2	Proof of authority if the applicant is not the sign owner
<input type="checkbox"/>	<input checked="" type="checkbox"/>	3	Title commitment or other proof of land ownership
<input type="checkbox"/>	<input checked="" type="checkbox"/>	3	Proof of authority from land owner for someone else to sign property documents
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3	Copy of lease or proof of consent from land owner
<input type="checkbox"/>	<input checked="" type="checkbox"/>	4	Site drawing for signs less than or equal to 150 sq. ft.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	Plat of survey for signs greater than 150 sq. ft.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5 & 6	Zoning certification letter
<input type="checkbox"/>	<input checked="" type="checkbox"/>	5 & 6	Zoning ordinance (not just a sign ordinance)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5 & 6	Additional zoning documentation <i>Zoning map.</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	5 & 6	Site plan for pending commercial or industrial use
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5 & 6	Proof of land use as of September 21, 1959
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5 & 6	Copy of notification letter to municipality or county, including a copy of the application
<input type="checkbox"/>	<input checked="" type="checkbox"/>	6	Letter from local authority certifying that area is unzoned
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7	Statement of intent for sign modification including assurances <i>cover letter.</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	7	Statement that an existing permitted sign will be removed prior to the erection of a sign as a result of this permit application
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7	Copy of original permit application for sign modification
<input type="checkbox"/>	<input checked="" type="checkbox"/>	7	Sketch of non-rectangular sign
<input checked="" type="checkbox"/>	<input type="checkbox"/>	N/A	Processing Fee
<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/>	<input type="checkbox"/>		

Sign Owner: *Michael J. Kelly*

Application Certification Date: *October 15, 2015*



# City of Blue Island, Illinois

Zoning Board of Appeals

August 29, 2016

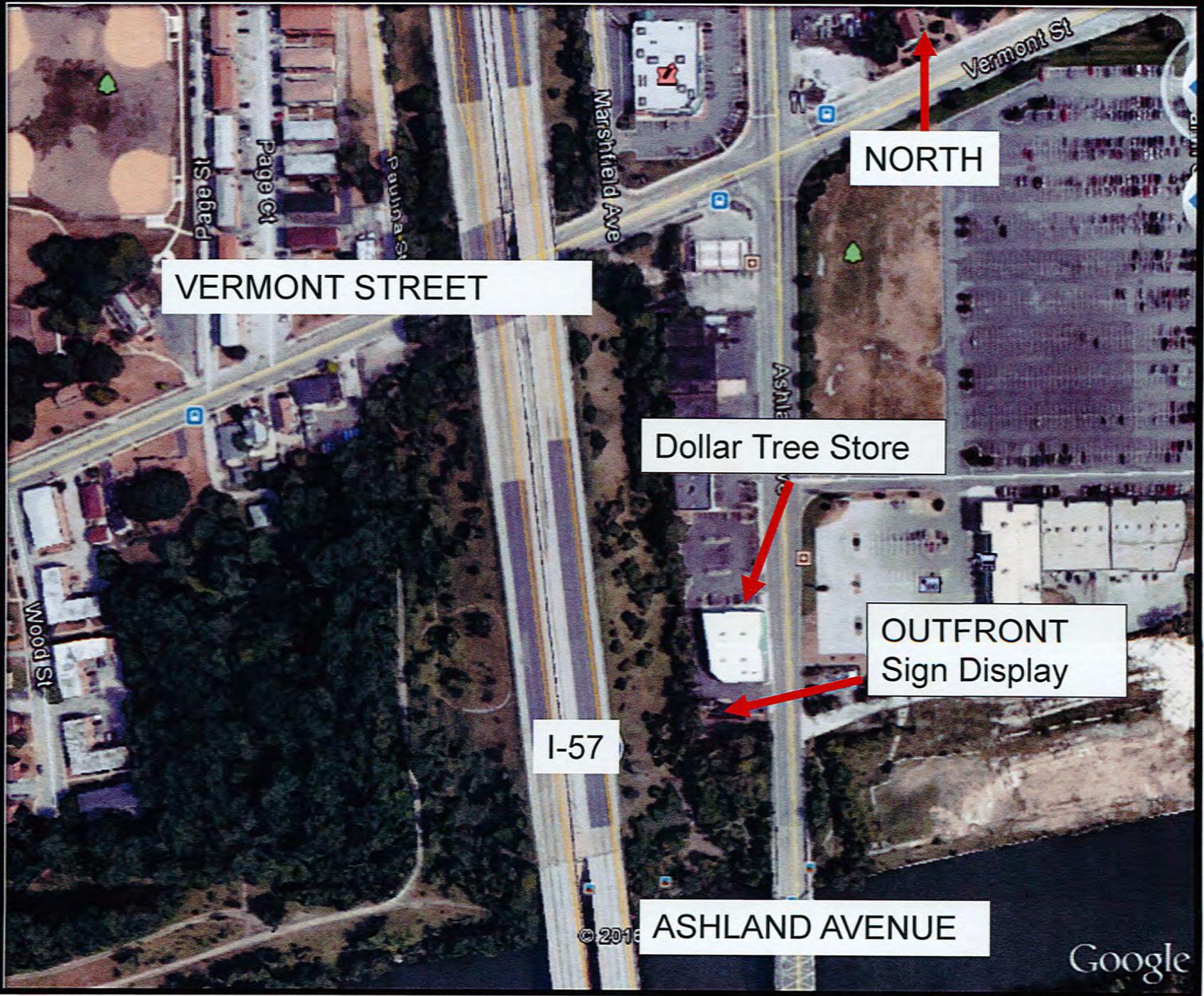
GET **OUTFRONT**  
media

**Request For Special Use Permit To Convert Existing South Face Display To Digital LED; East Side of I-57; 800 Feet South of Vermont Street, City Of Blue Island**



**Existing North Vinyl Face To Remain Static**





VERMONT STREET

NORTH

Dollar Tree Store

OUTFRONT  
Sign Display

I-57

ASHLAND AVENUE

Google

© 2013



I-57

North

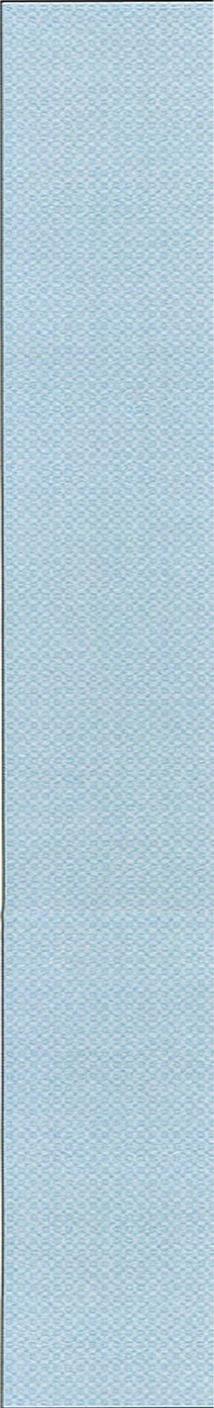
Ashland Ave.

Dollar Tree

OUTFRONT Media Sign

© 2016 Google

Google earth



# Digital Technology

- Digital Displays Do Not Flash or Scroll.
- Digital Messages Change Every Ten Seconds.
- Light Sensors on Digital Billboards Adjust Lighting to Surrounding Conditions. In the Brightest Sun, the Billboard is at it's Brightest, and at Night the Sign Dims to Ambient Light Levels(not to Exceed 330 Lumens).

# OUTFRONT Media Digital Signs in the Chicagoland Area



**Worth**

## OUTFRONT Media Sign



**Dolton**

# OUTFRONT Media Sign



Bellwood

# OUTFRONT Media Sign



**Rolling  
Meadows**

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**COMMUNITY DEVELOPMENT DEPARTMENT**

**STAFF RECOMMENDATION REPORT**

**DATE: AUGUST 26, 2016**

**PREPARED BY: SEAN TERRY, PROJECT MANAGER**

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*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, August 29, 2016.*

**APPLICANT:** HEALTH MESSAGE SPA  
**LOCATION:** 13046 S. WESTERN – UNIT A  
**OWNER:** MS. XIAYIN ZHANG  
**RE:** ZONING TEXT AMENDMENT /  
SPECIAL USE PERMIT  
**Zoning:** UTOD: Uptown Transit-Oriented  
Development District  
**Current Use:** Vacant, Commercial  
**Proposed Use:** Massage Establishment  
**Past Use:** Nail Spa



**I. Project Description**

The applicant seeks a Zoning Text Amendment to the Definitions and Schedule of Use Controls regarding commercial uses in the U-TOD, Uptown Transit-Oriented Development District permit by Special Use a Massage Establishment and amend definitions to include Massage Establishment and Medical Use.

Health Massage Spa is a licensed massage therapy business providing therapeutic relief in the form of drug-free, non-invasive fitness foot massage, body massage, and chair massage services for clients of all ages and walks of life. Health Massage Spa currently operates in Chicago and Lansing as Health Foot Massage.

The original business license application was denied by staff as proposed use is not found in the zoning code.

## II. Approvals Required

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

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 Zoning Board of Appeals 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 paragraph, the R-1 District shall be considered the highest classification and the I-2 District shall be considered the lowest classification.

## III. Findings of Fact

Per Section 8.9 *Amendments (6) Findings of Fact and Recommendation* - 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.

Existing properties located along Western Avenue on the same block as the subject property (between Union Street and Vermont Street) are predominantly retail or personal service establishments such as food establishments, clothing stores, personal service & grooming, and other related businesses.

Professional office users providing medical services such as dental, optometry and physical therapy are present on Western Avenue.

### B. The zoning classification of property within the general area of the property in question.

The zoning classification for the subject property is Uptown Transit Oriented Development (UTOD) already permits Hospital and Medical Office uses and is suitable for a Massage Establishment.

### C. The suitability of the property in question to the uses permitted under the existing zoning classification.

The subject property is designed to accommodate a small retail establishment. In recent years, previous users of the space have been personal service establishments that have provided grooming services such as hair styling and nails specialist.

The adjoining user (13046 Western – Unit B) is a personal service establishment that provides hair styling.

### D. The trend of development, if any, in the general area of the property in question.

The U-TOD houses the MetroSouth Medical Center, Pronger Smith and other medical offices, creating an informal medical district. With DuPage Medical's purchase of Pronger Smith, there is growing interest to expand health care services and establish a defined medical district, complemented by Moraine Valley Community College's nursing program.

In 2014, the City of Blue Island adopted the Western Avenue Business Development District (BDD). The district boundaries primarily front the Western Avenue commercial corridor beginning at 119th Street to 135th Street and Vermont Street from east side of Division Street to the west side of Greenwood Avenue. Under the guidelines of the state statute, the City of Blue Island has established a Western Avenue Business District Tax Allocation Fund with the principle purpose of paying or reimbursing business district project costs and general capital improvements occurring within the geographic boundaries of the district itself.

**E. Projected use of the property, as indicated in the Comprehensive Plan.**

The Blue Island Comprehensive Plan links TOD with success of Uptown and a medical district:

The City's continued efforts to develop the area surrounding Vermont Street station as walkable Transit Oriented Development (TOD) is a critical for the successful revitalization of the Uptown District and expansion of the Medical District.

Also, medical facilities are among the Comprehensive Plan's economic goals:

Support expansion of medical facilities within the community in order to attract employees, utilize vacant parcels, and support local business growth.

**IV. Additional Staff Recommendations**

If approved, definitions for Massage Establishment and Medical Use will need to be added:

- Massage Establishment  
Any building, room, place, or establishment other than a regularly licensed and established Medical Use where nonmedical or nonsurgical manipulative exercises or devices are practiced upon the human body for other than cosmetic or beautifying purposes manually or otherwise by any person other than a licensed physician, surgeon, dentist, occupational or physical therapist, chiropractor, or osteopath with or without the use of therapeutic, electrical, mechanical, or bathing devices. Shall also include any bathing establishment.
- Medical Use  
Those uses concerned with the diagnosis, treatment, and care of human beings. These include: hospitals; dental services; medical services or clinics; physical or occupational therapy; nursing, convalescent homes; orphan's homes; rest homes; sanitariums.

As a condition of approval, Staff recommends that the Judiciary Committee consider an amendment to the Business License Regulations to include Massage Establishment. Proposed regulations are included in the attachments.

**V. Attachments**

- Zoning Relief Application (March 21, 2016)
- Business License Application (February 8, 2016)
- Massage Establishment Business License regulations



City of Blue Island  
Zoning Relief Application

RECEIVED

MAR 21 2016

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 *H.*

Other: \_\_\_\_\_

Special Use

Map Amendment

XIAOYIN ZHANG  
Applicant Name

YU XIANG  
Owner Name (if different than applicant)

1828 S. Wentworth Apt 411  
Applicant Address Chicago IL 60616

1722 S. Youngberry Chicago IL  
Owner Address

312-493-0232  
Applicant Phone

312-730-3355  
Owner Phone

zhangxiaoyin6.6@gmail.com  
Applicant Email

healerfootmassage@yahoo.com  
Owner Email

Property address: \_\_\_\_\_

Current Zoning District	Central Area Commercial	General Commercial
Neighborhood	Central Area	General Commercial
Proposed Zoning District	Central Area Commercial	General Commercial

Property Identification Number (Use additional sheets if necessary)

1 \_\_\_\_\_

2 \_\_\_\_\_

3 \_\_\_\_\_

4 \_\_\_\_\_

Nature of Applicant's Interest: \_\_\_\_\_

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



RECEIVED

City of Blue Island FEB 08 2016
Business License Application
BUILDING DEPT.

Blue Island City Hall
13051 Greenwood Ave
Blue Island, IL 60406
708.597.8606 • F: 708.396.2686
www.blueisland.org

- Checkboxes for New Business, Change Ownership of Existing Business, Home Business, Relocate Business, State-licensed Business Registration

Business Information

Health Massage SPA
Business Name Corporate Name (if applicable)

17046 A S. Western Ave. Blue Island
Chicago, IL.
Business Address Corporate Address

Business Phone Corporate Phone

healthfootmassage@yahoo.com
Business Email Address Corporate Email Address

1,400 square feet
Square footage of Business Do you own or rent building
Property Identification Number

Aldermanic Ward 1st Ward 2nd Ward 3rd Ward 4th Ward 5th Ward 6th Ward 7th Ward

If renting space, list the owner's name & address
Adnan Nasson - (708) 473-7233
Owners Name
5841 S. Kedzie, Chicago IL 60629
Owners Address
Current Zoning Designation
R1: Single Family Residential
C1: Central Area Commercial
C2: Highway Commercial
UTOD: Uptown TOD
I1: Limited Industry
I2: General Industry

Mon Tue Wed Thurs Fri Sat Sun
Days of Operation
10:00 a.m. - 9:00 p.m.
Hours of Operation

Will your business be serving liquor?
If yes, are you an elected official or police officer?
Will your business be serving food?
Form of Business
Corporation Partnership Limited Liability Corporation Sole Proprietor
For Profit Not-for-Profit (Attach copy of State Form 501c)

Federal Tax Identification Number If yes, Food Certification #

Illinois Retail Occupation Tax Number

**State of Illinois**  
Department of Financial and Professional Regulation

Division of Professional Regulation

The person, firm or corporation whose name appears on this certificate has complied with the provisions of the Illinois Statutes and/or rules and regulations and is hereby authorized to engage in the activity as indicated below.

EXPIRES:  
**12/31/2016**

LICENSE NO.  
**227,005878**

**LICENSED  
MESSAGE THERAPIST**

**YU XIANG  
1922 S YOUNG PKWY  
CHICAGO, IL 60616**

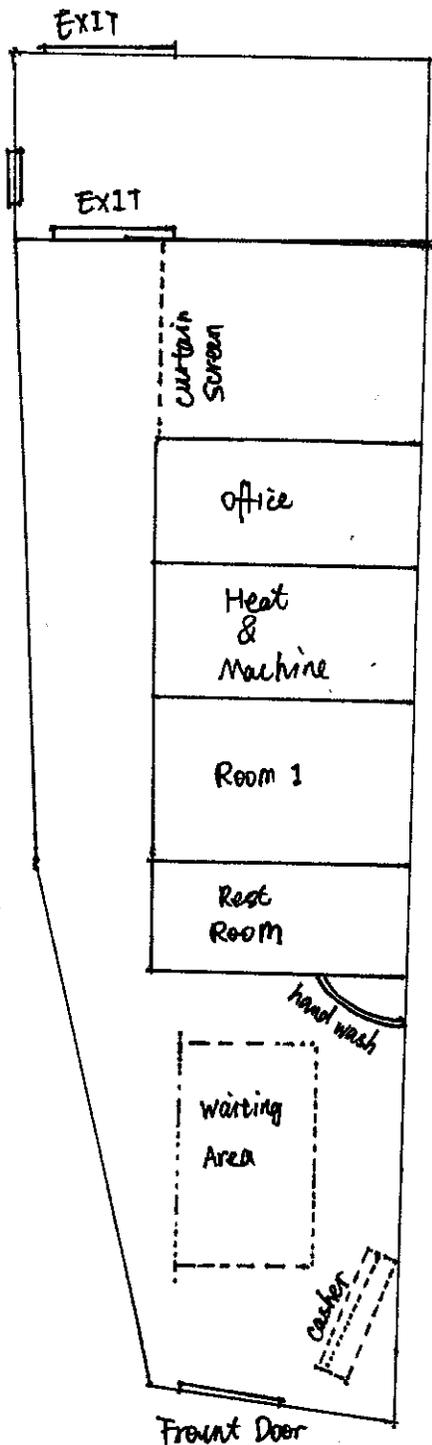


*Manuel Flores*  
MANUEL FLORES  
ACTING SECRETARY

*Jay Stewart*  
JAY STEWART  
DIRECTOR

The official status of this license can be verified at [www.iefpr.com](http://www.iefpr.com)

9235415



Washer/Dryer  
Room

- Installing <sup>Service Room #1</sup>  
Curtain  
• Full Body (2 Bed)  
Existing Rooms  
to Remain

Service Room #2  
• Full Body  
(7 Bed)

• 6-7 Cot  
"Nak/Shoulder/leg

RECEIVED

APR 04 2016

BUILDING DEPT.

## CHAPTER \_\_: MESSAGE ESTABLISHMENTS

### Section

- 01.01 Definitions
- 01.02 Business license required
- 01.03 Application for massage establishment business license
- 01.04 Issuance of license for a massage establishment
- 01.05 Approval or denial of application
- 01.06 Posting of license
- 01.07 Register of employees
- 01.08 Revocation or suspension of license
- 01.09 Revocation of massage therapist license
- 01.10 Compliance with codes necessary
- 01.11 Operating requirements
- 01.12 Persons under age 18 prohibited on premises
- 01.13 Alcoholic beverages prohibited
- 01.14 Hours
- 01.15 Employment of massage therapist
- 01.16 Inspection required
- 01.17 Unlawful acts
- 01.18 Sale or transfer or change of location
- 01.19 Name and place of business
- 01.20 Transfer of license
- 01.99 Penalty

### § 01.01 DEFINITIONS.

For the purpose of this Chapter, the following words and phrases shall have the meanings respectively ascribed to them by this section.

“EMPLOYEE.” Any person over 18 years of age, other than a massage therapist, who renders any service in connection with the operation of a massage business and receives compensation from the operator of the business or patrons.

“LICENSEE.” The person to whom a license has been issued to own or operate a massage establishment as defined herein.

“MASSAGE” or “MASSAGE THERAPY.” A system of structured palpation or movement of the soft tissue of the body. The system may include, but is not limited to, techniques such as effleurage or stroking and gliding, petrissage or kneading, tapotement or percussion, friction, vibration, compression, and stretching activities as they pertain to massage therapy. These techniques may be applied by a licensed massage therapist with or without the aid of lubricants, salt or herbal preparations, hydromassage, thermal massage, or a massage device that mimics or enhances the actions possible by human hands. The purpose of the practice of massage is to enhance the general health and well-being of the mind and body of the recipient. “MASSAGE” does not include the diagnosis of a specific pathology. “MASSAGE” does not include those acts of physical therapy such as those provided by medical doctors, chiropractors, physical therapists or athletic trainers, or therapeutic or corrective measures that are outside the scope of massage therapy practice as defined in this Section.

“MASSAGE ESTABLISHMENT.” Any establishment having a fixed place of business where any person, firm, association or corporation engages in or carries, or permits to be engaged in or carries on any “massage” or “massage therapy” activities.

“MASSAGE THERAPIST.” A person who is licensed by the Illinois Department of Professional Regulation and administers massage for compensation.

“OUTCALL MASSAGE SERVICE.” Any business, the function of which is to engage in or carry on massages at a location designated by the customer or client rather than at a massage establishment.

“PATRON.” Any person over 18 years of age who received a massage under such circumstances that it is reasonably expected that he or she will pay money or give any other consideration therefore.

“PERMITTEE.” The operator of a massage establishment.

“PERSON.” Any individual, partnership, firm, association, limited liability company, joint stock company, corporation or combination of individuals of whatever form or character.

“SEXUAL OR GENITAL AREA.” Genitals, pubic area, buttocks, anus, or perineum of any person, or the vulva or breasts of a female.

#### § 01.02 BUSINESS LICENSE REQUIRED.

(A) Business license required. No person shall engage in or carry out the business of massage unless he has a valid business license issued by the City pursuant to the provisions of this Chapter for each and every separate office or place of business conducted by such person. However, where individuals possessing the license required in division (B) of this section, perform massage in their own homes, or for an individual client in the home of that client, no business license shall be required for the premises. When a licensee performs massage in his or her own home, the requirements of the Blue Island Zoning Ordinance pertaining to home occupations shall be met in addition to the requirements of this Chapter.

(B) State license required. No person shall engage in massage for compensation, unless he has a valid State license issued pursuant to ILCS Ch. 225, Act 57, §§ 1 et seq., the Massage Licensing Act or ILCS Ch. 225, Act 401, §§ 3A-1 et seq.

#### § 01.03 APPLICATION FOR MASSAGE ESTABLISHMENT BUSINESS LICENSE.

(A) Every applicant for a license to maintain, operate, or conduct a massage establishment shall file an application under oath with the City of Blue Island upon a form provided by the City Clerk and pay a nonrefundable annual business license fee based on the Blue Island Municipal Code. The application,

once accepted, shall also be referred to the Police Department for investigation of the applicant's character and qualification. The Police Department will perform the required criminal record check. Background investigations shall require the submission of fingerprints with the cost of the criminal record check and cost of fingerprint submissions to be borne by the applicant. Each application shall contain the following information:

- (1) A definition of service to be provided.
- (2) The location, mailing address and all telephone numbers where the business is to be conducted.
- (3) The name and residence address of each applicant [hereinafter all provisions which refer to applicant include an applicant which may be a corporation, limited liability company or partnership].
  - (a) If applicant is a corporation or limited liability company, the names and residence addresses of each of the officers and directors of said corporation or company and of each stockholder owning more than 10% of the stock of the corporation or company, and the address of the corporation or company itself, if different from the address of the massage establishment.
  - (b) If applicant is a partnership, the names and residence addresses of each of the partners including limited partners, and the address of the partnership itself, if different from the address of the massage establishment.
- (4) The two previous addresses immediately prior to the present address of the applicant.
- (5) Proof that the applicant is a least 18 years of age.
- (6) Individual or partnership applicant's height, weight, color of eyes, hair and sex.
- (7) Copy of identification such as driver's license and social security card.
- (8) One portrait photograph of the applicant at least two inches by two inches and a complete set of applicant's fingerprints shall be taken by the Chief of Police or his agent. If the applicant is a partnership, limited liability company, or corporation, the Chief of Police shall have the right to require fingerprints of any and all officers, shareholders, directors, partners, members, managers or agents of the entity with the \$50 fee for each to be paid by the applicant.
- (9) Business, occupation, or employment of the applicant for the three years immediately preceding the date of application.
- (10) The massage or similar business license history of the applicant; whether such person, in previously operating in this or another City or State, has had a business license revoked or suspended, the reason therefore, and the business activity or occupation subsequent to such action of suspension or revocation.
- (11) All criminal convictions other than misdemeanor traffic violations, including the dates of convictions, nature of the crimes and place convicted.
- (12) The name and address of each massage therapist who is or will be employed in said establishment, including a copy of their respective licenses as issued by the State Department of Professional Regulation.

(13) The name and address of any massage business or other establishment owned or operated by any person whose name is required to be given in division (A)(3) of this section wherein the business or profession of massage is carried on.

(14) A description of any other business to be operated on the same premises or on adjoining premises owned or controlled by the applicant.

(15) Authorization for the City, its agents and employees to seek information and conduct an investigation into the truth of the statements set forth in the application and the qualifications of the applicant for the permit.

(16) Such other identification and information necessary to discover the truth of the matters hereinbefore specified as required to be set forth in the application.

(17) The names, current addresses and written statements of at least three bonafide permanent residents of the United States that the applicant is of good moral character. If the applicant is able, the statement must first be furnished from residents of the City, then the county, then the State of Illinois and lastly from the rest of the United States. These references must be persons other than relatives and business associates.

(B) Upon the completion of the above provided form and the furnishing of all foregoing information the Police Department shall accept the application for the necessary investigations. The holder of a massage establishment license shall notify the City Clerk of each change in any of the data required to be furnished by this Section within ten days after such change occurs.

#### § 01.04 ISSUANCE OF LICENSE FOR A MASSAGE ESTABLISHMENT.

(A) The City of Blue Island may issue a business license for a massage establishment if all requirements for a massage establishment described in this chapter are met unless it finds:

(1) The correct license fee or other fees or fines owed to the City of Blue Island have not been tendered to the City, and in the case of a check, or bank draft, honored with payment upon presentation.

(2) The operation, as proposed by the applicant, if permitted, would not comply with all applicable laws, including, but not limited to, the City's building, zoning, and health regulations.

(3) (a) The applicant, if an individual; or any of the stockholders holding more than 10% of the stock of the corporation or limited liability company, any of the officers and directors, if the applicant is a corporation or limited liability company; or any of the partners, including limited partners, if the applicant is a partnership; or the holder of any lien, of any nature, upon the business and/or the equipment used therein; or the manager or other person principally in charge of the operation of the business, have been convicted of any of the following offenses or convicted of an offense within the State of Illinois that would have constituted any of the following offenses if committed within the State of Illinois:

1. An offense involving the use of force and violence upon the person of another that amounts to a felony;
2. An offense involving sexual misconduct; or
3. An offense involving narcotics, dangerous drugs or dangerous weapons that amounts to a felony.

(b) The City of Blue Island may issue a license to any person convicted of any of the crimes described in divisions (A)(3)(a)1., 2., or 3. of this section if it finds that such conviction occurred at least ten years prior to the date of the application and the applicant has had no subsequent felony convictions of any nature and no subsequent misdemeanor convictions for a crime or crimes mentioned in this section.

(4) The applicant has knowingly made any false, misleading, or fraudulent statement of fact or failed to disclose required information or a fact in the license application or in any document required by the City in conjunction therewith.

(5) The applicant has had a massage business, massage therapy, or other similar permit or license denied, revoked, or suspended by the City or any other State or local agency within five years prior to the date of the application.

(6) The applicant, if an individual, or any of the officers and directors, if the applicant is a corporation or limited liability company; or any of the partners, including limited partners, if the applicant is a partnership; or the manager or other person principally in charge of the operation of the business, is not over the age of 18 years.

#### § 01.05 APPROVAL OR DENIAL OF APPLICATION.

The City of Blue Island shall act to approve or deny an application for a license under this Chapter within a reasonable period of time. Every license issued pursuant to this chapter will terminate at the end of the calendar year unless sooner suspended or revoked.

#### § 01.06 POSTING OF LICENSE.

(A) Every massage therapist shall post his/her state license in his/her work area.

(B) Every person, corporation, limited liability company, partnership, or association licensed under this chapter shall display such license in a prominent place.

#### § 01.07 REGISTER OF EMPLOYEES.

(A) The licensee or person designated by the licensee of a massage establishment shall maintain a register of all persons employed at any time, as well as a list of all massage therapists and a copy of their licenses.

(B) Such register shall be available at the massage establishment to representatives of City of Blue Island during regular business hours.

#### § 01.08 REVOCATION OR SUSPENSION OF LICENSE.

Any license issued for a massage establishment may be revoked or suspended by the City of Blue Island after notice and a hearing, for good cause, or in any case where any of the provisions of this chapter are violated or where any employee of the licensee, including a massage therapist is engaged in any conduct which violates any of the state or local laws or ordinances at licensee's place of business and the licensee has actual or constructive knowledge by due diligence. Such permit may also be revoked or suspended by the City of Blue Island after notice and hearing, upon the recommendations of the Health Inspector that such business is being managed-conducted or maintained without regard to proper sanitation and hygiene. Such revocation proceedings shall be as prescribed by the Blue Island Municipal Code.

§ 01.09 REVOCATION OF MASSAGE THERAPIST LICENSE.

A massage therapist license issued by the State shall be revoked or suspended in accordance with the Massage Licensing Act. The Chief of Police shall report any and all suspected violations to the Massage Licensing Board and the Department of Professional Regulation.

§ 01.10 COMPLIANCE WITH CODES NECESSARY.

No license to conduct a massage establishment shall be issued unless an inspection by the City of Blue Island reveals that the establishment complies with all of the City of Blue Island's Building, Plumbing and Electrical Codes, the Blue Island Zoning Ordinance, and any and all other applicable laws, codes and regulations.

§ 01.11 OPERATING REQUIREMENTS.

(A) Every portion of the massage establishment, including appliances and apparatus, shall be kept clean and operated in a sanitary condition.

(B) Price rates for all services shall be prominently posted in the reception area in a location available to all prospective customers.

(C) All employees, including massage therapists, shall be clean and wear clean, nontransparent outer garments, covering the sexual and genital areas, whose use is restricted to the massage establishment. A separate dressing room for each sex must be available on the premises with individual lockers for each employee. Doors to such dressing rooms shall open inward and shall be self-closing.

(D) All massage establishments shall be provided with clean, laundered sheets and towels in sufficient quantity and shall be laundered after each use thereof and stored in a sanitary manner.

(E) No massage establishment granted a license under the provisions of this Chapter shall place, publish or distribute or cause to be placed, published or distributed any advertisement, picture, or statement which is known or through the exercise of reasonable care should be known to be false, deceptive or misleading in order to induce any person to purchase or utilize any professional massage services.

§ 01.12 PERSONS UNDER AGE 18 PROHIBITED ON PREMISES.

No person shall permit any person under the age of 18 years, unless with a guardian, to come or remain on the premises of any massage business establishment, as massage therapist, employee, or patron, unless such person is on the premises on lawful business other than as a massage therapist, employee or patron.

§ 01.13 ALCOHOLIC BEVERAGES PROHIBITED.

No person shall sell, give, dispense, provide or keep, or cause to be sold, given, dispensed, provided or kept, any alcoholic beverage in the portion of any business premises used in any way for or by a massage business.

§ 01.14 HOURS.

No portion of any business premises used in any way for or by a massage business shall be kept open for any purpose between the hours of 10:00 p.m. and 8:00 a.m.

§ 01.15 EMPLOYMENT OF MASSAGE THERAPIST.

No person shall employ as a massage therapist any person unless said employee has obtained and has in effect a State License issued pursuant to the Massage Licensing Act.

§ 01.16 INSPECTION REQUIRED.

The Chief of Police or his or her authorized representatives shall from time to time make inspection of each massage business establishment for the purposes of determining that the provisions of this Chapter are fully complied with. It shall be unlawful for any permittee to fail to allow such inspection officer access to the premises or hinder such officer in any manner.

§ 01.17 UNLAWFUL ACTS.

(A) It shall be unlawful for any person, in a massage establishment, to place his or her hand or hands upon, to touch with any part of his or her body, to fondle in any manner, or to massage, a sexual or genital area of any other person. Sexual or genital areas shall include the genitals, pubic area, buttocks, anus, or perineum of any person, or the vulva or breasts of a female.

(B) It shall be unlawful for any person, in a massage establishment, to expose his or her sexual or genital areas, or any portion thereof, to any other person.

(C) It shall be unlawful for any person, while in the presence of any other person in a massage establishment, to fail to conceal with a fully opaque covering, the sexual or genital areas of his or her body.

(D) It shall be unlawful for any person owning, operating or managing a massage establishment, knowingly to cause, allow or permit in or about such massage establishment, any agent, employee, or any other person under his control or supervision to perform such acts prohibited in divisions (A), (B), (C) or (D) of this section.

(E) It shall be further unlawful for any permittee under this Chapter to administer massage except within an establishment licensed to carry on such business under this chapter, or in the permittee's or the client's home. Outcall massage service as described in § 01.01 of this chapter is prohibited except in the client's own home.

(F) It shall be unlawful for any massage service to be carried on within any cubicle, room, booth, or any area within a massage establishment which is fitted with a door capable of being locked. Toilets and cubicles used solely for the application of liquid and vapor baths shall be clearly marked as to purposes on the exterior door or curtain of said cubicle, room or booth. Nothing contained herein shall be construed to eliminate other requirements of statutes or ordinances concerning the maintenance of premises, or to preclude authorized inspection thereof, whenever such inspection is deemed necessary by the police or health departments.

§ 01.18 SALE OR TRANSFER OR CHANGE OF LOCATION.

Upon sale, transfer or relocation of a massage establishment, the license therefore shall be null and void unless approved as provided in § 01.03 provided, however, that upon the death or incapacity of the licensee or any co-licensee of the massage establishment, any heir, beneficiary or legal representative of a deceased licensee, or any guardian of an heir or beneficiary of a deceased licensee, may continue the business of the massage establishment for a reasonable period of time not to exceed 60 days to allow for an orderly transfer of the license.

§ 01.19 NAME AND PLACE OF BUSINESS.

No person granted a license pursuant to this chapter shall operate the massage establishment under a name not specified in his or her license, nor shall he conduct business under any designation or location not specified in his or her license.

§ 01.20 TRANSFER OF LICENSE.

No license shall be transferable except with the consent of the City of Blue Island. An application for such transfer shall be in writing and shall be accompanied by fees prescribed in § 01.03. The written application for such transfer shall contain the same information as requested herein for initial application for the license.

§ 01.99 PENALTY.

Every person, whether acting as an individual owner, employee of the owner, operator or employee of the operator, or whether acting as a mere agent or independent contractor for the owner, employee or operator, or acting as a participant or worker, who in any way, directly or indirectly, gives massages or operates a massage establishment or provides any of the services defined in this chapter without first obtaining a license and paying a fee to do so in accordance with this chapter, or whosoever shall violate any provisions of this chapter shall be guilty of a misdemeanor and upon conviction such person shall be punished by a fine not to exceed \$750.

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**COMMUNITY DEVELOPMENT DEPARTMENT**

**STAFF RECOMMENDATION REPORT**

**DATE: AUGUST 26, 2016**

**PREPARED BY: JASON BERRY, DEPUTY DIRECTOR**

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*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, August 29, 2016.*

**APPLICANT:** ELENER I. FARLAND

**PROPERTY OWNER:** JOSE G. ESPARZA

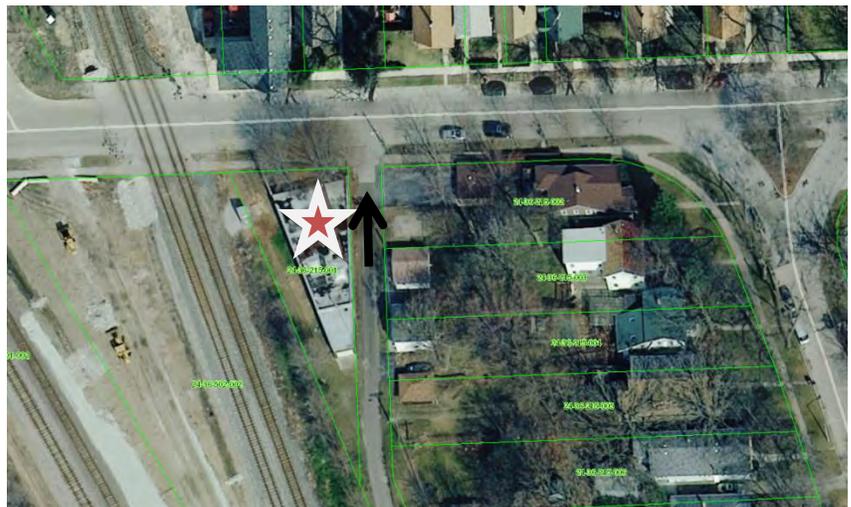
**LOCATION:** 2737 UNION STREET

**ZONING:** R-1 SINGLE FAMILY RESIDENTIAL

**CURRENT USE:** VACANT

**USE AREA:** 2,250 SQ. FT.

**SURROUNDING ZONING:** R-1



**I. Project Description**

Elener Farland seeks to operate a day care center, a permitted special use in the R-1 district.

Facility needs include a sitting area, library, kitchen plus spaces reserved for 15 mos. to 3 year olds and 3 to 4 year olds.

Off-street parking is limited to an existing frame garage at the north of the site. Parking requirements for a Day Care Center is not explicitly identified in the zoning ordinance. Similar uses may include professional business or technical school, which requires 1 parking space for each 10 classroom seats. The total capacity for the proposed Center was not indicated in the application for zoning relief. On street parking is permitted on Union Street, although the property is adjacent to a railroad ROW, limiting the amount of available space. While the zoning ordinance requires off-street loading "in all zones, in connection with buildings occupied by...certain institutional uses" [Sec. 5.8(7)f], similar to parking, daycare is not a listed use. School and Service are listed uses.

The Special Use Permit requires that "adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided" and that "adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in public streets." Access to the site is restricted by a posted one way south alley, limiting drop off and pick up access (the alley is accessed two blocks to the south, at York Street and Highland, and is in poor condition).



## II. Approvals Required

The proposed special use permit was heard at Plan Commission on April 16, 2014. With concern for drop off and pick up, proximity to railroad and outdoor access, a motion to approve was defeated unanimously.

The special use process requires 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**

- Zoning Relief Application
- Floor Plan
- Site Map
- Plat of Survey
- Plan Commission Minutes (April 16, 2014)
- Office of State Fire Marshall Approval



City of Blue Island
Zoning Relief Application

Blue Island City Hall
13051 Greenwood Ave
Blue Island, IL 60406
708.597.8606 • F: 708.396.2686
www.blueisland.org

- Variation [checked]
Special Use [checked]
Text Amendment [ ]
Map Amendment [ ]
Other: [ ]

Eleanor I. Farland
Applicant Name

JOSE G ESPARZA
Owner Name (if applicable)

12603 Artesian
Applicant Address

12617 Maple Avenue
Owner Address

312-860-2065
Applicant Phone

773-935-5786
Owner Phone

elleanorfarland@gmail.com
Applicant Email

Owner Email

Premises affected are located at: 2737 Union Street, Blue Island, IL 60406

Table with 2 columns: Current Zoning Designation, and various zoning codes like R-1, R-2, etc.

Property Identification Number (Use additional sheets if necessary)

- 1 [redacted] 2 [redacted]
3 [redacted] 4 [redacted]

Nature of Applicant's Interest: Day Care Center

Eleanor I. Farland
Print Name

5/20/14
Date

Eleanor I. Farland
Signature

OFFICE USE ONLY

6.3.14
Date of Application

Date of Publication(s)

Date of Hearing

Date of Hearing

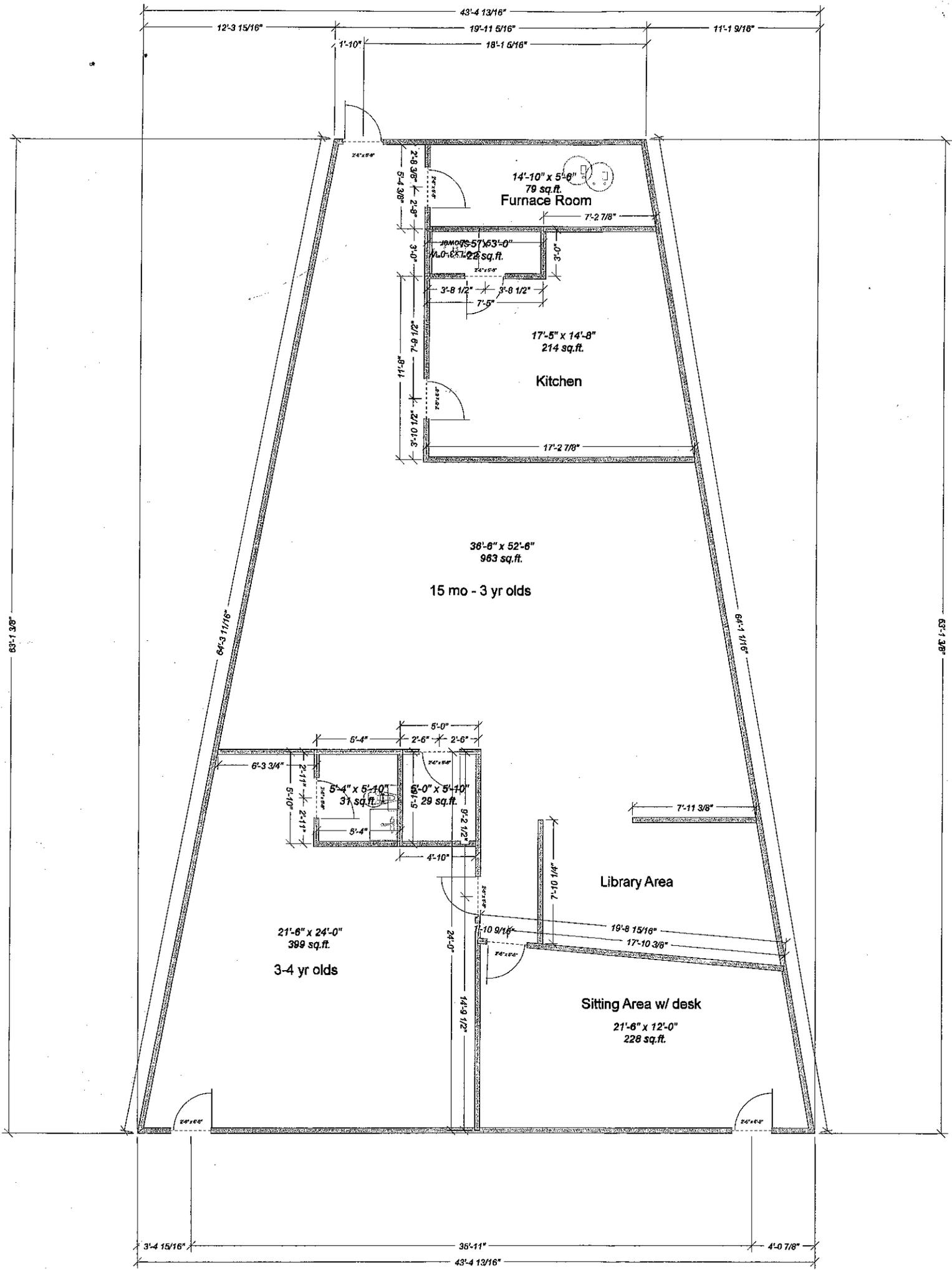
Date of Hearing

Date of Hearing

Recommendation(s)

\$
Application Fee

RECEIVED
JUN 03 2014
BUILDING DEPT.



12'-3 15/16"

43'-4 13/16"

19'-11 5/16"

11'-1 9/16"

1'-10"

18'-1 6/16"

24'-0"

2'-8 3/8"

5'-4 3/8"

2'-8"

14'-10" x 5'-6"  
79 sq.ft.  
Furnace Room

7'-2 7/8"

3'-0"

3'-8 1/2"

3'-8 1/2"

7'-5"

3'-8 1/2"

3'-8 1/2"

7'-5"

17'-5" x 14'-8"  
214 sq.ft.

Kitchen

5'-10 1/2"

11'-8"

7'-9 1/2"

3'-10 1/2"

17'-2 7/8"

38'-6" x 52'-6"  
963 sq.ft.

15 mo - 3 yr olds

64'-3 11/16"

64'-1 1/16"

5'-4"

5'-0"

2'-6"

2'-6"

6'-3 3/4"

2'-11"

5'-10"

2'-11"

5'-4" x 5'-10"  
37 sq.ft.

5'-4"

5'-4"

5'-0" x 5'-10"  
29 sq.ft.

5'-0"

5'-10"

4'-10"

7'-11 3/8"

Library Area

21'-6" x 24'-0"  
399 sq.ft.

3-4 yr olds

7'-10 1/4"

24'-0"

14'-6 1/2"

1'-10 9/16"

19'-8 15/16"

17'-10 3/8"

Sitting Area w/ desk

21'-6" x 12'-0"  
228 sq.ft.

3'-4 15/16"

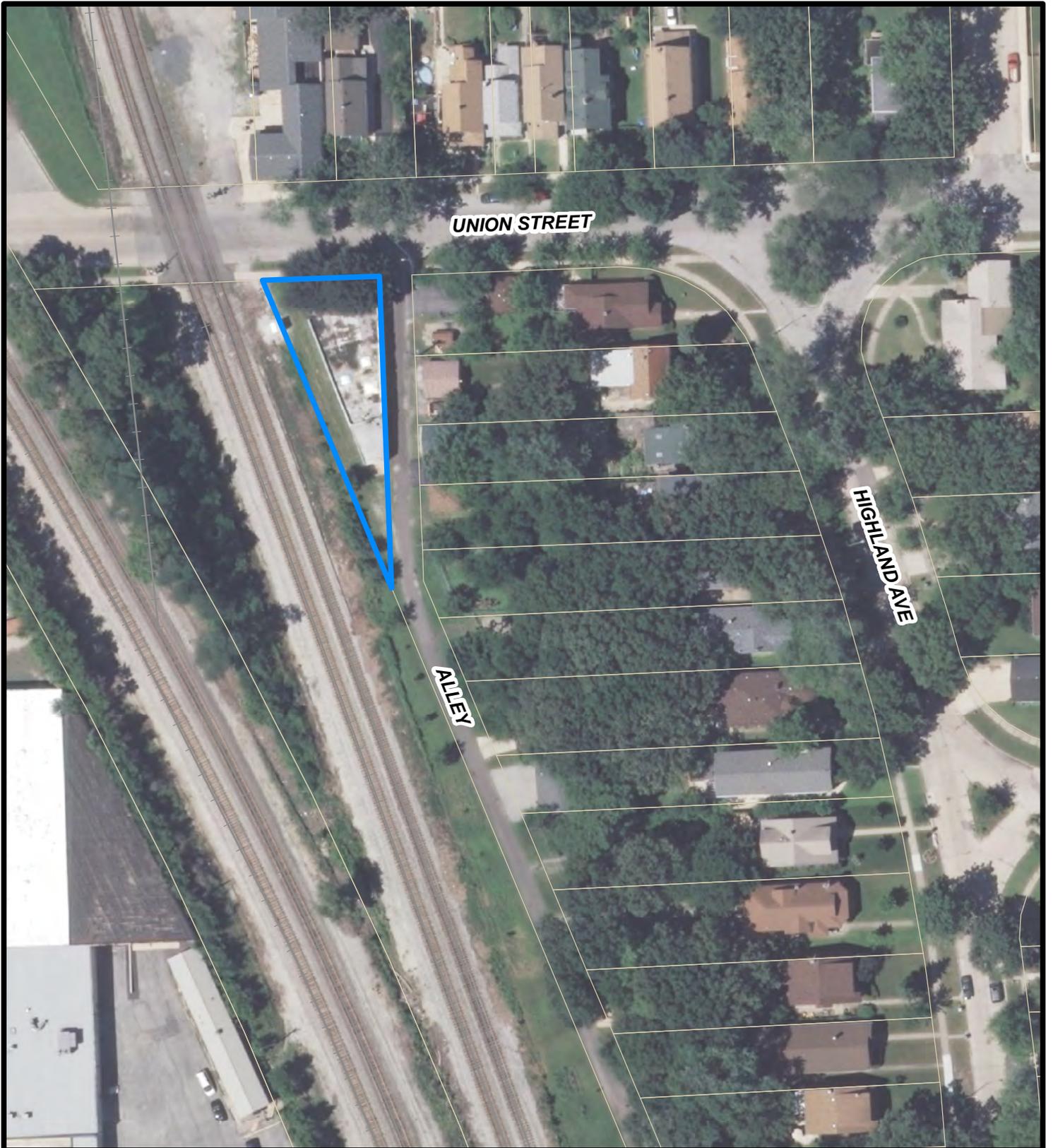
36'-11"

4'-0 7/8"

43'-4 13/16"

63'-1 3/8"

63'-1 3/8"



# 2737 Union Street

Proposed Day Care Center

COBI: 6/16/2014





The meeting was called to order at 6:33 pm. by Chairman Tate.

**Commissioners present:**

Brad Breems,  
Bill Fahrenwald,  
Ana Lopez-Konczal,  
Jamie Tate,  
Sarah Kaliski-Roll,

Also present: Mr. Jason Berry, Dept. of Planning and Building.

**Absent:**

Ronda Hill,  
Glen Szczypka

**APPROVAL OF MINUTES**

The minutes of the regular meeting on April 16, 2014 were approved on motion by Comm. Kaliski-Roll with support from Comm. Fahrenwald.

**NEW BUSINESS**

1. Special Use Permit to operate a Daycare Center at 2737 Union Street. Elener Farland. Mr. Berry introduced the application. It is a unique property between a posted one way alley and railroad tracks. Since the State regulates Daycares the City usually wants to see State approvals. Ms. Farland introduced herself and offered to answer questions. Comm. Fahrenwald: re noise level at train crossing, for public health of children. Ms. Farland said Trains were considered, and the noise inside with doors closed seemed acceptable. The person who reviewed the licensing liked the site and especially proximity to Memorial Park. Comm. Tate: how did you find site? Ms. F.: Drove past, saw owner (?) picking flowers. Q. re size: no more than 40-45, depending on final sq. footage allowances; 30-35 may be more realistic. Employees? Aprox 3. Parking? Room for 3 cars off the alley. Comm. Lopez-Konczal: drop off in front or back? Especially since there is heavy traffic in morning from High School and middle school students and especially when gates are down due to a train crossing. Ms. Farland: there would be no parking on the street, but don't see it as much worse than TLC (on 127<sup>th</sup> at tracks). Hours of drop off and pick up would be distributed: 6 am – 6 pm; not all at same time. Comm. Lopez-Konczal expressed more concerns about drop off especially since use of alley would be forbidden. Ms. Farland: 10 years experience shows children often arrive in family groups and at different times. Comm. Tate: we have to think of worst case scenario. Ms. Farland: Some previous experience (as parent) was with Small Fry on York (at Division?), 125 children. More discussion contrasting and comparing different situations and possibility of outside supervision and higher number of employees required for that. Comm. Fahrenwald: I need to be honest and say that I cannot approve tonight without more reassurance on noise level. Comm. Kaliski-Roll: what about walking kids to park. Ms. F. : We have buggies, ropes and volunteers to walk and would follow all best practices. Comm. K-R and/orTate: but crossing the street is also much more difficult without a light. Comm. Tate: Park is a bonus but not substitute for on-site outdoor play area. Ms. Farland: There is a daycare on Vincennes has no outdoor

space. Comm. Tate: I would like to see space filled and good use made of the building, but am also not ready to approve tonight.

Mr. Berry reviewed process for Ms. Farland, whether Plan Commission approves or not.

Motion to recommend Special Use Permit for Daycare Center at 2757 Union was made by Comm. Fahrenwald, seconded by Comm. Breems. Five (5) No votes. Motion defeated.

## 2. Zoning Ordinance review: signs. (Old Business)

Mr. Berry: No comments from Council, assume approval. Just one person wondered when. Section on Prohibited signs was discussed. Mr. Berry read from a list of possible signs received from Thorntons...including hose promoters and pump-top inserts...etc. Commissions Fahrenwald and Tate and others expressed view that ordinance is good and will just require living with it for a while / refine it in relation to experience with real cases.

Question of plans for outreach and communication with business owners was raised and briefly discussed. It is important to let every business know that non-conforming uses will be enforced but PC (and Community Development Dept. / City) will work with owners to correct and improve.

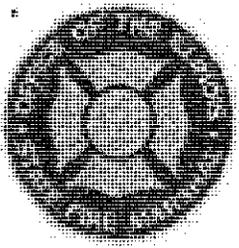
A decision was made to only refer to window signs, without distinguishing between permanent and temporary. Also to set max coverage of window with signs at 40%. The process of approval and who/which agency would be involved was briefly discussed. Mr. Berry suggested variations and exemptions to go to Community Development. But electronic, billboards and roof signs, which require Special Use Permits, should come to Plan Commission.

Motion to recommend to City Council the adoption of The Sign Code as an ordinance was made by Comm. Breems with Comm. Lopez-Konczal seconding. Unanimous approval by voice vote. Carried.

Mr. Berry stated that it would probably have to go to Judiciary Committee first and would likely not get to Council until its second meeting in July.

There being no further business before the Commission the meeting was adjourned at 7:39 pm upon motion of Commissioner Fahrenwald with support from Commissioner Kaliski-Roll.

Respectfully submitted,  
Perry Recker



Office of the State Fire Marshal  
Fire Prevention Division

RECEIVED

JUN 13 2016

BUILDING DEPT.

INSPECTION REPORT - NOTICE OF VIOLATION

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<b>Occupant Name:</b>	ELENER FARLAND	<b>Inspection Date:</b>	3/4/2015
<b>Address:</b>	2737 UNION Street	<b>Occupant Number:</b>	295617-078-CS
<b>Structure Name:</b>		<b>InspectionType:</b>	Reinspection
<b>Suite:</b>		<b>Requested By:</b>	
<b>City:</b>	BLUE ISLAND		
<b>State:</b>	IL		
<b>Zip Code:</b>	60406		
<b>Inspected By:</b>	Terry Brown Office of the State Fire Marshal JRTC - 100 W. Randolph, Suite 4-600 Chicago, IL 60601 Fax: 312/814-3459 312-814-2693	<b>Property Owner:</b>	ELENER FARLAND 312-860-2065 BLUE ISLAND IL 60406

**Important Info for Firefighters:** License Expiration Date: 9/6/2017  
Evacuation Capability: Prompt  
Age of clients / occupants: 6wks.-12yrs.  
Areas & Floor levels to be used: 1st fl.  
Specific Information: All group day care homes requires an inspection. Will this residential space be approved for a Grouo day care home?

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NFPA 101 00  
Floor 1

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**Chapter 9 BUILDING SERVICE AND FIRE PROTECTION EQUIPMENT**

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9.6.2.10.1 Single Station Smoke Alarms

**OK Violation cleared on 3/4/2015**

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**Chapter 16 NEW DAY-CARE OCCUPANCIES**

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16.5.1.2 Covers on Outlets.

**OK Violation cleared on 3/4/2015**

---

16.6.3.4.1 Smoke Alarms

**OK Violation cleared on 3/4/2015**

---

16.6.3.4.3 Smoke alarms in Sleeping Rooms

**OK Violation cleared on 3/4/2015**

---

**Chapter 17 EXISTING DAY-CARE OCCUPANCIES**

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17.5.1.2 Covers on Outlets

**OK Violation cleared on 3/4/2015**

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**OTHER**

Floor 1

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**430 ILCS 135/10 - CARBON MONOXIDE ALARM DETECTORS**

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430 ILCS 135/10 Sec. 10. Carbon Monoxide Detector

**OK Violation cleared on 3/4/2015**

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**425 ILCS 60/3 - SMOKE DETECTOR ACT**

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425 ILCS 60/3 Sec. 3. Smoke Detector Code

**OK Violation cleared on 3/4/2015**

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**This inspection report has been reviewed by the Regional Administrator and will serve as your final report for this inspection and replaces any previous reports.**

**Company Representative:**

Signature on file

Elener Farland  
3/4/2015

Signature on file

**Inspector:**

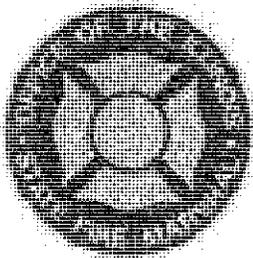
Terry Brown  
3/4/2015

From: **Inspector-NoReply@mobile-eyes.org**  
Subject: Office of Illinois State Fire Marshal - Inspection Results  
Date: February 3, 2015 at 12:31 PM  
To: Elenerfarland@gmail.com, CS212@fdmail.sfm.illinois.gov, Jennifer Johnson jennifer.johnson2@illinois.gov

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The following is a report by an inspector of the OSFM. He/she has made a fire safety inspection of the premises in your jurisdiction. An original has been sent to the owner/occupant. This is a copy for your records.

**Please note - this will be your only copy - we will no longer send these reports via mail.**



**Office of the State Fire Marshal  
Fire Prevention Division**