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

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**ORDINANCE  
NUMBER 2017-006**

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

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

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

**Aldermen**

**ORDINANCE NO. 2017-006**

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

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

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

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

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

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

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

**SECTION ONE**

The recitals and findings set forth above and in the recommendation of the Blue Island Zoning Board of Appeals regarding the request for a zoning map amendment are incorporated

herein by reference the same as if they were fully set forth herein verbatim and the recitals and findings are adopted as the findings of City Council.

## **SECTION TWO**

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

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

### Legal Description:

#### Parcel 1:

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

#### Parcel 2:

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

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

Parcel 3:

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

Parcel 4:

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

Also

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

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

Parcel 5:

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


**SECTION THREE**

This ordinance shall be in full force and effect upon the date of passage or as otherwise required by law and shall supersede all ordinances, or parts thereof, in conflict herewith. All other provisions of the Blue Island Zoning Code (Title XV Land Usage, Chapter 166 Zoning Code) shall remain unchanged and in full force and effect.

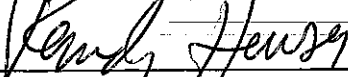
ADOPTED this 14th day of March, 2017, pursuant to a roll call vote as follows:

	YES	NO	ABSENT	PRESENT	ABSTAIN
Alderman Hawley	X				
Alderman Poulos			X		
Alderman Vieyra	X				
Alderman Bilotto	X				
Alderman Rita	X				
Alderman Donahue			X		
Alderman Carr	X				
Alderman Slattery	X				
Alderman Ostling	X				
Alderman Pittman	X				
Alderman Johnson			X		
Alderman Frausto			X		
Alderman Thompson			X		
Alderman Johanson	X				
Mayor Vargas					
TOTAL	9		5		

APPROVED by the Mayor on March 14, 2017.

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

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

  
 RANDY HEUSER  
 CITY CLERK

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

  
 RANDY HEUSER  
 CITY CLERK

STATE OF ILLINOIS        )  
                                  )  
COUNTY OF COOK        )        ss.

CERTIFICATE

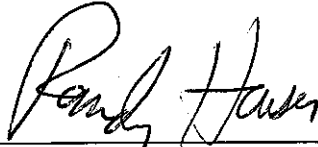
I, Randy Heuser, certify that I am the duly elected and acting Municipal Clerk of the City of Blue Island of Cook County, Illinois.

I further certify that on **March 14, 2017** the Corporate Authorities of such municipality passed and approved Ordinance No. **2017 - 006** entitled: **AN ORDINANCE AMENDING THE CODE OF BLUE ISLAND, ILLINOIS, TITLE XV LAND USAGE, CHAPTER 166 ZONING CODE. (GREAT NORTHERN LUMBER)** Which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. **2017 - 006** including the Ordinance and a cover sheet thereof, was as prepared, and a copy of such Ordinance posted in the municipal building commencing **March 14, 2017** and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the municipal clerk.

DATED at Blue Island, Illinois, this **14th** day of **March, 2017**.

(SEAL)

  
Municipal Clerk

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

**PUBLIC HEARING OF FEBRUARY 27, 2017**

City of Blue Island, 13051 Greenwood Avenue, Blue Island

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

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

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

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

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

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

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

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

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

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

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

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





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

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**COMMUNITY DEVELOPMENT DEPARTMENT**

**STAFF RECOMMENDATION REPORT**

**DATE: MARCH 6, 2017**

**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, February 27, 2017.*

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



**Proposed:**

**I. Project Description**

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

**II. Approvals Required**

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

**III. Standards for Amendment**

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

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

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

#### IV. Conditions and Guarantees

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

##### *Action by City Council.*

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

#### V. Attachments

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



City of Blue Island
Zoning Relief Application

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

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

Please see the attached Exhibit A
Applicant Name
Please see the attached Exhibit A
Owner Name (if different than applicant)

Applicant Address
Owner Address

Applicant Phone
Owner Phone

Applicant Email
Owner Email

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

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

Property Identification Number (Use additional sheets if necessary)

- Numbered boxes 1-4 for property identification numbers.

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

Jeffrey Currier, President
Print Name
Date

Signature

OFFICE USE ONLY

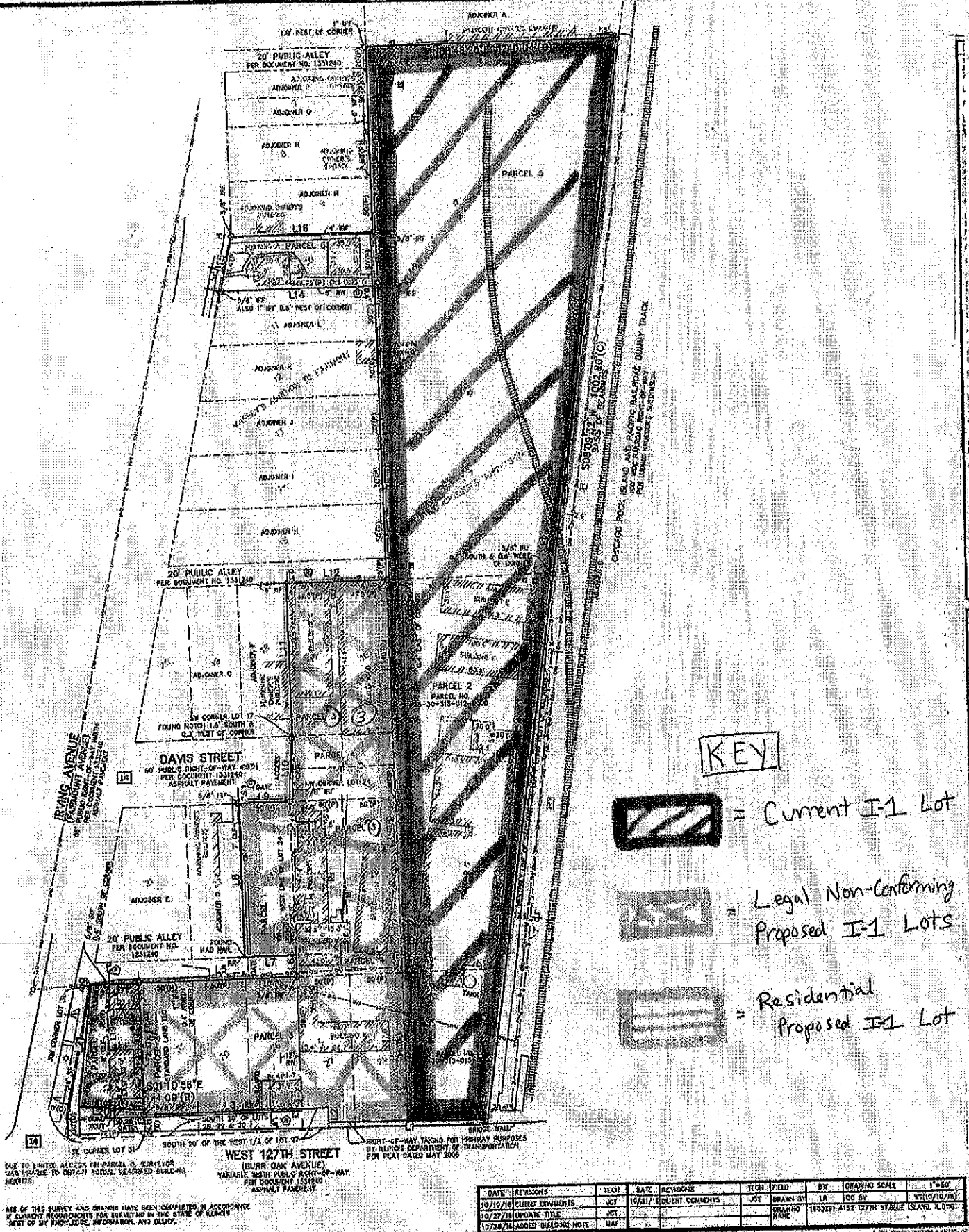
Date of Application
Date of Publication(s)

Date of Hearing
Date of Hearing
Date of Hearing
Date of Hearing

Recommendation(s)

\$
Application Fee



# Exhibit B / Item 1



# Exhibit B / Item 1

# Exhibit B / Item 2

Cook County CookViewer Output

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



1:8000

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# Exhibit B / Item 2



## **Zoning Map Amendment: I-1 District**

**3/8/2017**

### **I. Introduction and Purpose**

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

### **II. Discussion/Highlights**

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

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

### **III. Conclusion and Recommendation**

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

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

Email: [jberry@cityofblueisland.org](mailto:jberry@cityofblueisland.org)