

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

**ORDINANCE
NUMBER 2018-003**

**AN ORDINANCE AUTHORIZING THE REZONING OF PROPERTY
COMMONLY KNOWN AS 2854 MINNESOTA AVENUE FROM
R-1 SINGLE FAMILY RESIDENTIAL DISTRICT TO
C-2 HIGHWAY COMMERCIAL DISTRICT
IN THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS**

DOMINGO F. VARGAS, Mayor
Randy Heuser, City Clerk

**DEXTER JOHNSON
LETICIA VIEYRA
NANCY RITA
TOM HAWLEY
BILL FAHRENWALD
CANDACE CARR
KENNETH PITTMAN**

**GEORGE POULOS
FRED BILOTTO
KEVIN DONAHUE
ALECIA SLATTERY
JANICE OSTLING
JAIRO FRAUSTO
NANCY THOMPSON**

Aldermen

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

WHEREAS, the City of Blue Island, Cook County, Illinois (the “*City*”) is a municipality duly formed and existing under the laws of the Constitution of the State of Illinois; and

WHEREAS, The Salvation Army (the “*Applicant*”), the owner of property commonly known as 2854 Minnesota Avenue, Blue Island, Illinois, which is legally described on Exhibit A (the “*Property*”), a copy of which is attached hereto and made a part hereof, filed a petition requesting a map amendment to rezone the Property from R-1 Single Family Residential District to C-2 Highway Commercial District; and

WHEREAS, the Zoning Board of Appeals (the “*Zoning Board*”) caused the appropriate notice of hearing on the application to be published in accordance with § 166.094(E) of the Blue Island Code of Ordinances; and

WHEREAS, on December 28, 2017, the Zoning Board held a public hearing to hear testimony and consider the petition, along with all other requested and supporting documents submitted by the Applicant; and

WHEREAS, after an examination of the issues and exhibits as well as the testimony presented before the Zoning Board, the members of the Zoning Board deliberated and recommended the zoning map amendment to the Mayor and City Council of the City of Blue Island (the “*Corporate Authorities*”). A true and correct copy of the Findings of Fact and Recommendation of the Zoning Board is attached hereto and made a party hereof as Exhibit “B.”

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Blue Island, Cook County, Illinois, as follows:

Section 1. That the above recitals and legislative findings are found to be true and correct and are hereby incorporated herein and made a part hereof, as if fully set forth in their entirety.

Section 2. The written findings of fact and recommendation of the Zoning Board relative to the petition to rezone the Property are hereby accepted, incorporated herein by reference as if fully set forth in their entirety, and are adopted as the findings of the City Council. All documents and exhibits submitted at the aforesaid public hearing are also incorporated by reference into this Ordinance.

Section 3. The Property, in accordance with the findings of fact and recommendations of the Zoning Board as herein set forth, is hereby rezoned from R-1 Single Family Residential District to C-2 Highway Commercial District and the zoning map of the City is hereby amended in accordance thereof.

Section 4. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any other provision of this Ordinance.

Section 5. All ordinances, resolutions, motions or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

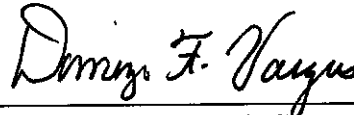
Section 6. This Ordinance shall be in full force and effect upon its passage, approval and publication as provided by law.

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ADOPTED this 13th day of February, 2018, pursuant to a roll call vote as follows:

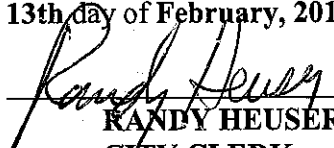
	YES	NO	ABSENT	PRESENT	ABSTAIN
Alderman Hawley			X		
Alderman Poulos	X				
Alderman Vieyra	X				
Alderman Bilotto	X				
Alderman Rita	X				
Alderman Donahue			X		
Alderman Carr	X				
Alderman Slattery			X		
Alderman Ostling	X				
Alderman Pittman	X				
Alderman Johnson			X		
Alderman Frausto	X				
Alderman Thompson	X				
Alderman Fahrenwald	X				
Mayor Vargas					
TOTAL	10		4		

APPROVED by the Mayor on February 13, 2018.



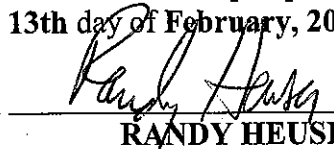
DOMINGO F. VARGAS
MAYOR OF THE CITY OF BLUE ISLAND,
COUNTY OF COOK AND STATE OF ILLINOIS

ATTESTED and Filed in my office this
 13th day of February, 2018.



RANDY HEUSER
CITY CLERK

PUBLISHED in pamphlet form this
 13th day of February, 2018.



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.

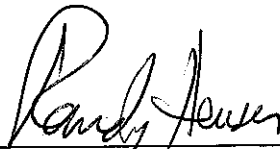
I further certify that on **February 13, 2018** the Corporate Authorities of such municipality passed and approved Ordinance No. **2018 - 003** entitled: **AN ORDINANCE AUTHORIZING THE REZONING OF PROPERTY COMMONLY KNOWN AS 2854 MINNESOTA AVENUE FROM R-1 SINGLE FAMILY RESIDENTIAL DISTRICT TO C-2 HIGHWAY COMMERCIAL DISTRICT IN THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS.**

Which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. **2018 - 003** including the Ordinance and a cover sheet thereof, was as prepared, and a copy of such Ordinance posted in the municipal building commencing **February 13, 2018** and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the municipal clerk.

DATED at Blue Island, Illinois, this **13th** day of **February, 2018.**

(SEAL)



Municipal Clerk

EXHIBIT A

Legal Description

LOT 25 IN BLOCK 7, IN HARMON AND YOUNG'S ADDITION TO BLUE ISLAND, BEING A SUBDIVISION OF THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF GRAND TRUNK RAILROAD, EXCEPT A TRACT OF LAND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF BURR OAK AVENUE, 233 FEET WEST OF THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, AFORESAID; THENCE NORTH PARALLEL WITH SAID EAST LINE 180 FEET; THENCE WEST 100 FEET; THENCE SOUTH 180 FEET TO THE NORTH LINE OF BURR OAK AVENUE; THENCE EAST 100 FEET TO PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Permanent Index Number (PIN): 24-25-308-001-0000

Common Address: 2854 Minnesota Avenue, Blue Island, Illinois 60406

EXHIBIT B

Findings of Fact and Recommendation

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

PUBLIC HEARING OF DECEMBER 28, 2017

City of Blue Island, 13051 Greenwood Avenue, Blue Island

On December 28, 2017 the Blue Island Zoning Board of Appeals voted unanimously (4-0) to adopt Finding of Fact recommending City Council approval of a zoning map amendment of the Blue Island Zoning Ordinance of 1971, as amended, for Highway Commercial use 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 like side yard.

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

Finding: The zoning classification of properties in the area is R1 and C2. The Zoning Board of Appeals finds that the map amendment is best compatible with the land use permitted in the C2 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 C2 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 C2 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