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

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**ORDINANCE  
NUMBER 2021-024**

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**AN ORDINANCE OF THE CITY OF BLUE ISLAND, COOK  
COUNTY, ILLINOIS, AMENDING TITLE III, CHAPTER 32;  
TITLE IX, CHAPTER 97; AND TITLE XV, CHAPTER 163 OF  
THE CODE OF ORDINANCES OF BLUE ISLAND, ILLINOIS,  
ELIMINATING THE PLAN COMMISSION AND  
REPLACING IT WITH THE “PLANNING AND ZONING  
BOARD OF APPEALS”**

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**FRED BILOTTO, Mayor  
RAEANN CANTELO-ZYLMAN, City Clerk**

**DEXTER JOHNSON  
LUIZ MONTOYA  
NANCY RITA  
BILL FAHRENWALD  
GABRIEL McGEE  
CANDACE CARR  
JOSH ROLL**

**Aldermen**

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**ORDINANCE NUMBER 2021-24**

**AN ORDINANCE OF THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS,  
AMENDING TITLE III, CHAPTER 32; TITLE IX, CHAPTER 97; AND TITLE XV,  
CHAPTER 163 OF THE CODE OF ORDINANCES OF BLUE ISLAND, ILLINOIS,  
ELIMINATING THE PLAN COMMISSION AND  
REPLACING IT WITH THE “PLANNING AND ZONING BOARD OF APPEALS”**

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**WHEREAS**, the City of Blue Island, Cook County, Illinois (the “*City*”) is a duly organized and existing city created under the provisions of the laws of the State of Illinois and is now operating under the provisions of the Illinois Municipal Code, and all laws amendatory thereof and supplementary thereto, with full powers to enact ordinances and adopt resolutions for the benefits of the residents of the City; and

**WHEREAS**, the Mayor and the Aldermen of the City of Blue Island previously adopted Chapter 32 of Title III (“City Organizations”) of the Code of Ordinances of the City (the “*City Code*”) in 1965, establishing a Plan Commission for the City, which is also referenced in Chapter 97 of Title IX (“Streets and Sidewalks”), Chapter 163 of Title XV (“Landscaping and Screening”), and Chapter 166 of Title XV (“Zoning Code”); and

**WHEREAS**, the City currently has both a Plan Commission (pursuant to Section 32.08 of the City Code) and a Zoning Board of Appeals (pursuant to Section 166.087 of the Zoning Code); and

**WHEREAS**, the operation of two committees whose purpose is essentially the same—to review proposed developments within the City and recommend actions to the Mayor and Aldermen—has become redundant and inefficient; and

**WHEREAS**, eliminating the Plan Commission and establishing a new Planning and Zoning Board of Appeals that has the powers and duties of both the Plan Commission and the Zoning Board

Appeals, the Mayor and Aldermen of the City of Blue Island find that the amendment of the City Code to eliminate the Plan Commission and to establish the Planning and Zoning Board of Appeals for the reasons stated above is in the best interests of the health, safety and welfare of the City and its residents.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Aldermen 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.** That the Mayor and Aldermen find and determine that the adoption of this Ordinance is in the best interests of the City as well as in the public interest.

**Section 3.** That Title III (“Administration”), Chapter 32 (“City Organizations”), Section 32.08 (“Plan Commission”) is hereby repealed in its entirety and in its place, a new Section 32.08 is hereby established and shall read as follows:

**§ 32.08 PLANNING AND ZONING BOARD OF APPEALS.**

- (A) Short title. This section shall be known and may be cited as “The Blue Island Planning and Zoning Board of Appeals Ordinance.”
- (B) Planning and Zoning Board of Appeals created. A Planning and Zoning Board of Appeals (“Board”) is created for the city. Any reference to “Plan Commission” or “Planning Commission” or “Zoning Board of Appeals” within this Code shall refer to the Planning and Zoning Board of Appeals created herein.
- (C) Appointment; term; compensation.
  - (1) The members of the Planning and Zoning Board of Appeals shall be the same as the members of the Zoning Board of Appeals, and will be appointed by the mayor with the consent and approval of the City Council. The Board shall consist of seven members to serve for a term of five years.
  - (2) Membership on the Planning and Zoning Board of Appeals shall be under the same terms

as membership on the Zoning Board of Appeals, as provided in Section 166.087 of this Code.

(D) Organization, bylaws, and meetings.

- (1) The Board shall adopt such bylaws governing its procedures and regulating its business as it, from time to time, deems proper and necessary, consistent with city ordinances or state laws. The adoption and amendment of the bylaws shall be by a majority vote of the members of the Board. Every member of the Board shall be furnished with a copy of proposed bylaws or amendments thereto at least ten days prior to any action taken thereon by the Board. The Board shall keep written records of its proceedings that shall be open to public inspection.
- (2) In the event of a conflict between the bylaws of the Board and the rules and procedures of the Planning and Zoning Board of Appeals, the Board bylaws shall control.

(E) Powers and duties.

- (1) The Board shall prepare and recommend the following for consideration and adoption by the Mayor and Aldermen:
  - (a) A statement of goals and objectives to help guide growth and development in the city and its environs;
  - (b) A comprehensive plan for the present and future development and redevelopment of the city. This plan may be adopted in whole or in separate geographical or functional parts, each of which, when adopted by the Mayor and Aldermen, shall be the official comprehensive plan or part thereof.
  - (c) Such amendments to the plan as may be deemed necessary.
  - (d) An official map of the city and such later revisions in the map as may be deemed necessary by the Board or Mayor and Aldermen; and
  - (e) Plans for specific improvements pursuant to the provisions of the official map.
- (2) The Board shall have the jurisdiction and authority to perform, and shall perform, all duties assigned to the Zoning Board of Appeals as detailed in Section 166.087 of this Code.
- (3) In connection with the foregoing, the Board shall:
  - (a) Review and make recommendations for the renewal, development, redevelopment, or conservation of residential, commercial, business, or industrial areas of the city,

taking into consideration urban esthetics and civil design;

- (b) Call upon any officials of the city for aid and advice upon any matter properly within the scope of interest of the Board and give aid to the official of the city and other governmental agencies charged with the direction of projects for improvements included in the official map to further the making of such improvements and to generally promote the objective of the official comprehensive plan.
- (c) Consult with municipal, county, regional, and state planning commissions and agencies to the end that coordinated planning for the city will be encouraged.
- (4) The Board shall exercise other powers or duties as is now or hereafter may be conferred by an act commonly called "The Illinois Municipal Planning Act," (65 ILCS 5/11-12-4, et seq., or any amendment thereto or as conferred by this Section or any powers or duties germane to powers hereinabove set forth.
- (F) Annual report. The Board shall submit an annual written report to the City Council no later than June 1 of each year.

**Section 4.** That Title IX ("General Regulations"), Chapter 97 ("Streets and Sidewalks"), Section 97.020 ("Plan Commission") is hereby amended by deleting the following stricken language and adding the underlined language to read, as follows:

**§ 97.020 PLANNING AND ZONING COMMISSION. BOARD OF APPEALS.**

- (A) The City Planning and Zoning-Commission-Board of Appeals shall serve as a resource on active transportation and complete streets. The Planning and Zoning-Commission Board of Appeals shall indicate opportunities to advance the provisions of this subchapter by providing recommendations to the City Council. The Planning and Zoning-Commission Board of Appeals may consider the testimony of local non-profits and civic groups, organizations, and city commissions.
- (B) Adjoining land use and context will be prioritized by the Planning and Zoning-Commission Board of Appeals in accordance with the city's Complete Streets Map, attached to the ordinance codified herein. This map may be periodically updated and amended by the City Council following recommendations of the Planning and Zoning-Commission Board of Appeals, with consideration of the priorities and goals of the city, and its comprehensive plan.

**Section 5.** That Title IX ("General Regulations"), Chapter 97 ("Streets and Sidewalks"),

Section 97.021 (“Grades; Success of Policy”) is hereby amended by deleting the following stricken language and adding the underlined language to read, as follows:

**§ 97.021 GRADES; SUCCESS OF POLICY.**

- (A) Bicycle level of service (BLOS), pedestrian level of service (PLOS) and bicycle compatibility index (BCI) grades shall be used as a measure of success of this subchapter. The Planning and Zoning Commission Board of Appeals shall adopt an official calculator to be used for a minimum of four years. The BLOS, PLOS and BCI calculators developed by the League of Illinois Bicyclists may be used to evaluate these measures. Projects that score a grade of “B” or better shall be considered a successful implementation of this subchapter.
- (B) The Planning and Zoning Commission Board of Appeals shall report annually to the City Council the success of the city’s Complete Streets Policy. This report shall include BLOS/BCI grades before and after Planning and Zoning Commission Board of Appeals review, additional measures noted above when applicable, and any exceptions granted to the Complete Streets Policy.
- (C) The Public Works Department and the Urban Forestry Board shall partner with the Planning and Zoning Commission Board of Appeals to report annually on the installation of new facilities, including but not limited to:
  - (1) Total miles of on-street bicycle routes defined by streets with clearly marked or signed bicycle accommodations;
  - (2) Linear feet of new pedestrian accommodations;
  - (3) Number of curb ramps installed along city streets; and
  - (4) Number of new street trees provided in the public right-of-way.

**Section 6.** That Title IX (“General Regulations”), Chapter 97 (“Streets and Sidewalks”), Section 97.022 (“Implementation Responsibility”) is hereby amended by deleting the following stricken language and adding the underlined language to read, as follows:

**§ 97.022 IMPLEMENTATION RESPONSIBILITY.**

- (A) Implementation of this subchapter shall be the responsibility of all elected and appointed officials and city departments. Training on complete streets, active transportation policies and non-motorized transportation options will be the responsibility of each city department,

as guided by the Community Development Department.

- (B) For all proposed improvements to the public right-of-way, the Mayor's Office shall notify department heads from the city's Public Works, Engineering, Building and Zoning, Community Development, Police, Fire and Finance Departments of a required pre-planning meeting with the appropriate agents or jurisdictions. Each department may choose to attend or send a representative to provide input.
- (C) The City Public Works shall have the authority to implement any improvement to the public right-of-way that conforms to this Complete Streets Policy.
- (D)
  - (1) Improvements to corridors, routes and sites prioritized by the Complete Streets Map shall be subject to review by the Planning and Zoning Commission Board of Appeals to ensure that all users are accommodated.
  - (2) Following its review, the Planning and Zoning Commission Board of Appeals shall make a recommendation to the City Council, which shall have final authority to implement this subchapter.

**Section 7.** That Title XV ("Land Usage"), Chapter 163 ("Landscaping and Screening"), Section 163.15 ("Plan Commission Modification") is hereby amended by deleting the following stricken language and adding the underlined language to read, as follows:

**§ 163.15 PLANNING AND ZONING COMMISSION BOARD OF APPEALS MODIFICATION.**

- (A) The Planning and Zoning Commission Board of Appeals may modify this requirement to landscape all setbacks and open space areas.
- (B) The modification may only be approved if the Commission Planning and Zoning Board of Appeals finds that the project provides:
  - (1) For outdoor dining activities, special pavings or other examples of exceptional architectural quality in the project's design;
  - (2) A higher overall quality of landscaping design than would normally be expected for a similar development project; and
  - (3) A superior landscape maintenance plan.

**Section 8.** The Code of Ordinances of the City of Blue Island, Illinois, is hereby amended by deleting all references to “*Plan Commission*” or “*Planning Commission*” and inserting in lieu thereof the term “*Planning and Zoning Board of Appeals*,” unless otherwise provided for in this Ordinance.

**Section 9.** 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 10.** All ordinances, resolutions, motions or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

**Section 111.** This Ordinance shall be in full force and effect immediately upon its passage and approval to ensure the public health, safety and welfare of the residents of the City

*(Left intentionally blank)*



ADOPTED this 27th day of July, 2021, pursuant to roll call as follows:

	YES	NO	ABSENT	PRESENT	ABSTAIN
Alderman JOHNSON			X		
Alderman MONTOYA	X				
Alderman RITA			X		
Alderman FAHRENWALD	X				
Alderman MCGEE		X			
Alderman CARR	X				
Alderman ROLL	X				
Mayor BILOTTO					
	4	1	2		

APPROVED by the Mayor on July 27, 2021.

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

ATTESTED and Filed in my office this  
27th day of July, 2021

RAEANN CANTELO-ZYLMAN, CITY CLERK

PUBLISHED in pamphlet form this  
27th day of July, 2021

RAEANN CANTELO-ZYLMAN, CITY CLERK

STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK     )

**CERTIFICATE**

I, **RAEANN CANTELO-ZYLMAN**, 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 **July 27, 2021** the Corporate Authorities of such municipality passed and approved Ordinance No. **2021 - 024** Entitled: **AN ORDINANCE OF THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS, AMENDING TITLE III, CHAPTER 32; TITLE IX, CHAPTER 97; AND TITLE XV, CHAPTER 163 OF THE CODE OF ORDINANCES OF BLUE ISLAND, ILLINOIS, ELIMINATING THE PLAN COMMISSION AND REPLACING IT WITH THE "PLANNING AND ZONING BOARD OF APPEALS"**. Which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. **2021 - 024** including the Ordinance and a cover sheet thereof, was prepared, and a copy of such Ordinance posted in the municipal building commencing on **July 27, 2021** 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 **27th** day of **July, 2021**.

CORPORATE SEAL

  
RAEANN CANTELO-ZYLMAN, CITY CLERK