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

**ORDINANCE
NUMBER 2022-004**

**AN ORDINANCE OF THE CITY OF BLUE ISLAND, COOK
COUNTY, ILLINOIS, APPROVING TWO SIGN CODE
VARIANCES FOR THE PROPERTY LOCATED AT 2155
BROADWAY STREET**

**FRED BILOTTO, Mayor
RAEANN CANTELO-ZYLMAN, City Clerk
JAIRO FRAUSTO, City Treasurer**

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

Aldermen

ORDINANCE NUMBER 2022-004

**AN ORDINANCE OF THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS,
APPROVING TWO SIGN CODE VARIANCES FOR THE PROPERTY LOCATED AT
2155 BROADWAY STREET**

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, an application for two variances to Chapter 166 of the Code of Ordinances of the City (the “*Zoning Code*”) has been submitted to the City by Blue Cap (the “*Applicant*”) to replace its main building sign with a wall sign that is internally illuminated and mounted with channel lettering (the “*Sign Variances*”) on the property located at 2155 Broadway Street, Blue Island, Illinois and as legally described and depicted on Exhibit A (the “*Property*”); and

WHEREAS, the Planning and Zoning Board of Appeals (“*PZBA*”) held a public hearing on January 6, 2021 (the “*Public Hearing*”) as to whether the Sign Variances should be approved, at which time all persons present were afforded an opportunity to be heard; and

WHEREAS, a public notice in the form required by law was given of said Public Hearing date; and

WHEREAS, the PZBA has filed its findings of fact and recommendations that the Sign Variances be granted, and the Mayor and Aldermen of the City have duly considered said findings of fact and recommendations, and

WHEREAS, the Mayor and Aldermen of the City deem it advisable and in the best interest of the health, safety, and welfare of the residents of the City to grant the Sign Variances subject to the conditions identified herein.

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

Section 1. 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 Mayor and Aldermen of the City hereby adopt by reference the findings of fact of the Planning and Zoning Board of Appeals as findings of the Mayor and Aldermen of the City as if completely set forth herein. All documents and exhibits submitted at the aforesaid public hearings are also incorporated by reference into this Ordinance.

Section 3. In addition to the findings set forth in Section 2 hereof, the Mayor and Aldermen of the City further find in relation to the Sign Variances as follows:

1. That the applicant's plans are substantially consistent with the design criteria of the Zoning Code, aside from these two variances;
2. That the proposed exterior design features of the sign are suitable and compatible with the character of neighboring buildings and structures existing or under construction and with the character of the neighborhood and the R-1 Residential District, and enhance the environment of the City;
3. That the exterior design features of the sign will not be detrimental to the harmonious and orderly growth of the City; and
4. That the exterior design features of the sign will not cause a substantial depreciation in the property values in the neighborhood.

Section 4. A variance is hereby granted and issued to Blue Cap for an internally illuminated wall sign, as presented, on the building located at 2155 Broadway Street, Blue Island, Illinois.

Section 5. A variance is hereby granted and issued to Blue Cap to use channel lettering in its wall sign, as presented, on the building located at 2155 Broadway Street, Blue Island, Illinois.

Section 6. The Applicant hereunder shall at all times comply with the terms and conditions of the City Code of Ordinances, including the Zoning Code, and, in the event of non-compliance, the Applicant's license shall be subject to revocation.

Section 7. 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 8. All ordinances, resolutions, motions or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 9. This Ordinance shall be in full force and effect following its passage, approval and publication in pamphlet form as provided by law.

[Intentionally left blank]

ADOPTED this 11th day of **January, 2022**, pursuant to roll call as follows:

	YES	NO	ABSENT	PRESENT	ABSTAIN
Alderman JOHNSON	X				
Alderman FAHRENWALD	X				
Alderman RITA			X		
Alderman MONTOYA	X				
Alderman MCGEE	X				
Alderman CARR	X				
Alderman ROLL	X				
Mayor BILOTTO					
	6		1		

APPROVED by the Mayor on **January 11, 2022**.

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

ATTESTED and Filed in my office this
11th day of **January, 2022**.

RAEANN CANTELO-ZYLMAN, CITY CLERK

PUBLISHED in pamphlet form this
11th day of **January, 2022**.

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.

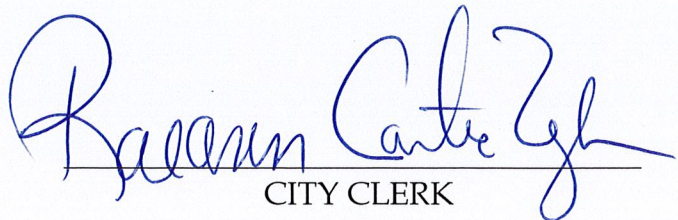
I further certify that on **January 11, 2022** the Corporate Authorities of such municipality passed and approved Ordinance No. **2022 - 004** Entitled: **AN ORDINANCE AMENDING THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS, APPROVING TWO SIGN CODE VARIANCES FOR THE PROPERTY LOCATED AT 2155 BROADWAY STREET.**

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

The pamphlet form of Ordinance No. **2022 - 004** including the Ordinance and a cover sheet thereof, was prepared, and a copy of such Ordinance posted in the municipal building commencing on **January 11, 2022** 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 **11th** day of **January, 2022.**

CORPORATE SEAL


CITY CLERK

STATE OF ILLINOIS)
)
COUNTY OF COOK)

 ss.

CERTIFICATION

I, RAEANN CANTELO-ZYLMAN, DO HEREBY CERTIFY THAT I am the duly elected City Clerk of the City of Blue Island, Illinois, as such City Clerk, I am the keeper of the minutes and records of the Proceedings of the City Council of the said City and have in my custody the ORDINANCES and BOOKS of the records of said City.

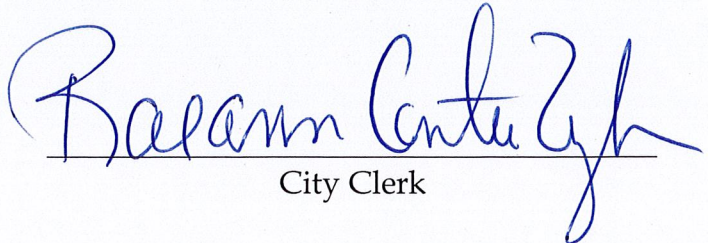
I DO FURTHER CERTIFY that the attached and foregoing is a true and correct copy of the certain **ORDINANCE: AN ORDINANCE AMENDING THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS, APPROVING TWO SIGN CODE VARIANCES FOR THE PROPERTY LOCATED AT 2155 BROADWAY STREET.**

ORDINANCE NO. 2022-004 which was adopted at a regular meeting of the City Council of the City of Blue Island, Illinois held on the **11th day of January, 2022**; that at said meeting **6** Alderman were present; that at said meeting, on motion duly made and seconded that the Ordinance did pass and on the roll being called the vote of each Aldermen present on the question of the passage of said Ordinance was duly and separately taken by Ayes and Nays and their names and votes recorded in the minutes of **6** Alderman voted Aye and **0** Alderman voted Nay and **0** Alderman voted Abstain and **1** Alderman Absent.

I DO FURTHER CERTIFY that the original Ordinance which the foregoing is a true copy, is entrusted to my care for safe keeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of the City of Blue Island aforesaid, at the said City in the County and State aforesaid, this **11th** day of **January, 2022**.

CORPORATE SEAL



City Clerk

Exhibit A

Legal Description

ADDRESS: 2155 Broadway Street, Blue Island, Illinois
PIN: 25-31-349-004-0000 & 25-31-349-005-0000

LOTS 4 AND 5 IN BLOCK 121 IN THAT PART OF BLUE ISLAND IN CALUMET IN SECTION 31 AND SECTION 32, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



**City of Blue Island
Building & Zoning Department**
13051 Greenwood Avenue
Blue Island, IL 60406
Office (708) 597-8606
Fax (708) 396-2686
building@cityofblueisland.org

FINDINGS OF FACT

**CITY OF BLUE ISLAND PLANNING AND ZONING BOARD OF APPEALS (PZBA)
PUBLIC HEARING OF JANUARY 6, 2022**

Applicant: Blue Cap

Property: 2155 Broadway Street, Blue Island, IL 60406

On January 6, 2022 the Planning and Zoning Board of Appeals voted (6-0) to adopt the following Findings of Fact and recommend to the City Council approval of two sign variances of the Blue Island Zoning Ordinance of 1971, as amended.

The PZBA considered the standards for making a variance recommendation pursuant to Section 166.129(D) of the City Code and found as follows:

1) The applicant's plans are substantially consistent with the design criteria of this sign code;

The PZBA finds the new wall sign meets the basic sign area criteria, and it only fails in two regards: mounting style and lamination. Only pin-mounted and unilluminated signs are expressly allowed for non-residential buildings within the Residential Sign Overlay District. However, the channel lettering and internal illumination are not substantially inconsistent with the design criteria in this case. This new wall sign is modern, and it will attract more attention in a positive manner.

2) The proposed exterior design features of the sign are suitable and compatible with the character of neighboring buildings and structures existing or under construction and with the character of the neighborhood and the applicable zoning district, and enhance the environment of the city;

The PZBA finds the new wall sign will be constructed of regular everyday materials used to create new signs. The design sign features are modern and visually appealing for the passing pedestrian and motorist on Broadway Street. Even though, the new wall sign will contain channel lettering and be internally illuminated, the new sign is typical for today's sign standards. These features are no unsuitable or incompatible for the neighborhood. The new sign will enhance the applicant's building, and it will also improve in the neighborhood visual appearance.

Variance

- 3) The exterior design features of the sign will not be detrimental to the harmonious and orderly growth of the city; or**

The PZBA finds the new wall sign will positively compliment the harmonious and orderly growth of the city because it is a new sign improvement that the applicant is paying for to update its business logo and marketing appeal to the surrounding neighborhood. The existing wall sign was first installed in 1967, and it has never been modified or updated until now. Today's sign standards typically include channel lettering and are internally illuminated. Basically, the applicant is following the current trend when it comes to signage.

- 4) The exterior design features of the sign will not cause a substantial depreciation in the property values in the neighborhood.**

The PZBA finds the new wall sign will not depreciate the property values in the neighborhood, but on the contrary, it will improve the surrounding property values in the neighborhood with a new sign that is modern, sleek, and more visually appealing.

Based on the foregoing, the Planning and Zoning Board of Appeals recommends that the City Council approve two sign variances for Blue Cap to install a sign with channel lettering and internal illumination at 2155 Broadway Street, Blue Island, Illinois 60406.