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

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**ORDINANCE  
NUMBER 2022-027**

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**AN ORDINANCE OF THE CITY OF BLUE ISLAND, COOK  
COUNTY, ILLINOIS, APPROVING TWO SIGN CODE  
VARIANCES FOR THE PROPERTY LOCATED AT 12952  
SOUTH WESTERN AVENUE**

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**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 2022-027**

**AN ORDINANCE OF THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS,  
APPROVING TWO SIGN CODE VARIANCES FOR THE PROPERTY LOCATED AT  
12952 SOUTH WESTERN AVENUE**

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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**, an application for a large sign under the Uptown Transit Oriented Development (UTOD) District Ordinance (the “*UTOD Ordinance*”), which is also incorporated by reference in Chapter 166 of the Code of Ordinances of the City (the “*Zoning Code*”), has been submitted to the City by Lyric Venture, LLC (the “*Applicant*”) to install a marquee sign (the “*Sign*”) on the front wall of the Lyric Theater, located at 12952 South Western Avenue, Blue Island, Illinois and as legally described and depicted on Exhibit A (the “*Property*”); and

**WHEREAS** the Applicant also submitted an application for two variances to the UTOD Ordinance, to allow the Sign to feature internal illumination and changeable copy (the “*Sign Variances*”); and

**WHEREAS**, the Planning and Zoning Board of Appeals (“*PZBA*”) held a public hearing on April 7, 2022 (the “*Public Hearing*”) as to whether the Sign and 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, as the final decision-making authority on large signs in the UTOD District, voted to allow the Sign, conditioned on approval of the Sign Variances by the Mayor and Aldermen of the City; 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 UTOD Ordinance, 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 UTOD 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 Lyric Venture, LLC for an internally illuminated wall sign, as presented, on the building located at 12952 South Western Avenue, Blue Island, Illinois.

**Section 5.** A variance is hereby granted and issued to Lyric Venture, LLC to use changeable copy in its wall sign, as presented, on the building located at 12952 South Western Avenue, 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 UTOD Ordinance and 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 26th day of **April, 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 **April 26, 2022**.

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

**ATTESTED** and Filed in my office this  
**26th** day of **April, 2022**.

**RAEANN CANTELO-ZYLMAN, CITY CLERK**

**PUBLISHED** in pamphlet form this  
**26th** day of **April, 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 **April 26, 2022** the Corporate Authorities of such municipality passed and approved Ordinance No. **2022 - 027** Entitled: **ORDINANCE: AN ORDINANCE OF THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS, APPROVING TWO SIGN CODE VARIANCES FOR THE PROPERTY LOCATED AT 12952 SOUTH WESTERN AVENUE.**

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

The pamphlet form of Ordinance No. **2022 - 027** including the Ordinance and a cover sheet thereof, was prepared, and a copy of such Ordinance posted in the municipal building commencing on **April 26, 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 **26th** day of **April, 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 RESOLUTIONS 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 OF THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS, APPROVING TWO SIGN CODE VARIANCES FOR THE PROPERTY LOCATED AT 12952 SOUTH WESTERN AVENUE.**

**ORDINANCE NO. 2022-027** which was adopted at a regular meeting of the City Council of the City of Blue Island, Illinois held on the **26th day of April, 2022**; that at said meeting **6** Alderman were present; that at said meeting, on motion duly made and seconded that the Resolution did pass and on the roll being called the vote of each Aldermen present on the question of the passage of said Resolution was duly and separately taken by Ayes and Nays and their names and votes recorded in the minutes of **6** Alderman voted Aye and **1** 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 **26th** day of **April, 2022**.

CORPORATE SEAL

  
\_\_\_\_\_  
City Clerk

Exhibit A

*Legal Description*

ADDRESS: 12952 S. Western Ave., Blue Island, Illinois  
PIN: 24-36-223-016-0000

LOT 3 IN BLOCK 26 IN YOUNG'S ADDITION TO BLUE ISLAND, A SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 37 NORTH, RANGE 13 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

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**FINDINGS OF FACT**

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**CITY OF BLUE ISLAND PLANNING AND ZONING BOARD OF APPEALS (PZBA)  
PUBLIC HEARING OF April 7, 2022**

Applicant: Lyric Venture, LLC  
Property: 12952 S. Western Avenue, Blue Island, IL 60406

On April 7, 2022 the Planning and Zoning Board of Appeals voted (5-0) to adopt the following Findings of Fact and recommend to the City Council approval of a sign variance to allow internal illumination and changeable copy for a large sign via the Uptown Transit Oriented Development (UTOD) District of the Blue Island Zoning Ordinance of 1971, as amended.

The PZBA considered the standards for making a sign 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 large sign meets the basic sign area criteria, and it only fails in two regards: internal illumination and changeable copy. Since a large marquee sign is being proposed, this type of a sign tries to attract as much attention as possible for pedestrians and motorists alike.*

*A large marquee sign typically contains internal lighting, flashing lights, and changeable copy.*

*A sign variance of this magnitude does not seem too unreasonable for such a special sign being proposed for the reintroduction of a movie theater that has been closed for a very long time. Also, 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 large 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 Western Avenue.*

*Even though, the large sign will contain internal lighting and changeable copy, the new sign is typical for a large marquee sign. These two sign features will stand out in a good way and it*

## Sign Variance

*will promote a business that has been absent in Blue Island for a very long time. The new large sign will enhance the applicant's building, and it will also improve in the mixed-use neighborhood visual appearance, and hopefully attract other businesses to relocate near this new business.*

**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 large sign will positively compliment the harmonious and orderly growth of the city because it is a sign improvement that will attract further redevelopment in the UTOD District, and make Blue Island more attractable compared to other surrounding municipalities.*

*It is not every day that an existing movie theater is being renovated to show movies and promote live concerts once again. The Lyric Venture, LLC is trying to reestablish a special era that was lost to economic pressures and a change to traffic preferences and conveniences.*

**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 large 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. The reestablishment of a movie theater is something that Blue Island holds dearly in the redevelopment of its Uptown Area.*

Based on the foregoing, the Planning and Zoning Board of Appeals recommends that the City Council approve a sign variance for Lyric Venture, LLC to install a sign with internal lighting and changeable copy at 12952 S. Western Avenue, Blue Island, Illinois 60406.