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

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**ORDINANCE  
NUMBER 2022-061**

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**AN ORDINANCE OF THE CITY OF BLUE ISLAND, COOK  
COUNTY, ILLINOIS, GRANTING A SPECIAL USE  
PERMITTING NANAA SMALL CORP TO OPERATE A  
“WAREHOUSE” WITHIN THE R-1 (SINGLE-FAMILY  
RESIDENTIAL) DISTRICT  
(2969 EVERETT STREET)**

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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**

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**ORDINANCE NUMBER 2022-061**

**AN ORDINANCE OF THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS,  
GRANTING A SPECIAL USE PERMITTING NANAA SMALL CORP TO OPERATE A  
“WAREHOUSE” WITHIN THE R-1 (SINGLE-FAMILY RESIDENTIAL) DISTRICT  
(2969 EVERETT STREET)**

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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 have heretofore exercised the power conferred on them pursuant to Chapter 11-31-1, *et seq.* of the Illinois Municipal Code by adopting Chapter 166 of the Code of Ordinances of the City (the “*Zoning Code*”), as amended from time to time; and

**WHEREAS**, a special use application has been submitted to the City by Nanaa Small Corp., d/b/a Costeño Spices (the “*Applicant*”), with permission of the property owner, to allow within the R-1 (Single-Family Residential) District a “warehouse” use (the “*Proposed Special Use*”) on the property located at 2969 Everett 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 October 6, 2022 (the “*Public Hearing*”) as to whether the Proposed Special Use 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 Proposed Special Use 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 Proposed Special Use 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 Proposed Special Use as follows:

1. That the Proposed Special Use, subject to the conditions set forth herein, is in fact, a special use listed and authorized in the zoning district within which the property is located;
2. That the Proposed Special Use, subject to the conditions set forth herein, is consistent with the objectives of the City's comprehensive plan and the City's Zoning Ordinance;
3. That the Proposed Special Use, subject to the conditions set forth herein, will not be detrimental to or endanger the public health, safety, morals, comfort or general

welfare.

4. That the Proposed Special Use, subject to the conditions set forth herein, will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.
5. That the Proposed Special Use, subject to the conditions set forth herein, will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
6. That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided for the Proposed Special Use, subject to the conditions set forth herein;
7. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in public streets surrounding the Proposed Special Use, subject to the conditions set forth herein; and
8. That the Proposed Special Use, subject to the conditions set forth herein, complies with all additional regulations in the City's Zoning Ordinance specific to the R-1 District.

**Section 4.** A special use, subject to the conditions set forth below, is hereby granted and issued to Nanaa Small Corp., d/b/a Costeño Spices, for a "warehouse" use in the R-1 District located at 2969 Everett Street, Blue Island, Illinois, and as legally described on Exhibit A.

This special use permit is subject to the following conditions:

1. That this special use shall be limited to the Applicant and shall not be transferable except upon reapplication, hearing and approval in the manner provided in the Zoning Code;
2. That this special use approval authorizes the conduct of the special use only on the Property and is not transferable to other properties;
3. That any modification or intensification of a special use that alters the essential character or operation of the use in a way not intended at the time the special use was granted, as evidenced by the record or text of the ordinance, shall require a new special use approval;
4. That the approval of a special use authorizes the Property to be used in the manner proposed, but does not alone authorize the establishment or extension of any use, nor development, construction, reconstruction, alteration, or moving of any

building, structure, or parking lot without first obtaining any other required permit, including a zoning certificate, building permit and certificate of occupancy;

5. That the special use, subject to the conditions set forth herein, complies with all other codes and ordinances of the City of Blue Island, the County of Cook, the State of Illinois, and the federal government;
6. That the special use, subject to the conditions set forth herein, does not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors; and
7. That the special use, subject to the conditions set forth herein, provides vehicular access to the property designed so as not to create interference with traffic on surrounding public thoroughfare;
8. That the special use, subject to the conditions set forth herein, shall not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance;
9. That the Applicant shall ensure that the parking lot is seal-coated and restriped to designate at least 10 parking spaces;
10. That deliveries to and from the Property shall only occur between the hours of 6:00 a.m. and 6:00 p.m.; and
11. This Ordinance shall be signed by the Applicant to signify acknowledgement of the terms hereof.

**Section 5.** The Applicant hereunder shall at all times comply with the terms and conditions of the special use and, in the event of non-compliance, said permit shall be subject to revocation.

**Section 6.** 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 7.** All ordinances, resolutions, motions or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

**Section 8.** This Ordinance shall be in full force and effect following its passage, approval and publication in pamphlet form as provided by law.

ADOPTED this 25th day of October, 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					
	5		2		

APPROVED by the Mayor on October 25, 2022.

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

ATTESTED and Filed in my office this  
25th day of OCTOBER, 2022.

RAEANN CANELO-ZYLMAN, CITY CLERK

PUBLISHED in pamphlet form this  
25th day of OCTOBER, 2022.

RAEANN CANELO-ZYLMAN, 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 ORDINANCE and BOOKS of the records of said City.

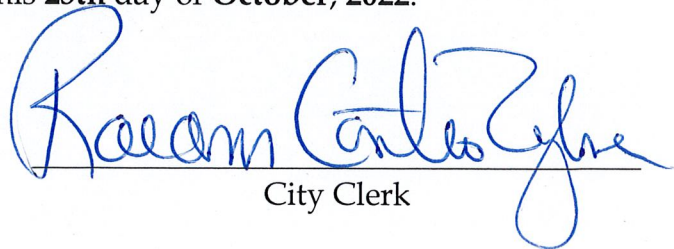
**I DO FURTHER CERTIFY** that the attached and foregoing is a true and correct copy of the certain **ORDINANCE: AN ORDINANCE OF THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS, GRANTING A SPECIAL USE PERMITTING NANAA SMALL CORP TO OPERATE A "WAREHOUSE" WITHIN THE R-1 (SINGLE-FAMILY RESIDENTIAL) DISTRICT (2969 EVERETT STREET).**

**ORDINANCE NO. 2022-061** which was adopted at a regular meeting of the City Council of the City of Blue Island, Illinois held on the **25th day of October, 2022**; that at said meeting **5** 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 **5** Alderman voted Aye and **0** Alderman voted Nay and **0** Alderman voted Abstain and **2** 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 **25th** day of **October, 2022**.

CORPORATE SEAL

  
\_\_\_\_\_  
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.

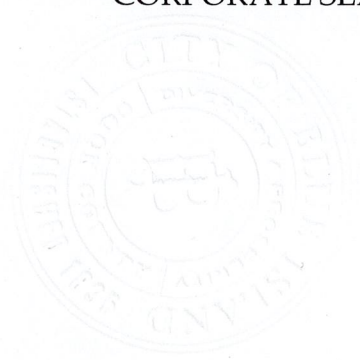
I further certify that on **October 25, 2022** the Corporate Authorities of such municipality passed and approved Ordinance No. **2022 - 061** Entitled: **ORDINANCE: AN ORDINANCE OF THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS, GRANTING A SPECIAL USE PERMITTING NANAA SMALL CORP TO OPERATE A "WAREHOUSE" WITHIN THE R-1 (SINGLE-FAMILY RESIDENTIAL) DISTRICT (2969 EVERETT STREET).**

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

The pamphlet form of Ordinance No. **2022 - 061** including the Ordinance and a cover sheet thereof, was prepared, and a copy of such Ordinance posted in the municipal building commencing on **October 25, 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 **25th** day of **October, 2022**.

CORPORATE SEAL



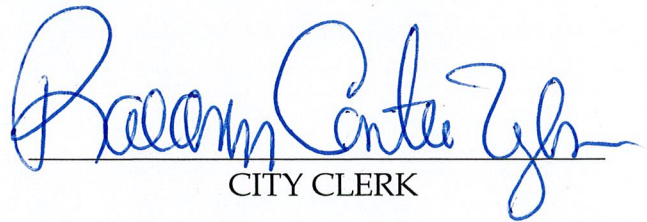
  
CITY CLERK



Exhibit A

**Legal Description**

ADDRESS: 2969 Everett Street, Blue Island, Illinois  
PIN: 24-36-112-050-0000, 24-36-112-007-0000

THE EAST 20 FEET OF LOT 3 AND LOTS 4, 5 AND 6 IN EVERETT REXFORD'S ADDITION TO BLUE ISLAND, A SUBDIVISION IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**ACKNOWLEDGMENT BY APPLICANT: THE UNDERSIGNED ACKNOWLEDGES  
THE CONDITIONS OF THIS ORDINANCE:**

Nancy M. Velez.

Nanaa Small Corp., d/b/a Costeño Spices

By: Nancy M. Velez.

Its: President.

10/25/22  
Date

Adolfo Figueroa.

~~[Signature]~~

Secretary

Special Use



FRED BILOTTO, MAYOR

**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 OCTOBER 6, 2022**

Applicant: NANAA SMALL CORP; DBA "Costeño Spices" (Applicant), 2969 Everett Street, Blue Island, IL 60406

On October 6, 2022 the Planning and Zoning Board of Appeals voted (4-0) to adopt the Findings of Fact recommending City Council approval of a special use of the Blue Island Zoning Ordinance of 1971, as amended, for a "warehouse" within the City of Blue Island.

**Section 166.095(F):** No special use shall be recommended by the Planning and Zoning Board of Appeals unless such Board shall find that:

- 1) The establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare;

*The PZBA finds the existing commercial space to be a great location for a small warehouse within a residential neighborhood. The subject property is already built out, and contains ample parking towards the rear of the property.*

*The special use will not be detrimental or endangering, and the public health, safety, morals, comfort and general welfare will be preserved with this new business owner. The immediate residential area is already accustomed to a commercial building inhabiting the subject property for over fifty years. The existing building will continue to be commercial in nature.*

- 2) The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;

*The PZBA finds the special use will allow for an existing building to be regenerated in a productive and meaningful manner once again, and the applicant will operate a new business that is small scale in characteristics.*

*The new warehouse business will enhance the existing property values of the surrounding neighborhood because it will be better occupied and maintained. The applicant is energetic in nature, and will like to spruce up the existing building and its existing rear parking lot.*

## Special Use

- 3) The establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;

*The PZBA finds that the existing commercial building will not be further expanded upon in a physical manner, and the accompanying rear parking lots will be used by this new applicant. No new construction or expansion of services will be needed for the subject property. Thus, this use will not impede the development of any surrounding property.*

- 4) Adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided;

*The PZBA finds the applicant will continue to use the same utilities, access roads, and drainage system for the existing commercial building.*

*The warehouse employees will park their personal vehicles behind the existing building, and a single box truck will be kept onsite, which will be used for warehouse deliveries.*

- 5) Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in public streets; and

*The PZBA finds the applicant will conform to the existing traffic pattern, and the existing rear parking lot will continue to be used by the new business.*

- 6) The special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the City Council pursuant to the recommendations of the Planning and Zoning Board of Appeals.

*The PZBA finds the special use will conform with the requirements of the city. The applicant will comply with all city ordinances, especially, that deals with vehicular circulation, vehicular parking, building signage, trash disposal, and property maintenance.*

Based on the foregoing, the Planning and Zoning Board of Appeals recommends that the City Council approve a special use for NANAA SMALL CORP, DBA "Costeño Spices," to operate a "warehouse" use at 2969 Everett Street, Blue Island, Illinois 60406.

The Planning and Zoning Board of Appeals also recommends that the Village Board include the following conditions on the special use permit to ensure continued compliance with the standards above:

- a) *The parking lot shall seal-coated and restriped to designate at least 10 parking spaces; and*
- b) *Deliveries to and from the Property shall only occur between the hours of 6:00 a.m. and 6:00 p.m.*