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

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**ORDINANCE  
NUMBER 2022- 062**

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**AN ORDINANCE OF THE CITY OF BLUE ISLAND, COOK  
COUNTY, ILLINOIS, AMENDING SECTIONS 165.003 AND  
165.023 OF CHAPTER 165 OF THE CODE OF ORDINANCES  
REGARDING WAREHOUSES**

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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 2022-062**

**AN ORDINANCE OF THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS,  
AMENDING SECTIONS 165.003 and 165.023 OF CHAPTER 165 OF THE CODE OF  
ORDINANCES REGARDING WAREHOUSES**

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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 the Blue Island Zoning Ordinance of 1971 (the “*Zoning Code*”), which is codified in Chapter 165 of Title XV of the Code of Ordinances of the City (the “*City Code*”); and

**WHEREAS**, a text amendment application has been submitted by Mark Scaramuzzo, who owns property within the City, requesting an amendment to Sections 165.003 and 165.023 of the City Code defining “warehouses” and permitting them as a special use within the R-1 (Single-Family Residential) District (the “*Proposed Amendment*”); 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 Amendment 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 by publication not more than thirty (30) days nor less than fifteen (15) days prior to said Public Hearing; and

**WHEREAS**, the PZBA has filed its findings of fact and recommendations that the Proposed Amendment 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 have determined that adoption of the Proposed Amendment is advisable and in the best interest of the health, safety, and welfare of the residents of the City.

**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 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 City Council as if completely set forth herein. All documents and exhibits submitted at the aforesaid public hearing are also incorporated by reference into this Ordinance.

**Section 3.** 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 4.** That Section 165.003 (“Definitions”) of Chapter 165 (“Zoning Code”) of Title XV (“Land Usage”) of the Blue Island Code of Ordinances is hereby amended by adding the underlined language and deleting the stricken language, to read as follows:

**§ 165.003 DEFINITIONS.**

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***WALL SIGN.*** A sign attached to, painted on or erected against the wall of a building with the face in a parallel plane of the building wall.

**WAREHOUSE:** A building used for storage of raw materials or manufactured goods before their export or distribution for sale. A warehouse does not involve retail sales or outdoor storage of goods or materials on the premises. A warehouse is used by a manufacturer, importer, exporter, wholesaler, transport, or customs business. This definition shall not include a truck terminal.

**WHOLESALE ESTABLISHMENT.** A business establishment engaged in selling to retailers or jobbers rather than consumers.

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**Section 5.** That Section 165.023 (“Schedule of Use Controls”) of Chapter 165 (“Zoning Code”) of Title XV (“Land Usage”) of the Blue Island Code of Ordinances is hereby amended by adding the underlined language and deleting the stricken language, to read as follows:

**§ 165.023 SCHEDULE OF USE CONTROLS.**

No person shall use land or a building or structure or erect, construct, reconstruct, move or structurally alter a building, structure or part thereof, except in conformance with the following schedule of use controls.

(A) *District R-1.*

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(2) *Special uses.*

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(r) Mortuaries

(s) Warehouses

(t) Accessory Uses as defined

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**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 immediately upon its passage and approval to ensure the public health, safety and welfare of the residents of the City.

*[Intentionally left blank]*

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 CANTELO-ZYLMAN, CITY CLERK

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

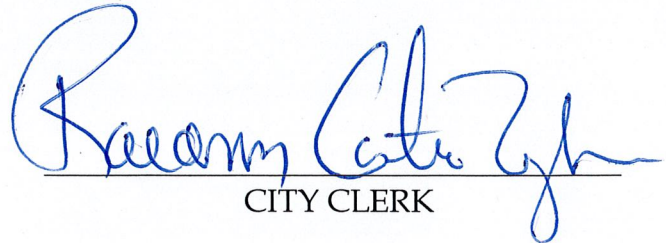
I further certify that on **October 25, 2022** the Corporate Authorities of such municipality passed and approved Ordinance No. **2022 - 062** Entitled: **ORDINANCE: AN ORDINANCE OF THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS, AMENDING SECTIONS 165.003 AND 165.023 OF CHAPTER 165 OF THE CODE OF ORDINANCES REGARDING WAREHOUSES.**

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

The pamphlet form of Ordinance No. **2022 - 062** 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



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, AMENDING SECTIONS 165.003 AND 165.023 OF CHAPTER 165 OF THE CODE OF ORDINANCES REGARDING WAREHOUSES.**

**ORDINANCE NO. 2022-062** 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

