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

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**ORDINANCE  
NUMBER 2023-001**

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**AN ORDINANCE OF THE CITY OF BLUE ISLAND, COOK  
COUNTY, ILLINOIS, APPROVING A VARIANCE FOR THE  
PROPERTY LOCATED AT 13015 S. WOOD 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**

**ORDINANCE NUMBER 2023- 001**

**AN ORDINANCE OF THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS,  
APPROVING A VARIANCE FOR THE PROPERTY LOCATED AT 13015 S. WOOD  
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**, an application for a variance to Chapter 165 of the Code of Ordinances of the City (the “*Zoning Code*”) has been submitted to the City by Natosha Brown (the “*Applicant*”), owner of the multi-family dwelling located at 13015 S. Wood Street, Blue Island, Illinois, as legally described and depicted on Exhibit A (the “*Property*”); and

**WHEREAS**, the Applicant is requesting a 6.5-foot variance to allow only an 8.5-foot front yard setback when constructing a 3-story steel deck within her front yard (the “*Variance*”), as depicted in the Applicant’s architectural drawings attached as Exhibit B; and

**WHEREAS**, the Planning and Zoning Board of Appeals (“*PZBA*”) held a public hearing on December 1, 2023 (the “*Public Hearing*”) as to whether the Variance 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 recommendation that the Variance be granted, and the Mayor and Aldermen of the City have duly considered said findings of fact and recommendation, 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 Variance 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 Variance as follows:

1. That the Property cannot yield a reasonable return if the Variance is not granted;
2. That the Variance will alleviate the unusual hardship that the property faces due to its inability to have a second form of egress without a deck system;
3. That the hardship was not created by the owner of the Property, because the previous legally nonconforming deck collapsed due to age;
4. That the Variance will not be materially detrimental to the public welfare because this fence will increase the Applicant's welfare and not harm anyone else's;
5. The Variance will not impair conditions surrounding the Property or endanger public safety;
6. That the Variance will not alter the essential character of the neighborhood, because other neighboring properties have similar setback encroachments; and
7. That the Variance is in harmony with the spirit and intent of the Zoning Code.

**Section 4.** A variance is hereby granted and issued to Natosha Brown to allow only an 8.5-foot front yard setback, as presented in her architectural drawings, on the property located at 13015 S. Wood Street, Blue Island, Illinois.

**Section 5.** Applicant hereunder, and the installation of the decking system, 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 variance 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.

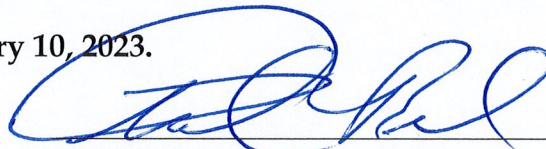
**Section 8.** This Ordinance shall be in full force and effect following its passage, approval and publication in pamphlet form as provided by law.

*[Intentionally left blank]*

ADOPTED this 10th day of January, 2023, pursuant to roll call as follows:

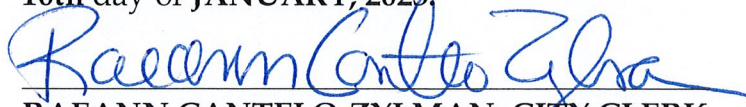
	YES	NO	ABSENT	PRESENT	ABSTAIN
Alderman JOHNSON	X				
Alderman FAHRENWALD	X				
Alderman RITA	X				
Alderman MONTOYA	X				
Alderman MCGEE	X				
Alderman CARR	X				
Alderman ROLL	X				
Mayor BILOTTO					
	7				

APPROVED by the Mayor on January 10, 2023.



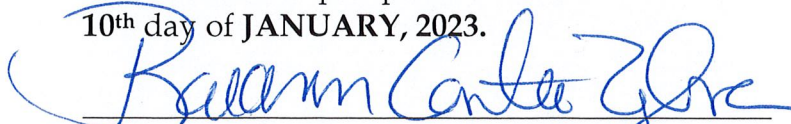
FRED BILOTTO  
MAYOR OF THE CITY OF BLUE ISLAND,  
COUNTY OF COOK AND STATE OF ILLINOIS

ATTESTED and Filed in my office this  
10th day of JANUARY, 2023.



RAEANN CANELO-ZYLMAN, CITY CLERK

PUBLISHED in pamphlet form this  
10th day of JANUARY, 2023.



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, APPROVING A VARIANCE FOR THE PROPERTY LOCATED AT 13015 S. WOOD STREET.**

**ORDINANCE NO. 2023-001** which was adopted at a regular meeting of the City Council of the City of Blue Island, Illinois held on the **10th day of January, 2023**; that at said meeting 7 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 7 Alderman voted Aye and 0 Alderman voted Nay and 0 Alderman voted Abstain and 0 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 **10th day of January, 2023**.

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 **JANUARY 10, 2023** the Corporate Authorities of such municipality passed and approved Ordinance No. **2023 - 001** Entitled: **ORDINANCE: AN ORDINANCE OF THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS, APPROVING A VARIANCE FOR THE PROPERTY LOCATED AT 13015 S. WOOD STREET.**

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

The pamphlet form of Ordinance No. **2023 - 001** including the Ordinance and a cover sheet thereof, was prepared, and a copy of such Ordinance posted in the municipal building commencing on **January 10, 2023** 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 **10th** day of **January, 2023**.

CORPORATE SEAL

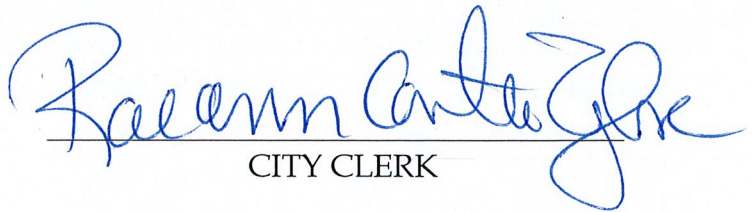
  
CITY CLERK



Exhibit A

*Legal Description*

ADDRESS: 13015 S. Wood Street, Blue Island, Illinois  
PIN: 25-31-217-042-0000

LOT 17 IN M. J. DUGGAN COMPANY'S RESUBDIVISION OF THE SOUTH EAST QUARTER OF THE NORTH EAST QUARTER OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



Exhibit B

*Architectural Drawings (3 pages)*

**REVISIONS:**

1. all doors shall be furnished from the manufacturer without special hardware.
2. all glass doors, panels, and windows shall be glazed and tempered.
3. all doors shall be provided with panic hardware.
4. all doors shall be provided with panic hardware.
5. all doors shall be provided with panic hardware.
6. all doors shall be provided with panic hardware.
7. all doors shall be provided with panic hardware.
8. all doors shall be provided with panic hardware.
9. all doors shall be provided with panic hardware.
10. all doors shall be provided with panic hardware.

**PERMITS:**

1. Obtain all existing conditions communication and phone lines from lease agents.
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10. Obtain all existing conditions communication and phone lines from lease agents.

**APPLICABLE CODES:**

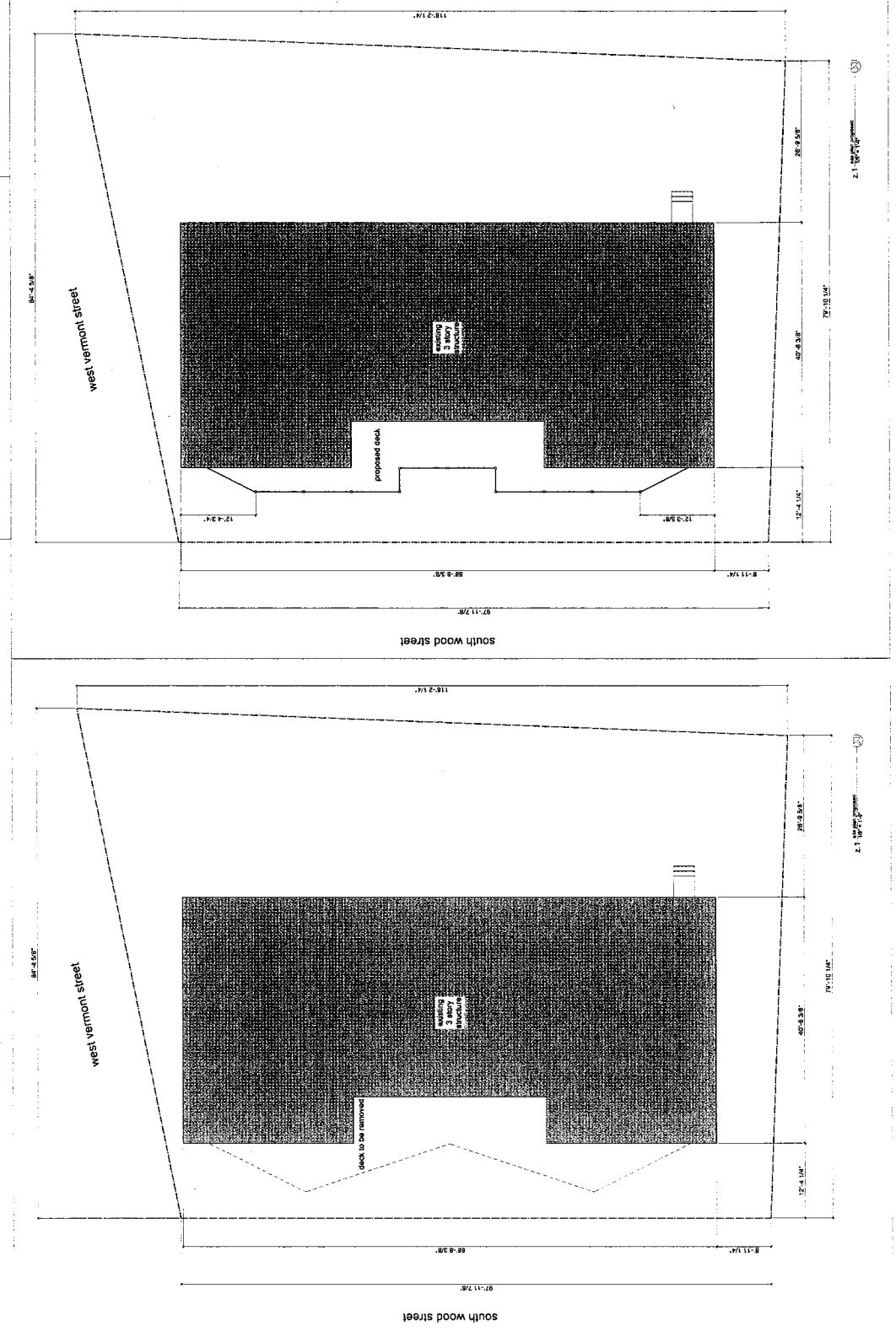
1. 2015 international residential code [IRC] w/ amendments
2. 2011 national electrical code [NEC] w/ amendments
3. 2018 Illinois energy conservation code [IECC] w/ amendments
4. 2014 Illinois state plumbing code

**SHEET INDEX:**

1. a.00 cover
2. a.01 plans

**SCOPE OF WORK:**

1. proposed deck: 650 sf/level
2. TOTAL WOTRK AREA: 1300 SF



**deck replacement**  
13009 s wood st blue island il

**PROJECT DESCRIPTION:**  
THE CONTRACTOR SHALL REMOVE AND REPLACE THE EXISTING DECK ON THE EAST SIDE OF THE PROPERTY. THE DECK IS TO BE REPLACED WITH A NEW DECK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

**GENERAL NOTES:**  
1. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

**DATE:** 10/15/2024

**SCALE:** 1/8" = 1'-0"

**PROJECT NO.:** 24-001

**CLIENT:** [REDACTED]

**ARCHITECT:** [REDACTED]

# deck replacement 1300 s wood st blue island II

- 1. all work shall be in accordance with the contract documents.
- 2. all existing work to be removed in accordance with the contract documents.
- 3. all work shall be in accordance with the contract documents.

### DESIGN BASIS

- 1. ground level 1100' msl
- 2. deck level 1100' msl
- 3. wind speed 20 mph gust
- 4. wave load 20 psf
- 5. deck live load 40 psf
- 6. deck dead load 10 psf
- 7. deck capacity 100 psf

### NOTES

1. all structural steel shall be galvanized, hot-dipped, minimum 55% zinc coating, in accordance with the contract documents.
2. all structural steel shall be galvanized, hot-dipped, minimum 55% zinc coating, in accordance with the contract documents.
3. all structural steel shall be galvanized, hot-dipped, minimum 55% zinc coating, in accordance with the contract documents.
4. all structural steel shall be galvanized, hot-dipped, minimum 55% zinc coating, in accordance with the contract documents.
5. all structural steel shall be galvanized, hot-dipped, minimum 55% zinc coating, in accordance with the contract documents.
6. all structural steel shall be galvanized, hot-dipped, minimum 55% zinc coating, in accordance with the contract documents.
7. provide minimum steel size per AWS 1.17.2.

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	STEEL DECK	1000	SQ FT	10.00	10000.00
2	STEEL BEAMS	100	LINEAR FT	100.00	10000.00
3	STEEL BRACES	100	LINEAR FT	100.00	10000.00
4	STEEL BOLTS	1000	PCS	1.00	1000.00
5	STEEL WELDS	1000	LINEAR FT	10.00	10000.00
6	STEEL PLATES	100	SQ FT	10.00	1000.00
7	STEEL ANCHORS	100	PCS	10.00	1000.00
8	STEEL BRACKET	100	PCS	10.00	1000.00
9	STEEL GIRDERS	100	LINEAR FT	100.00	10000.00
10	STEEL JOISTS	100	LINEAR FT	100.00	10000.00
11	STEEL TRUSS	100	LINEAR FT	100.00	10000.00
12	STEEL COLUMN	100	PCS	100.00	10000.00
13	STEEL BEAM	100	LINEAR FT	100.00	10000.00
14	STEEL BRACE	100	LINEAR FT	100.00	10000.00
15	STEEL PLATE	100	SQ FT	10.00	1000.00
16	STEEL ANCHOR	100	PCS	10.00	1000.00
17	STEEL BRACKET	100	PCS	10.00	1000.00
18	STEEL GIRDER	100	LINEAR FT	100.00	10000.00
19	STEEL JOIST	100	LINEAR FT	100.00	10000.00
20	STEEL TRUSS	100	LINEAR FT	100.00	10000.00
21	STEEL COLUMN	100	PCS	100.00	10000.00
22	STEEL BEAM	100	LINEAR FT	100.00	10000.00
23	STEEL BRACE	100	LINEAR FT	100.00	10000.00
24	STEEL PLATE	100	SQ FT	10.00	1000.00
25	STEEL ANCHOR	100	PCS	10.00	1000.00
26	STEEL BRACKET	100	PCS	10.00	1000.00
27	STEEL GIRDER	100	LINEAR FT	100.00	10000.00
28	STEEL JOIST	100	LINEAR FT	100.00	10000.00
29	STEEL TRUSS	100	LINEAR FT	100.00	10000.00
30	STEEL COLUMN	100	PCS	100.00	10000.00
31	STEEL BEAM	100	LINEAR FT	100.00	10000.00
32	STEEL BRACE	100	LINEAR FT	100.00	10000.00
33	STEEL PLATE	100	SQ FT	10.00	1000.00
34	STEEL ANCHOR	100	PCS	10.00	1000.00
35	STEEL BRACKET	100	PCS	10.00	1000.00
36	STEEL GIRDER	100	LINEAR FT	100.00	10000.00
37	STEEL JOIST	100	LINEAR FT	100.00	10000.00
38	STEEL TRUSS	100	LINEAR FT	100.00	10000.00
39	STEEL COLUMN	100	PCS	100.00	10000.00
40	STEEL BEAM	100	LINEAR FT	100.00	10000.00
41	STEEL BRACE	100	LINEAR FT	100.00	10000.00
42	STEEL PLATE	100	SQ FT	10.00	1000.00
43	STEEL ANCHOR	100	PCS	10.00	1000.00
44	STEEL BRACKET	100	PCS	10.00	1000.00
45	STEEL GIRDER	100	LINEAR FT	100.00	10000.00
46	STEEL JOIST	100	LINEAR FT	100.00	10000.00
47	STEEL TRUSS	100	LINEAR FT	100.00	10000.00
48	STEEL COLUMN	100	PCS	100.00	10000.00
49	STEEL BEAM	100	LINEAR FT	100.00	10000.00
50	STEEL BRACE	100	LINEAR FT	100.00	10000.00
51	STEEL PLATE	100	SQ FT	10.00	1000.00
52	STEEL ANCHOR	100	PCS	10.00	1000.00
53	STEEL BRACKET	100	PCS	10.00	1000.00
54	STEEL GIRDER	100	LINEAR FT	100.00	10000.00
55	STEEL JOIST	100	LINEAR FT	100.00	10000.00
56	STEEL TRUSS	100	LINEAR FT	100.00	10000.00
57	STEEL COLUMN	100	PCS	100.00	10000.00
58	STEEL BEAM	100	LINEAR FT	100.00	10000.00
59	STEEL BRACE	100	LINEAR FT	100.00	10000.00
60	STEEL PLATE	100	SQ FT	10.00	1000.00
61	STEEL ANCHOR	100	PCS	10.00	1000.00
62	STEEL BRACKET	100	PCS	10.00	1000.00
63	STEEL GIRDER	100	LINEAR FT	100.00	10000.00
64	STEEL JOIST	100	LINEAR FT	100.00	10000.00
65	STEEL TRUSS	100	LINEAR FT	100.00	10000.00
66	STEEL COLUMN	100	PCS	100.00	10000.00
67	STEEL BEAM	100	LINEAR FT	100.00	10000.00
68	STEEL BRACE	100	LINEAR FT	100.00	10000.00
69	STEEL PLATE	100	SQ FT	10.00	1000.00
70	STEEL ANCHOR	100	PCS	10.00	1000.00
71	STEEL BRACKET	100	PCS	10.00	1000.00
72	STEEL GIRDER	100	LINEAR FT	100.00	10000.00
73	STEEL JOIST	100	LINEAR FT	100.00	10000.00
74	STEEL TRUSS	100	LINEAR FT	100.00	10000.00
75	STEEL COLUMN	100	PCS	100.00	10000.00
76	STEEL BEAM	100	LINEAR FT	100.00	10000.00
77	STEEL BRACE	100	LINEAR FT	100.00	10000.00
78	STEEL PLATE	100	SQ FT	10.00	1000.00
79	STEEL ANCHOR	100	PCS	10.00	1000.00
80	STEEL BRACKET	100	PCS	10.00	1000.00

