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

**ORDINANCE
NUMBER 2023- 032**

**AN ORDINANCE OF THE CITY OF BLUE ISLAND, COOK
COUNTY, ILLINOIS, GRANTING A SPECIAL USE AND TWO
SIGN VARIANCES PERMITTING TLC LEARNING CENTER TO
INSTALL AN ELECTRONIC MESSAGE BOARD SIGN WITHIN
THE C-2 (HIGHWAY COMMERCIAL) DISTRICT
(2844 W. 127TH 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 2023- 032

**AN ORDINANCE OF THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS,
GRANTING A SPECIAL USE AND TWO SIGN VARIANCES PERMITTING TLC
LEARNING CENTER TO INSTALL AN ELECTRONIC MESSAGE BOARD SIGN
WITHIN THE C-2 (HIGHWAY COMMERCIAL) DISTRICT
(2844 W. 127TH 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, 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 165 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 TLC Learning Center (the “Applicant”) to allow within the C-2 (Highway Commercial) District an “electronic message board” sign (the “Proposed Special Use”) on the property located at 2844 W. 127th Street, Blue Island, Illinois and as legally described and depicted on Exhibit A (the “Property”); and

WHEREAS, a variance application related to the Proposed Special Use has also been submitted to the City by the Applicant, seeking two variances from section 165.117(G)(1) of the Zoning Code: (1) allowing a 100-foot reduction in the required lot frontage (from 300 feet to 200 feet), and (2) allowing a 279-foot reduction in the required distance between electronic message board signs (from 500 feet to 221 feet) (the “Proposed Variances”);

WHEREAS, the Planning and Zoning Board of Appeals (“*PZBA*”) held a public hearing on June 1, 2023 (the “*Public Hearing*”) as to whether the Proposed Special Use and Proposed 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 Proposed Special Use and Proposed 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 Proposed Special Use and Proposed 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 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 C-2 (Highway Commercial) District;

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 C-2 (Highway Commercial) District.

Section 4. In addition to the findings set forth above, the Mayor and Aldermen of the City further find in relation to the Proposed Variances as follows:

1. The applicant's plans are substantially consistent with the design criteria of Section 165.129 of the Zoning Code;
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;
3. The exterior design features of the sign will not be detrimental to the harmonious and orderly growth of the City; and
4. The exterior design features of the sign will not cause a substantial depreciation in

the property values in the neighborhood.

Section 5. A special use, subject to the conditions set forth below, is hereby granted and issued to TLC Learning Center for an “electronic message board” sign in the C-2 (Highway Commercial) District located on the property at 2844 W. 127th 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. This Ordinance shall be signed by the Applicant to signify acknowledgement of the terms hereof.

Section 6. Two variances are hereby granted and issued to TLC Learning Center to allow the installation of an electronic message board sign with only 200 feet of lot frontage and

only 221 feet from another electronic message board sign, as presented in its application, on the property located at 2844 W. 127th Street, Blue Island, Illinois.

Section 7. 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 8. 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 9. All ordinances, resolutions, motions or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 10. 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 27TH day of JUNE, 2023, pursuant to roll call as follows:

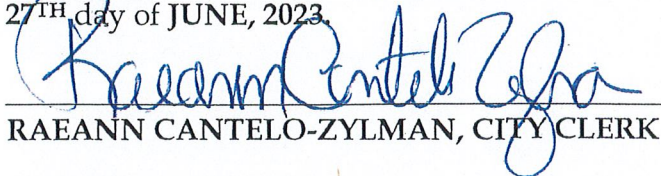
	YES	NO	ABSENT	PRESENT	ABSTAIN
Alderman JOHNSON	X				
Alderman FAHRENWALD	X				
Alderman RITA			X		
Alderman MONTOYA	X				
Alderman MCGEE	X				
Alderman CARR			X		
Alderman ROLL	X				
Mayor BILOTTO					
	5		2		

APPROVED by the Mayor on JUNE 27, 2023.



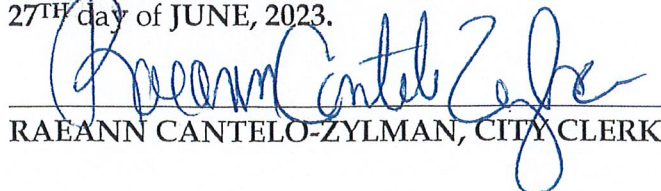
FRED BILOTTO
MAYOR OF THE CITY OF BLUE ISLAND,
COUNTY OF COOK AND STATE OF ILLINOIS

ATTESTED and Filed in my office this
27TH day of JUNE, 2023.



RAEANN CANTELO-ZYLMAN, CITY CLERK

PUBLISHED in pamphlet form this
27TH day of JUNE, 2023.



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 **June 27, 2023**, the Corporate Authorities of such municipality passed and approved Ordinance No. **2023-032**.

Entitled:


ORDINANCE: AN ORDINANCE OF THE CITY OF BUE ISLAND, COOK COUNTY, ILLINOIS, GRANTING A SPECIAL USE AND TWO SIGN VARIANCES PERMITTING TLC LEARNING CENTER TO INSTALL AN ELECTRONIC MESSAGE BOARD SIGN WITHIN THE C-2 (HIGHWAY COMMERCIAL) DISTRICT (2844 W. 127TH STREET).

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

The pamphlet form of Ordinance No. **2023 - 032** including the Ordinance and a cover sheet thereof, was prepared, and a copy of such Ordinance posted in the municipal building commencing on **June 27, 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 27th day of **June, 2023**.

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 **2023 - 032** Entitled: **ORDINANCE: AN ORDINANCE OF THE CITY OF BUE ISLAND, COOK COUNTY, ILLINOIS, GRANTING A SPECIAL USE AND TWO SIGN VARIANCES PERMITTING TLC LEARNING CENTER TO INSTALL AN ELECTRONIC MESSAGE BOARD SIGN WITHIN THE C-2 (HIGHWAY COMMERCIAL) DISTRICT (2844 W. 127TH STREET).**

ORDINANCE NO. 2023-032 which was adopted at a regular meeting of the City Council of the City of Blue Island, Illinois held on the **27th day of June, 2023**; 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 **27th day of June, 2023**.

CORPORATE SEAL

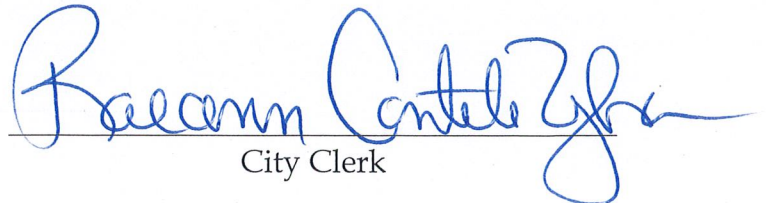

City Clerk

Exhibit A

Legal Description

ADDRESS: 2844 West 127th Street, Blue Island, Illinois
PINs: 24-25-312-025-0000 through 24-25-312-032-0000

LOTS 25, 26, 27, 28, 29, 30, 31, AND 32 IN BLOCK 6 IN HARMON AND YOUNG SOUTH ADDITION TO BLUE ISLAND, BEING A SUBDIVISION OF THAT PART OF THE SOUTH EAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF GRAND TRUNK RAILROAD, EXCEPT A TRACK OF LAND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF BURR OAK AVENUE, 233 FEET WEST OF THE EAST LINE OF THE SOUTH EAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25 AFORESAID; THENCE NORTH PARALLEL WITH SAID EAST LINE 180 FEET; THENCE WEST 100 FEET; THENCE SOUTH 180 FEET TO NORTH LINE OF BURR OAK AVENUE; THENCE EAST 100 FEET TO A POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ACKNOWLEDGMENT BY APPLICANT: THE UNDERSIGNED AUTHORIZED REPRESENTATIVES ACKNOWLEDGE THE CONDITIONS OF THIS ORDINANCE:

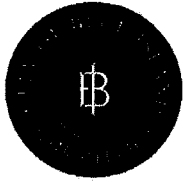


TLC Learning Center

By: Patricia Farkas

Its: Executive Director

Dated: 6-30-2023



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

**CITY OF BLUE ISLAND PLANNING AND ZONING BOARD OF APPEALS (PZBA)
PUBLIC HEARING OF JUNE 1, 2023**

Applicant: TLC Learning Center

Property: 2844 W. 127th Street (2844 Burr Oak Avenue and 2854 127th Street), Blue Island, IL 60406

On June 1, 2023, 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 special use for an "electronic message board" within the C-2 District of the Blue Island Zoning Ordinance of 1971, as amended.

The PZBA considered the standards for making a special use recommendation pursuant to Section 166.095(F) of the City Code and found as follows:

- 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 daycare center wants to add another sign to help advertise its message in a better fashion. A new pole sign would be installed and would include the electronic message board sign, up to the maximum allowed square footage.

The actual daycare center will continue to exist in the same manner as before, which was not detrimental to public health, safety, morals, comfort, or welfare to the neighborhood. But on the contrary, the daycare provides a vital service to the local community, especially, for educating and supervising its children in a daily basis throughout the year.

- 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 new electronic message board will only enhance the existing daycare advertising message to its existing and future parents that depend on this business to educate and supervise their children.

The new electronic message board will not be injurious to the use and enjoyment of the other property in the immediate vicinity, and this new sign will not diminish and impair property values within the neighborhood.

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 the actual daycare will not be further expanded upon in a physical manner, and it will continue to inhabit the same commercial footprint. The new electronic message board will be small in size, about eight square feet, in the same location as the existing monument sign.

The existing daycare center needs the new sign to communicate to its parents in a more rapid and easy manner. Most of the new communication will deal with early daycare enrollment, how to sign up to the daycare, days or hours the daycare center will be open or closed, and other necessary information.

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

The PZBA finds the existing daycare center will not need additional utilities, access roads, drainage, and/or necessary facilities.

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

The PZBA finds the actual daycare center will not generate any new traffic congestion, and it will not require any additional curb cuts for ingress or egress to the physical property. The property will remain the same, and nothing new will be needed for vehicular movement or circulation.

- 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 conforms with the requirements of the city. The applicant will comply with all city ordinances, especially, that deals with parking, trash, and property maintenance. The proposed electronic message board will only need new electrical work to connect the new electronic sign.

Based on the foregoing, the Planning and Zoning Board of Appeals recommends that the City Council approve a special use for TLC Learning Center to operate an "electronic message board" sign at 2844 W. 127th Street (2844 Burr Oak Avenue and 2854 127th Street), Blue Island, Illinois 60406.