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

**ORDINANCE
NUMBER 2023- 042**

**AN ORDINANCE OF THE CITY OF BLUE ISLAND, COOK
COUNTY, ILLINOIS, GRANTING A SPECIAL USE
PERMITTING CARLOS MENDOZATO OPERATE A BUILDING
TRADES/CONTRACTOR'S OFFICE WITHIN THE UPTOWN
TRANSIT ORIENTED DEVELOPMENT (UTOD) DISTRICT
(2240 GROVE 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 2023-042

AN ORDINANCE OF THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS,
GRANTING A SPECIAL USE PERMITTING CARLOS MENDOZA TO OPERATE A
BUILDING TRADES/CONTRACTOR'S OFFICE WITHIN THE UPTOWN TRANSIT
ORIENTED DEVELOPMENT (UTOD) DISTRICT
(2240 GROVE 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 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 Carlos Mendoza (the “Applicant”) to allow within the Uptown Transit Oriented Development (“UTOD”) District a “building trades/contractor’s office” use (the “Proposed Special Use”) on his property located at 2240 Grove 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 5, 2023 (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 UTOD District.

Section 4. A special use, subject to the conditions set forth below, is hereby granted and issued to Carlos Mendoza for a "building trades/contractor's office" use in the UTOD District located at 2440 Grove 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 thoroughfares;
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. 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.

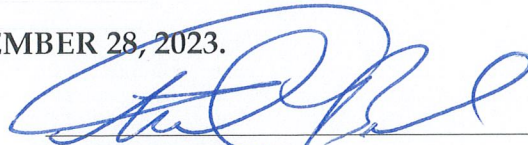
Section 8. This Ordinance shall be in full force and effect following its passage, approval and publication in pamphlet form as provided by law.

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ADOPTED this 28th day of NOVEMBER, 2023, pursuant to roll call as follows:

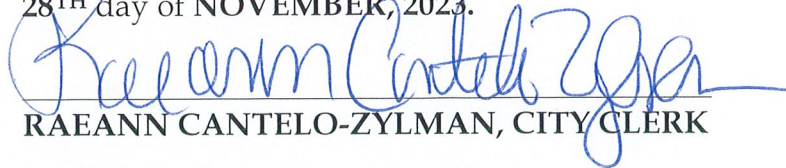
	YES	NO	ABSENT	PRESENT	ABSTAIN
Alderman JOHNSON	X				
Alderman FAHRENWALD	X				
Alderman RITA	X				
Alderman MONTOYA	X				
Alderman MCGEE	X				
Alderman CARR	X				
Alderman ROLL	X				
Mayor BILOTTO					
	7				

APPROVED by the Mayor on NOVEMBER 28, 2023.



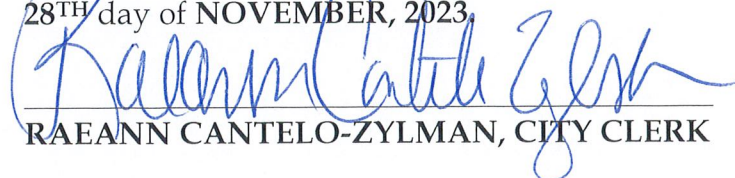
FRED BILOTTO
MAYOR OF THE CITY OF BLUE ISLAND,
COUNTY OF COOK AND STATE OF ILLINOIS

ATTESTED and Filed in my office this
28TH day of NOVEMBER, 2023.



RAEANN CANELO-ZYLMAN, CITY CLERK

PUBLISHED in pamphlet form this
28TH day of NOVEMBER, 2023.



RAEANN CANELO-ZYLMAN, CITY CLERK

Exhibit A

Legal Description

ADDRESS: 2240 Grove Street, Blue Island, Illinois
PIN: 25-31-303-009-0000

THE WEST 40 FEET OF THE SOUTH 100 FEET OF LOT 6 IN BLOCK 14 IN BLUE ISLAND (FORMERLY PORTLAND) IN THE NORTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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

Carlos Mendoza

Dated: _____



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

FINDINGS OF FACT

**CITY OF BLUE ISLAND PLANNING AND ZONING BOARD OF APPEALS (PZBA)
PUBLIC HEARING OF MAY 4, 2023**

Applicant: Mendoza's Rehab & Remodeling
Address: 2240 Grove Street, Blue Island, IL 60406

On October 5, 2023 the Planning and Zoning Board of Appeals voted (0-0) 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 "building trades/contractor's office" within the City of Blue Island.

Section 165.089(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 vacant commercial property appears to be abandoned and not being utilized to its greatest potential. However, the applicant wants to construct a new single-story building with associated parking for a contractor's office.

The proposed special use will not be detrimental or endangering, and the public health, safety, morals, comfort and general welfare will be preserved in this community where the new building will be erected. The applicant will comply with the city's zoning bulk requirements during the construction of the new building.

- 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 a vacant corner lot to be reclaimed once again.

The applicant will construct a new building with associated parking with plenty of new landscaping and fencing. This will enhance the former blighted property, and bring a new business, which will enhance the existing character of the residential neighborhood.

- 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;

Special Use

The PZBA finds that the new contractor's office will add new vitality to a corner building lot that has been forgotten about over time. This new land use will not impede the normal and orderly development of the existing community, but will only enhance it with a brand new building with associated parking, landscaping, lighting, and fencing.

- 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, drainage, and other necessary facilities associated with this corner property.

The applicant will use the existing curb cut for the corner property, and will orient the new commercial building in a similar manner that mimics the existing residential houses that front Grove Street. The proposed zoning setbacks for this new building will be complementary in design style if it were a single-family house being built versus a commercial building.

- 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 subject property will continue to use the existing curb cut when it comes to vehicles entering and exiting the property. In this instance, traffic will be oriented on Irving Avenue compared to Grove Street.

- 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 new applicant will comply with all city ordinances, especially that deals with vehicular circulation, vehicular parking, building signage, trash disposal, and property maintenance.

The applicant will also create additional landscaping, lighting, and fencing that comply with the city ordinance section, which deals with landscaping and screening.

Based on the foregoing, the Planning and Zoning Board of Appeals recommends that the City Council approve a special use for Mendoza's Rehab & Remodeling to establish a "building trades/contractor's office" at 2240 Grove Street, Blue Island, Illinois 60406.