



City of Blue Island
13051 Greenwood Avenue
Blue Island, IL 60406
www.blueisland.org

AGENDA
REGULAR MEETING

City Council of the City of Blue Island, Illinois
July 8, 2014

Office of the Mayor

p (708) 597 8602
f (708) 597 1221

City Clerk

p (708) 597 8603
f (708) 396 7062

City Treasurer

p (708) 396 7074
f (708) 597 1807

Finance

p (708) 396 7068
f (708) 597 1807

Fire

p (708) 396 7071
f (708) 388 5778

Marketing

p (708) 396 7035
f (708) 597 1221

Planning & Building

p (708) 597 8606
f (708) 396 2686

Police

p (708) 396 7004
f (708) 597 8223

Senior Citizens

p (708) 396 7085
f (708) 396 7062

Water & Sewer

p (708) 597 8605
f (708) 396 7062

Public Works

p (708) 597 8604
f (708) 597 4260

**The Meadows
Golf Club**

2802 W. 123rd Street
Blue Island, IL 60406
p (708) 385 1994
f (708) 385 1996

1. **Call to Order**

2. **Pledge of Allegiance**

3. **Roll Call**

4. **Presentation of Journal of Proceedings**

Motion to approve minutes from Second Amendment to TIF District #5 -
June 10, 2014

Motion to approve minutes from June 24, 2014

5. **Public Comment**

THE MAYOR AND CITY COUNCIL WELCOME YOU AS OBSERVERS TO THIS PUBLIC MEETING. YOU ARE REMINDED THIS MEETING IS FOR THE DELIBERATIONS OF THE MAYOR AND COUNCIL REGARDING CITY BUSINESS AND GOVERNANCE. IF YOU INTEND TO SPEAK, PLEASE LIMIT YOUR COMMENTS TO THIS EVENING'S BUSINESS. ONCE RECOGNIZED BY THE MAYOR, PLEASE APPROACH THE PODIUM, ANNOUNCE YOUR NAME AND ADDRESS AND DIRECT YOUR COMMENTS TO THE MAYOR AND CITY COUNCIL MEMBERS. IF YOUR COMMENTS REQUIRE A RESPONSE, THEY MAY BE FORWARDED TO THE APPROPRIATE PERSON FOR FOLLOW-UP.

6. **Report of City Officials/Presentations/Resolutions**

Mayor:

1. Acknowledgment of Chief Mark Luety's Retirement
2. Presentation of various Awards to Firefighters
3. Presentation of various Awards to Police Officers

Bids:

City Clerk:

1. Motion to approve a request from Rev. Robert Bond III of California Gardens Christian of Love Baptist Church to sponsor a Back-to-School Festival to be held on Saturday, August 9, 2014 from 10:00 a.m. until 6:00 p.m.
2. Motion to approve a request from Wanda Blackman to have a Block Party on July 26, 2014 from 3:00 p.m. until 9:00 p.m. on 135th and Hoyne.

City Treasurer: 1. Update - JAWA

City Attorney: 1. An Ordinance Granting a Special Use Permit to Gemutlichkeit, LLC, d/b/a Blue Island Beer Company, to Allow for Artisan Manufacturing at the Property Located at 13357 Olde Western Avenue, Blue Island, Illinois.
2. An Ordinance Approving a Plat of Subdivision and Granting a Variation of the Blue Island Zoning Ordinance of 1971 as Amended for the Property at 2435 New Street, Blue Island, Illinois.
3. A Resolution Authorizing Execution of Intergovernmental Agreement Related to the Adult Protective Services Program.
4. A Resolution Authorizing Execution of an Agreement to Extend the Golf Course Maintenance Services Contract between the City of Blue Island and ServiScape, LLC.

7. **Committee Reports**

- a. Community Development Committee
- b. Finance Committee
- c. Public Health and Safety
- d. Municipal Services Committee
- e. Judiciary Committee

8. **Motions**

- a. Motion to Approve Consent Agenda
 - 1. Approval of Payroll – June 20, 2014 for \$361,613.47
 - 2. Approval of Accounts Payable – July 2, 2014 for \$728,217.81
 - 3. Committee Reports and Recommendations as presented
 - 4. An Ordinance of the City of Blue Island, Cook County, Illinois, Amending a Tax Increment Redevelopment Plan and Redevelopment Project for the Second Amendment to the TIF#5 Redevelopment Project Area.
 - 5. An Ordinance of the City of Blue Island, Cook County, Illinois, Amending the TIF#5 Redevelopment Project Area (Second Amendment to TIF#5) of said City Redevelopment Project Area Pursuant to the Tax Increment Allocation Redevelopment Act.
 - 6. An Ordinance of the City of Blue Island, Cook County, Illinois, Confirming Tax Increment Allocation Financing for Second Amendment to the TIF #5 Redevelopment Project Area.
 - 7. An Ordinance Regulating Signs in the City of Blue Island.

9. **Motion to Retire to Closed Session for consideration of:**

- a. Discussion of Pending Litigation

10. **Motion to Reconvene Regular Session**

11. **Motion for Adjournment**

**JOURNAL OF PROCEEDINGS OF THE PUBLIC HEARING
FOR THE PROPOSED SECOND AMENDMENT TO TIF DISTRICT #5
JUNE 10, 2014**

I. CALL TO ORDER

The Public Hearing for the Proposed Second Amendment to Tax Increment Finance (TIF) District #5 was called to order by Mayor Vargas at 7:00 p.m. on June 10, 2014.

ROLL CALL

Roll Call indicates the following:

Present: 12 Ald. Johnson (7:06), Frausto (7:01), Buckner, Hawley, Vieyra, Bilotto, Rita, Donahue, Stone, Carr, Ostling, Pittman,

Absent: 2 Ald. Thompson, Johanson

Present Also: Randy Heuser, City Clerk
ShawnTe Raines, City Attorney
Carmine Bilotto, City Treasurer

II. SUMMARY OF PUBLIC NOTICES AND CONFORMANCE TO TIF ACT

Kane McKenna stated that the City of Blue Island had complied with all the requirements under the TIF Act. The City was required to have a series of notices that were published and/or sent out by certified mail, there were legal notices that identified this meeting, and notices were sent to all residential addresses that were within 750 ft of the boundaries of the existing and amended TIF.

III. REPORT OF JOINT REVIEW BOARD

The Joint Review Board Meeting was held on April 30, 2014. At the meeting, the Joint Review Board voted to forward a positive recommendation to the City Council.

IV. INTRODUCTION OF WRITTEN COMMENTS

The City Clerk stated there were no written comments.

V. TIF OVERVIEW

Mr. McKenna gave a summary of the amended TIF Plan and qualification factors. The second amendment undertaken in 2014 goes south of Canal Street to 135th Street including properties on Olde Western. There were no changes to the existing budget.

VI. PUBLIC COMMENTS AND DISCUSSION

Allan Stevo of 2324 Union asked how much Mr. McKenna would be charging for his services. Mr. Stevo stated that in 2013 the revenue for all TIF's in Blue Island exceeded two million dollars.

VII. ADJOURNMENT

Motion by Ald. Buckner, second by Ald. Rita to adjourn the meeting.
Upon a vote, the Mayor declared the motion carried.

The meeting was adjourned at 7:11 p.m.

Randy Heuser, City Clerk

**APPROVED BY ME THIS
24th DAY OF JUNE, 2014.**

Domingo F. Vargas, Mayor

**JOURNAL OF PROCEEDINGS OF THE MEETING
JUNE 24, 2014**

CALL TO ORDER

The regular meeting of the City Council of the City of Blue Island was called to order by Mayor Vargas at 7:00 p.m. on June 24, 2014.

PLEDGE OF ALLEGIANCE

ROLL CALL

Roll Call indicates the following:

Present: 10 Ald. Frausto, Thompson, Johanson, Hawley,
Vieyra, Stone, Carr, Ostling, Pittman,
Johnson (7:03)

Absent: 4 Ald. Buckner, Bilotto, Rita, Donahue

Present Also: Randy Heuser, City Clerk
ShawnTe Raines, City Attorney
Carmine Bilotto, City Treasurer

JOURNAL OF PROCEEDING

Moved by Ald. Pittman, second by Ald. Carr the Journal of Proceedings of the Regular Meeting on June 10, 2014 is accepted as printed.

Ayes: 9 Frausto, Thompson, Johanson, Hawley,
Vieyra, Stone, Carr, Ostling, Pittman

Nays: 0

Absent: 5 Buckner, Bilotto, Rita, Donahue, Johnson

Abstain: 0

There being Nine (9) Affirmative Votes, the Mayor declared the motion carried.

Regular Meeting – June 24, 2014

CITIZENS WISHING TO ADDRESS THE COUNCIL
REGARDING THIS EVENINGS BUSINESS

Tony Lee of 2800 Burr Oak Ave stated that they had their first annual block party on Minnesota and California and thanked all who attended. He saluted the alderman of his ward, Stone and Carr, for the fantastic block party. Mr. Lee also thanked the Fire Department for showing up and for interacting with the children.

Ron Reardon of 2621 123rd Street thanked the Fire Department who came to his aid a couple of weeks ago.

Allan Stevo of 2324 Union Street asked if there were minutes for the Public Hearing. Clerk Heuser answered that they will be voted on in the next meeting.

Mr. Stevo asked who writes the comments for the Journal of Proceedings that were to be voted on at the meeting. He asked if it was the City Attorney.

The Mayor answered there is an individual who does it and it is not the City Attorney.

Mr. Stevo stated that if an individual reads them six months from now they should be able to completely understand what was said. He stated the most important comment he made was the JAWA meeting he attended and his explanation of what was said; the engineers work that cost millions of dollars is worthless. He asked when the next JAWA meeting is.

Treasurer Bilotto answered that the June 26th meeting was cancelled.

Mr. Stevo asked how much has the City paid the city law firm for the first year.

The Mayor directed Mr. Stevo to fill out a FOI.

Mr. Stevo asked what the City Attorney had done to satisfy his request for a legal written opinion.

The City Attorney stated that it could be arranged to give Mr. Stevo the information that evening.

Mr. Stevo asked why the City Treasurer continues to not report the city debt on the Treasurer's Report. He said the taxpayers should know how much debt there is outstanding.

The Mayor said they would make a note of that.

Mr. Stevo wanted to know when a Police Chief would be appointed.

The Mayor replied when the City has the financial situation under control.

Mary Poulsen invited everyone to attend Cruise Nights which are held every Monday at the corner of York and Western. On July 3rd there will be a fireworks display at Eisenhower High School. There will be free entry, \$5 parking at BevLab and Burr Oak Bowl, and \$20 to park in the parking lot of Eisenhower inside the gates. She thanked MetroSouth and CSX for their donations. She also thanked the Salvation Army and Ald. Carr's niece, Emily, who offered volunteers for the event. Ms. Poulsen invited anyone who would like to volunteer to contact her. She invited everyone to the second annual community parade that will be held July 4th starting at Paul Revere at 10:30 a.m. and ending on York St for the first of five TGIF Picnics.

REPORT OF CITY OFFICIALS

MAYOR: No Business.

BIDS: No Bids.

Regular Meeting – June 24, 2014

CITY CLERK:

Motion by Ald. Johnson, second by Ald. Frausto to approve a request from Rev. Peter Contreras to have a Contreras Family Reunion to be held on Saturday, June 28, 2014 from 11:00 a.m. until 7:00 p.m. at Bethel Pentecostal Church.

Ayes: 10 Frausto, Thompson, Johanson, Hawley,
Vieyra, Stone, Carr, Ostling, Pittman,
Johnson

Nays: 0

Absent: 4 Buckner, Bilotto, Rita, Donahue

Abstain: 0

There being Ten (10) Affirmative Votes, the Mayor declared the motion carried.

Motion by Ald. Stone, second by Ald. Pittman to approve a request from MDA for the Blue Island Fire Department to participate in the "Fill the Boot" program on June 27th, July 11th, and August 15th with a rain date of August 22nd.

Ayes: 10 Frausto, Thompson, Johanson, Hawley,
Vieyra, Stone, Carr, Ostling, Pittman,
Johnson

Nays: 0

Absent: 4 Buckner, Bilotto, Rita, Donahue

Abstain: 0

There being Ten (10) Affirmative Votes, the Mayor declared the motion carried.

Motion by Ald. Stone, second by Ald. Carr to approve three request to have block parties.

12900 Block of Elm St on July 3rd from 4:00 p.m. – 10:00 p.m.

3300 Block of Edison St on July 4th from 10:00 a.m. – 10:00 p.m.

12500 Block of Elm St on July 19th from 2:00 p.m. – 9:00 p.m.

Ayes: 10 Frausto, Thompson, Johanson, Hawley,
Vieyra, Stone, Carr, Ostling, Pittman,
Johnson

Nays: 0

Regular Meeting – June 24, 2014

Absent: 4 Buckner, Bilotto, Rita, Donahue

Abstain: 0

There being Ten (10) Affirmative Votes, the Mayor declared the motion carried.

CITY TREASURER:

Treasurer Bilotto had several announcements including: the JAWA meeting for June 26th is cancelled, the transition to Beverly Bank is almost completed, and the auditors are in and working diligently.

CITY ATTORNEY:

ORDINANCE NO. 2014-033

AN ORDINANCE AUTHORIZING CORRECTION TO ACCOUNTING JOURNAL ENTRIES TO TIF 1 AND TIF 2.

Motion by Ald. Johanson, second by Ald. Ostling to approve.

Ayes: 10 Frausto, Thompson, Johanson, Hawley, Vieyra, Stone, Carr, Ostling, Pittman, Johnson

Nays: 0

Absent: 4 Buckner, Bilotto, Rita, Donahue

Abstain: 0

There being Ten (10) Affirmative Votes, the Mayor declared the motion carried.

COMMITTEE REPORTS

Community Development– Ald. Hawley, Chairman

Next Meeting – Wednesday, July 9, 2014, 7:00 – East Annex

Finance Committee – Ald. Rita, Chairman

Next Meeting – Tuesday, June 17, 2014, 6:30 – East Annex

Public Health & Safety Committee – Ald. Carr, Chairman

Next Meeting – Wednesday, July 2, 2014, 7:00 – East Annex

Municipal Services Committee – Ald. Johanson, Chairman

Next Meeting – Monday, July 7, 2014, 6:30 – East Annex

Judiciary Committee – Ald. Ostling, Chairman

Next Meeting – Tuesday, July 15, 2014, 6:00 – East Annex

MOTIONS

Motion by Ald. Ostling, second by Ald. Carr to approve the Consent Agenda which includes:

- 1. Approval of Payroll – June 6, 2014 for \$371,186.91.**
- 2. Approval of Accounts Payable – June 18, 2014 for \$170,004.79.**
- 3. Committee Reports and Recommendations as presented**
- 4. An Ordinance Restricting a Portion of a Certain Street at or near 12510 S. Highland Avenue for Handicapped Parking Only within the City of Blue Island, County of Cook, State of Illinois and Providing Penalties for the Violation Thereof.**

Ayes:	10	Frausto, Thompson, Johanson, Hawley, Vieyra, Stone, Carr, Ostling, Pittman, Johnson
-------	----	---

Nays:	0	
-------	---	--

Absent:	4	Buckner, Bilotto, Rita, Donahue
---------	---	---------------------------------

Abstain:	0	
----------	---	--

There being Ten (10) Affirmative Votes, the Mayor declared the motion carried.

ADJOURNMENT

Motion by Ald. Pittman, second by Ald. Johnson to adjourn the meeting. Upon a vote, the Mayor declared the motion carried.

The meeting was adjourned at 7:29 p.m.
The next regular meeting of the City Council is scheduled for
July 8, 2014 at 7:00 p.m.

Randy Heuser, City Clerk

**APPROVED BY ME THIS
8th DAY OF JULY, 2014.**

Domingo F. Vargas, Mayor



BLUE ISLAND FIRE DEPARTMENT

2450 West Vermont Street • Blue Island, Illinois 60406 • 708/396-7070 • Fax 708/388-5778



Mark Luety
Fire Chief

Jim Klinker
Deputy Chief

June 5, 2014

Mayor Domingo Vargas
13051 Greenwood Avenue
Blue Island, Illinois 60406

Honorable Mayor,

On Sunday June 01, 2014 at 9:58 A.M. the Blue Island Fire Department received a call for the smell of gasoline behind 11953 S. Ann Street. This was a minor alarm for a single engine response with the station one crew consisting of Lt. Joe Olson, Firefighter/Engineer John McClement and Part Time Firefighter Harry O'Hagan.

Upon the arrival of the crew, Lt. Olson was met by a woman that stated she had called the fire department and reported the gasoline smell in the rear of the house. The crew walked to the rear of the building and noted an odor of gasoline. They then started to return to the front of the house and observed smoke coming from out of the eaves of the house and flames inside the windows of a second floor bedroom. After observing the smoke and flames coming from out of the house, Lt. Olson immediately had Firefighter/Engineer McClement contact Blue Island Dispatch and requested to have the call upgraded to a still alarm response.

The woman that originally met the crew on the scene then informed Lt. Olson that her ex-husband was still inside the house. Lt. Olson notified Deputy Chief Klinker who was just arriving on the scene of the possible rescue and that the crew would be entering the building. Deputy Chief Klinker took command and then upgraded the alarm to the full still level. Lt. Olson further advised Firefighter/Engineer McClement to have the deck gun ready and Firefighter O'Hagan obtain a positive water supply.

Fire Chief Jeffery Kraft from the Calumet Park Fire Department arrived on the scene and was assigned the front Alpha section by command. Chief Kraft met Lt. Olson at the front of the house at which time Lt. Olson advised Chief Kraft that there was someone inside the house that needed to be rescued. Chief Kraft notified command that he and Lt. Olson were going interior to search for a victim.

After forcibly entering the front door, they were met with heavy thick black smoke and almost no visibility with a heavy smell of gasoline that filled the air. Both men with full SCBA, Thermal Imaging Camera and 1 ¾ handline entered the structure to conduct a primary search for the victim. They were immediately met with the front room being filled with large amounts of debris, clothing and other household items as the victim was a hoarder further making entry more difficult. Items kept falling on the interior crew and there was no clear floor space on which to crawl. They had to keep crawling over piles of debris and after they made it into the structure only about 6 feet in Lt. Olson called out to see if there were any victims. They heard the victim cough in front of them and to their right. Approximately 10 to 15 feet inside from them was the victim sitting in a recliner. As they made it to the victim, Lt. Olson advised the victim the house was on fire and to get out with them at which time the victim told Lt. Olson he had a bad back. At this time Lt. Olson noticed that the victim was holding a gasoline can between his legs sitting in the chair and also had a lit cigarette in his hand. Lt. Olson grabbed the gasoline can and cigarette from the victim and threw them away from the victim.

Chief Kraft then notified command that they had found a victim and would be bringing him to the front door and they would need additional manpower to remove the victim from the piles of debris in the home. Lt. Olson started to remove the victim from the area and was assisted by Chief Kraft in the rescue by dragging the victim through the debris getting caught up numerous times while making their way to the front door performing the rescue.

Firefighter McClement entered the house just inside the front door, and assisted in the rescue by grabbing one of the victim's arms and help drag him towards the door. All of this time during the rescue they were met with increasing heat and smoke conditions. This dramatically added an increased element of danger and complexity to the already difficult rescue due to the obstruction of the room by all the debris.

Firefighter's Dompeling and Reed arrived on the scene from Fire Station Two and proceeded to the front of the house as the victim was being pulled to the door. Both Firefighters Dompeling and Reed then proceeded to assist in removing the victim from the house and lay him down on the front lawn for medical attention.

Deputy Chief Robert Ricker from the Alsip Fire Department assisted the victim with medical aid until he was transported to Metro South Hospital by the Midlothian Fire Department.

Chief Kraft and Lt. Thomas Wendt from the Calumet Park Fire Department reentered the structure and proceeded to the second floor where they were met with two rooms on fire. They extinguished both involved rooms.

Lt. Olson rejoined his crew on the first floor checking for any further fire extension, overhaul and extinguishment.


The State Fire Marshal and the MABAS 22 Origin and Cause team responded to the scene for the investigation. During the investigation it was found that the resident/victim had poured gasoline and other accelerants in numerous locations within the house on both the first and second floor and both front and back doors. After his release from the hospital he was arrested and subsequently charged with Arson and will be standing trial for the arson charge.

This entire incident was handled in the most expedient and professional manor by all Firefighting personnel on the scene.

Lt. Olson and Firefighter McClement from the Blue Island Fire Department along with Fire Chief Jeff Kraft from the Calumet Park Fire Department greatly and ultimately risked their lives to perform a rescue in not only fire conditions but additionally adverse conditions of the house being full of debris due to hoarding.

These three men for their unselfish and heroic acts of bravery performing beyond normal expectations are being issued the Medal of Honor from the City of Blue Island.

Respectfully,



Mark A. Luety
Fire Chief



13911 Coopers Grove Road
Blue Island, IL 60406
Phone (708) 371-7344
Rev. Robert Bond III, Pastor

Linda Seaton - Church Administrator

May 7, 2014

City of Blue Island
13051 S. Greenwood Avenue
Blue Island, IL 60406
(708) 597-1221 Fax

To Whom It May Concern:

Every year our church sponsors a Back-to-School Festival for children of all ages within the neighboring community. This year, we will sponsor a Back-to-School Festival that will be held on Saturday, August 9th, 2014 from 10:00am to 6:00pm. This is a time of spiritual fun for the children and the entire family. To assist the families with back to school expenses, we will provide back-to-school bags. The bags will consist of school supplies of all kind. **We are asking for permission to have Coopers Grove Road blocked off from 139th Street to 140th Street.**

To help make this happen, we are asking that you would assist by providing donations of any sort such as book bags, pens, pencils, etc. Any items that you are able to donate would be greatly appreciated and shall not go unnoticed. You may address all of your donations to our P.O. Box 871 ~ Midlothian, IL 60445. If you are sending a monetary donation please make all checks payable to California Gardens Christian of Love Baptist Church. Should you require additional information please contact our administration office at (708) 371-7344.

Respectfully Submitted,

Robert Bond III

Reverend Robert Bond III, Pastor

Vanessa Smith,
Special Project Coordinator

BLOCK PARTY APPLICATION

City of Blue Island
13051 S. Greenwood, Blue Island, IL 60406
708-597-8603

Representative: Wanda Blackman Title: Captain

Address: 2068 135th Pl. Apt. 5

Daytime Phone: 708-396-1926 Nighttime Phone: Same

E-mail: N/A

Organization (if any): _____

Secondary Representative: Tameko Brown Title: Co-Captain

Address: 2069 135th Pl.

Daytime Phone: 773-664-9592 Nighttime Phone: Same

E-mail: _____

Specific Location of Block Party: 135th Hayne

Requested Date: July 26 Time - Beginning: 3 End: 9

City Services:

Yes, we would like a Blue Island Police Officer to visit the Block Party. Please indicate the best time for us to schedule your visit, based on availability that day: 7-26-14 between 4-5 PM

Yes, we would like a Blue Island Fire Engine to visit the Block Party. Please indicate the best time for us to schedule your visit, based on availability that day: 7-26-14 bet. 4-5 PM

The Blue Island Public Works will deliver barricades as prescribed in the guidelines.

The applicants are responsible for any injury, damage to property or illegal actions during the Block Party. In the event that there should be a directive, written or oral, from the police department to discontinue the party for proper reasons, then the applicants must comply.

Wanda Blackman Signature of Representative Wanda Blackman Printed Name

Tameko Brown Signature of Secondary Representative Tameko Brown Printed Name

PAID
CHECK 10285

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

**ORDINANCE
NUMBER 2014-035**

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO
GEMUTLICHKEIT, LLC, D/B/A BLUE ISLAND BEER COMPANY,
TO ALLOW FOR ARTISAN MANUFACTURING AT THE
PROPERTY LOCATED AT 13357 OLDE WESTERN AVENUE,
BLUE ISLAND, ILLINOIS**

**DOMINGO F. VARGAS, Mayor
Randy Heuser, City Clerk**

1st Ward	CHRISTINE BUCKNER	TOM HAWLEY
2nd Ward	LETICIA VIEYRA	CHARISSA BILOTTO
3rd Ward	NANCY RITA	KEVIN DONAHUE
4th Ward	MARCIA STONE	CANDACE CARR
5th Ward	JANICE OSTLING	KENNETH PITTMAN
6th Ward	DEXTER JOHNSON	JAIRO FRAUSTO
7th Ward	NANCY THOMPSON	JAMES JOHANSON

Aldermen

ORDINANCE NO. 2014-035

AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO GEMUTLICHKEIT, LLC, D/B/A BLUE ISLAND BEER COMPANY, TO ALLOW FOR ARTISAN MANUFACTURING AT THE PROPERTY LOCATED AT 13357 OLDE WESTERN AVENUE, BLUE ISLAND, ILLINOIS

WHEREAS, Gemultlichkeit, LLC, filed an application with the Zoning Board of Appeals for a special use to permit the operation of an artisan brewery manufacturing of beer for wholesale distribution and retail sales in a tap room in a facility located at 13357 Olde Western Avenue, Blue Island, Illinois;

WHEREAS, the existing zoning classification is Uptown Transit Oriented Development;

WHEREAS, the Zoning Board of Appeals has held a public hearing on June 16, 2014 in accordance with Article VIII, Section 8.10 of the Blue Island Zoning Ordinance of 1971; and

WHEREAS, the Zoning Board of Appeals after due consideration has found that:

- (a) The establishment, maintenance, or operation of this special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
- (b) That 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;
- (c) That 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;
- (d) That adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided;

- (e) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in public streets, and
- (f) That 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 Zoning Board of Appeals.

WHEREAS, the Zoning Board of Appeals has recommended that a special use permit be issued for the operation of the business as described herein at the premises indicated. A true and correct copy of the Recommendation from the Blue Island Zoning Board of Appeals and Planning and Building Department Staff Report are attached hereto; and

NOW BE IT ORDAINED, by the City Council of the City of Blue Island, County of Cook, and State of Illinois:

SECTION ONE

The recitals and findings set forth above and in the recommendation of the Blue Island Zoning Board of Appeals regarding the request for a special use are incorporated herein by reference the same as if they were fully set forth herein verbatim and the recitals and findings are adopted as the findings of City Council.

SECTION TWO

The Mayor and City Council, after due consideration, approve the issuance of a special use permit to allow the operation of the business as described herein and in the attached staff report subject to the following conditions and requirements:

- a) That the special use herein requested shall, except as varied by this ordinance, conform to all applicable district regulations, codes and ordinances of Blue Island.

ADOPTED this 8th day of July, 2014, pursuant to a roll call as follows:

	YES	NO	ABSENT	PRESENT	ABSTAIN
Alderman BUCKNER					
Alderman HAWLEY					
Alderman VIEYRA					
Alderman BILOTTO					
Alderman RITA					
Alderman DONAHUE					
Alderman STONE					
Alderman CARR					
Alderman OSTLING					
Alderman PITTMAN					
Alderman JOHNSON					
Alderman FRAUSTO					
Alderman THOMPSON					
Alderman JOHANSON					
Mayor DOMINGO F. VARGAS					
TOTAL					

APPROVED: this 8th day of July, 2014.

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

ATTESTED and **Filed** in my office this
8th day of July, 2014.

CITY CLERK

PUBLISHED in pamphlet form this
8th day of July, 2014.

CITY CLERK

**CITY OF BLUE ISLAND ZONING BOARD OF APPEALS
FINDINGS OF FACT**

PUBLIC HEARING OF JUNE 16, 2014

Blue Island Beer Co, 13357 Olde Western Avenue, Blue Island

On April 16, 2014 the Blue Island Plan Commission recommended approval of a Special Use Permit for the Blue Island Beer Co. to the Zoning Board of Appeals. On June 16, 2014 the Blue Island Zoning Board of Appeals voted unanimously (5-0) to adopt Findings of Fact recommending City Council approval of a request for a Special Use to permit Artisan Manufacture to operate a craft brewery in the Uptown-Transit Oriented Development (U-TOD) District.

Section 8.10(6) Standards: No special use shall be recommended by the Zoning Board of Appeals unless such Board shall find:

a. That 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.

Finding: The Zoning Board of Appeals finds that the proposed use will not be detrimental or endanger the public. Blue Island Beer Co. will be regulated by Federal and State law. Blue Island Beer Co's brewery license with the State of Illinois limits production to 7,500 barrels and consumption to products of their own brewery.

b. That 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.

Finding: The Zoning Board of Appeals finds that the proposed use will not limit the use of other property on Olde Western Avenue. Occupancy of a vacant building will improve property values in the neighborhood.

c. That 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.

Finding: The Zoning Board of Appeals finds that the proposed use supports Blue Island's vision for Olde Western Avenue as a restaurant and entertainment destination.

d. That adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided.

Finding: The Zoning Board of Appeals finds that the proposed use has adequate facilities for Artisan Manufacture, being located in a former automobile showroom and garage, and the property will be upgraded by the Blue Island Beer Co. to meet current needs and code requirements.

e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in public streets.

Finding: The Zoning Board of Appeals finds that the proposed use has access to off-street parking, minimizing traffic congestion on Olde Western Avenue.

f. That 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 Zoning Board of Appeals.

Finding: The Zoning Board of Appeals finds that the proposed use is in conformance with the goals and regulations of the Blue Island Comprehensive Plan and the Uptown-Transit Oriented Development zoning district.

PLANNING & BUILDING DEPARTMENT - STAFF REPORT

DATE: APRIL 14, 2014
PROPOSED PROJECT: BLUE ISLAND BEER CO.
LOCATION: 13357 OLDE WESTERN AVENUE
RE: SPECIAL USE PERMIT

Applicant: Gemutlichkeit, LLC

Property Owner: Steve Brown

Location: 13357 Olde Western Avenue

Zoning: U-TOD Uptown-Transit Oriented
Development

Current Use: Vacant (partial)

Use Area: 8,000 sq. ft.

Surrounding Zoning: U-TOD



I. Project Description

Gemutlichkeit, LLC (Bryan and Karina Shimkos, Alan Cromwell) seeks to open Blue Island Beer Company (BIBC), a brewery manufacturing beer for wholesale distribution and retail sales in a tap room. Located in the U-TOD district, Artisan Manufacture is a Permitted Special Use. Described as the first brewery in Blue Island since Prohibition, BIBC is also the City's first applicant for Artisan Manufacture. This classification was drafted specifically for the U-TOD in order to encourage local, highly skilled production focused on sustainability, craft traditions and entrepreneurship.

BIBC is leasing 8000 s.f. at 13357 Olde Western Avenue, located in the southwest corner of a former automobile dealership. An approx. 1264 s.f. tap room is proposed, fronting a 1741 s.f. brewery space and 405 s.f. storage cooler. Additional dry storage is located past the brewery.

On street parking is available, and additional parking may be leased through the building owner. The U-TOD regulations do not have parking requirements. A sign permit has not yet been applied for, however the application includes a preliminary drawing indicating a wall sign over the entrance with external illumination, plus a window sign on the door. This type of signage would be permitted in the U-TOD. Building permits have not been submitted at this time and will be required by the Building & Zoning Department.

BIBC will be regulated by the State of Illinois as a Class 3 Brewer, permitting the manufacture of beer, its sale and delivery. Their Federal Brewers Notice has been applied for.

II. ***Approvals Required***

The proposed special use permit begins with a recommendation from the Plan Commission. A public hearing will be scheduled for the Zoning Board of Appeals, which recommends to City Council for final determination.

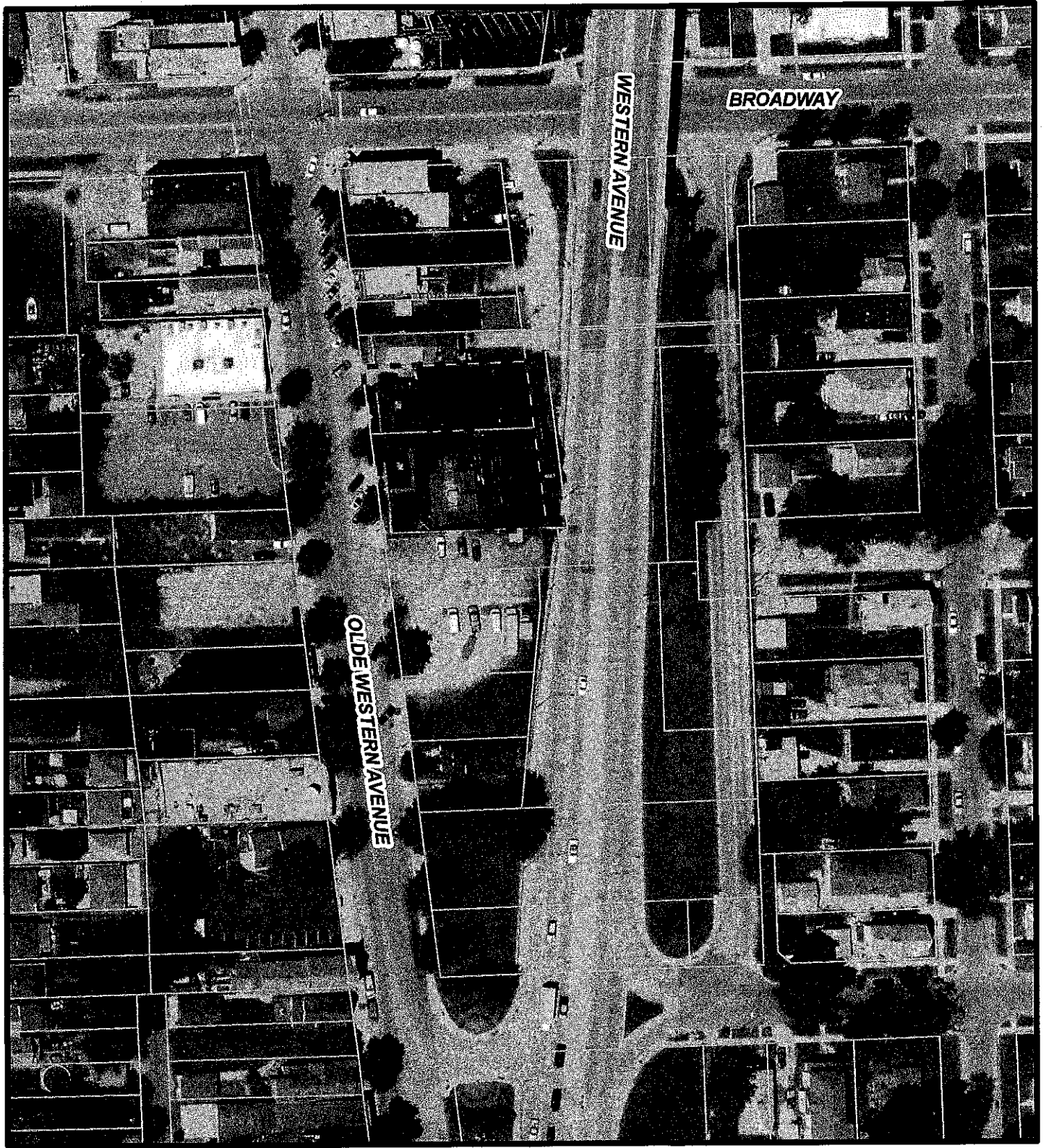
Special Use Permit

The ZBA considers the following standards for a Special Use:

- a. That 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;
- b. That 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;
- c. That 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; and
- d. That adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided;
- e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in public streets, and
- f. That 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 Zoning Board of Appeals.

III. ***Attachments***

Site Map
Floor Plan
Business Concept Application
Preliminary sign concept

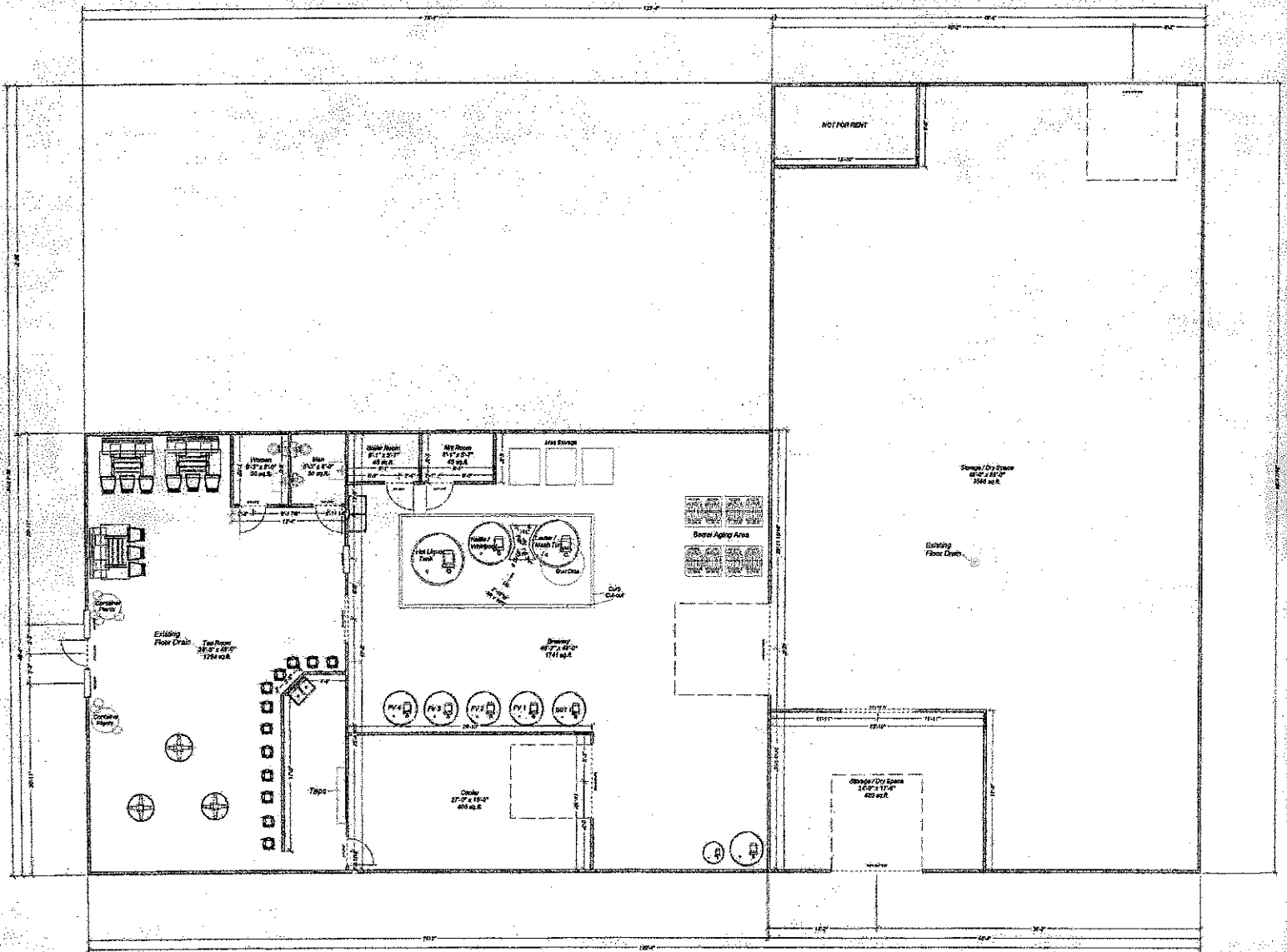


Blue Island Beer Company

13357 Olde Western Avenue

COBI: 4/14/2014





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

**ORDINANCE
NUMBER 2014-036**

**AN ORDINANCE APPROVING A PLAT OF SUBDIVISION AND
GRANTING A VARIATION OF THE BLUE ISLAND ZONING
ORDINANCE OF 1971 AS AMENDED FOR THE PROPERTY
LOCATED AT 2435 NEW STREET, BLUE ISLAND, ILLINOIS**

**DOMINGO F. VARGAS, Mayor
Randy Heuser, City Clerk**

1st Ward	CHRISTINE BUCKNER	TOM HAWLEY
2nd Ward	LETICIA VIEYRA	CHARISSA BILOTTO
3rd Ward	NANCY RITA	KEVIN DONAHUE
4th Ward	MARCIA STONE	CANDACE CARR
5th Ward	JANICE OSTLING	KENNETH PITTMAN
6th Ward	DEXTER JOHNSON	JAIRO FRAUSTO
7th Ward	NANCY THOMPSON	JAMES JOHANSON

Aldermen

ORDINANCE NO. 2014-036

AN ORDINANCE APPROVING A PLAT OF SUBDIVISION AND GRANTING A VARIATION OF THE BLUE ISLAND ZONING ORDINANCE OF 1971 AS AMENDED FOR THE PROPERTY LOCATED AT 2435 NEW STREET, BLUE ISLAND, ILLINOIS

WHEREAS, applicant Angelo Martino submitted an application for zoning relief requesting a plat subdivision and certain variations for the properties located at and commonly known as 2435-37 New Street and 2441 New Street, Blue Island, with the current Property Identification Number (PIN) 24-36-231-006-0000;

WHEREAS, the existing structures on the property consist of a 693 square foot single family residence and a 3,164 square foot multi-family residence and share the same PIN;

WHEREAS, the Zoning Board of Appeals held a public hearing in accordance with Article VIII, Section 8.7 of the Blue Island Zoning Ordinance of 1971;

WHEREAS, the current classification of the property is R-1 single family residential and the existing multi-family dwelling is a legal non-conforming building and use pursuant to Section 6.4 of the Blue Island Zoning Ordinance;

WHEREAS, Section 6.4 of the Blue Island Zoning Ordinance sets forth the circumstances in which legal non-conforming status may be discontinued and such circumstances did not exist at the time of consideration of the application for zoning relief by the Zoning Board of Appeals;

WHEREAS, the Zoning Board of Appeals has recommended that zoning relief be granted and found that the following conditions have been complied with:

- a. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.

- b. The proposed variation will not merely serve as a convenience to the applicant, but will alleviate some demonstrable and unusual hardship which would result if the strict letter of the regulations were carried out and which is not generally applicable to other property within the same district.
- c. The alleged hardship has not been created by any person presently having a proprietary interest in the premises.
- d. The proposed variation will not be materially detrimental to the public welfare or injurious to other property or improvements in the neighborhood.
- e. The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, or endanger the public safety.
- f. The proposed variation will not alter the essential character of the neighborhood.
- g. The proposed variation is in harmony with the spirit and intent of the Comprehensive Amendment to the Blue Island Zoning Ordinance.

NOW BE IT ORDAINED, by the City Council of the City of Blue Island, County of Cook, and State of Illinois:

SECTION ONE

The recitals and findings set forth above and in the recommendation of the Blue Island Zoning Board of Appeals regarding the request for zoning relief and variations are incorporated herein by reference the same as if they were fully set forth herein verbatim and the recitals and findings are adopted as the findings of City Council.

SECTION TWO

The variation to the Blue Island Zoning Ordinance of 1971 is hereby granted based on the

proposed standards and conditions summarized in the Staff Report attached hereto which provide: (1) the multi-family building at 2435-37 New Street requires a variation of five (5) feet to the front yard standard, a variation of six (6) feet to the minimum side yard standards and a variation of ten percent (10%) to the lot coverage percentage; and (2) the single family residence requires a variation of 1,012 square feet for lot area and a variation of 12.5 feet for lot width.

SECTION THREE

The proposed subdivision described and depicted in Exhibit A attached hereto, made a part and incorporated by reference, is hereby approved for the lot legally described as:

LOT 1 (EXCEPT THE WEST 30 FEET THEREOF) IN BLOCK 34 IN YOUNG'S ADDITION TO BLUE ISLAND, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 SECTION 36, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

The new legal description for the property known as 2435-37 New Street, Blue Island, Illinois, shall be as indicated in the attached application and described as:

LOT 1 (EXCEPT THE WEST 55 FEET THEREOF) IN BLOCK 34 IN YOUNG'S ADDITION TO BLUE ISLAND, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 SECTION 36, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

The new legal description for the property known as 2441 New Street, Blue Island, Illinois, shall be as indicated in the attached application and described as:

THE EAST 25 FEET OF THE WEST 55 OF LOT 1 IN BLOCK 34 IN YOUNG'S ADDITION TO BLUE ISLAND, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 SECTION 36, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

SECTION FOUR

The Mayor or designee is authorized to perform all acts necessary to effectuate the intent of this ordinance and acceptable of the plat of subdivision by the appropriate departments and agencies. The City Clerk is hereby directed to cause to be filed for record in the Office of Recorder of Deeds of Cook County, Illinois, or the office of any appropriate local governmental agencies, a certified copy of this ordinance and said plat.

SECTION FIVE

This ordinance shall be in full force and effect upon the date of passage or as otherwise required by law and shall supersede all ordinances, or parts thereof, in conflict herewith.

ADOPTED this 8th day of July, 2014, pursuant to a roll call as follows:

	YES	NO	ABSENT	PRESENT	ABSTAIN
Alderman BUCKNER					
Alderman HAWLEY					
Alderman VIEYRA					
Alderman BILOTTO					
Alderman RITA					
Alderman DONAHUE					
Alderman STONE					
Alderman CARR					
Alderman OSTLING					
Alderman PITTMAN					
Alderman JOHNSON					
Alderman FRAUSTO					
Alderman THOMPSON					
Alderman JOHANSON					
Mayor DOMINGO F. VARGAS					
TOTAL					

APPROVED: this 8th day of July, 2014.

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

ATTESTED and **Filed** in my office this
8th day of July, 2014.

CITY CLERK

PUBLISHED in pamphlet form this
8th day of July, 2014.

CITY CLERK

COMMUNITY DEVELOPMENT DEPARTMENT - STAFF REPORT

DATE: JUNE 9, 2014
PROJECT: NEW STREET SUBDIVISION
LOCATION: 2435-37 & 2441 NEW STREET
RE: LOT LINE VARIATION

Applicant: Angelo Martino and Carmen P. Forte

Owner: Pasquale Josephine De Venuto and Michele Martino.

Location: 2435 New Street

Zoning: R-1

Use: Multi-Family apartment building and Single Family home.

Surrounding Zoning: R-1

I. Project Description

The applicant seeks to subdivide the parcel at 2435-37 and 2441 New Street, making two existing zoning lots legal lots of record. The two existing buildings share a single Parcel Identification Number (PIN). The lot was originally subdivided in the 19th C. and has not been legally divided since the original plat was recorded.

There are two existing structures on the parcel, a 3,164 s.f. apartment building at 2435-37 New Street and a 693 s.f. single family home at 2441 New Street. A third house, built in the rear of the apartment building yard, was demolished in 2013.

II. Bulk Controls and Requested Variations

The proposed subdivision (and related variation) will memorialize existing conditions.

The multi-family building at 2435-37 New Street would require variation of 5 ft. to the front yard standard, a variation of 6 ft. to the minimum side yard standards, and a variation of 10% to the lot coverage percentage.

A conventional 25 ft. wide lot for the single family home at 2441 New Street. A variation of 1,012.5 s.f. is required for the lot area and a 12.5 ft. variation to the lot width regulations.



Standards and proposed conditions are summarized below:

<i>Bulk Controls (Sec. 4.4)</i>	<i>R-1</i>	<i>Lot 1 (2435-37 New Street)</i>	<i>Lot 2 (2441 New Street)</i>
Lot Area	4312.5 s.f.	6309.6 s.f.	3300 s.f.
Lot Width	37.5 ft.	47.8 ft.	25 ft.
Lot Depth	115 ft.	132 ft.	132 ft.
Front Yard	15 ft. (block avg.)	10 ft.	20 ft.
Side Yard	10%	0	8.23 ft
Rear Yard	35 ft.	55 ft.	70 ft.
Lot Coverage	40%	50%	21%

III. Approvals Required and Authorization

- A) Zoning Board of Appeals: Findings
- B) City Council: Final Approval of Plat of Subdivision with variations for front yard and side yard setbacks
- C) The multi-family building at 2435-37 New Street would require variation of 5 ft. to the front yard

Section 8.7(4)a. of the Blue Island Zoning Ordinance of 1971 authorizes City Council to approve variations to any yard or setback requirement. Section g. authorizes other instances as may be provided.

IV. Attachments

- A. Zoning Relief Application
- B. Plat of Survey (April 16, 2014)



City of Blue Island
Zoning Relief Application

Blue Island City Hall
13051 Greenwood Ave
Blue Island, IL 60406
708.597.8606 • F: 708.396.2686
www.blueisland.org

- Variation [checked]
Text Amendment []
Special Use []
Map Amendment []
Other: []

Angelo Martino / Carmen P. Forte
Applicant Name

Pasquale Josephine De Venuto, Michele Martino
Owner Name (if applicable)

15432 82nd Avenue, Orland Park, IL 60462
Applicant Address

2435 NEW STREET, BLUE ISLAND, IL 60406
Owner Address

(773) 230-5439
Applicant Phone

Owner Phone

martinoa@sbcglobal.net
Applicant Email

Owner Email

Premises affected are located at: 2435 NEW STREET, BLUE ISLAND, IL 60406

Current Zoning Designation

- RI: Single Family Residential [checked]
C1: Central Area Commercial []
C2: Highway Commercial []
UTOD: Uptown Transit Oriented Development []
LI: Limited Industry []
I2: General Industry []

Property Identification Number (Use additional sheets if necessary)

- 1 24-36-231-006-0000
2
3
4

Nature of Applicant's Interest: Obtain two separate PIN numbers, create new legal description

Angelo Martino
Print Name

Date

Signature

OFFICE USE ONLY

Date of Application

Date of Publication(s)

Date of Hearing

Date of Hearing

Date of Hearing

Date of Hearing

Recommendation(s)

\$
Application Fee

The following must be submitted with the application. Incomplete applications will be rejected.

Special Use

- The specific zoning district within this Ordinance which will allow the proposed special use
- The current zoning designation of the subject parcel(s)
- The current use and existing conditions of the subject parcel(s)
- Legal description of subject parcel(s)
- The commonly known address of the subject parcel(s) or property
- Site plan
- Preliminary grading plan, if applicable
- Conceptual architectural drawings of all structures
- Evidence of ownership or interest in property
- Plat of Survey
- A copy of all existing and proposed restrictions or covenants.

Variation

- The current zoning designation of the subject parcel
- The current use of the subject parcel
- The particular requirements of this zoning ordinance which prevent the proposed use or construction
- The characteristics of the subject parcel which prevent compliance with the requirements of this comprehensive amendment
- The minimum variations which would be necessary to permit the proposed use or construction
- The practical difficulty or hardship which would result if the requirements of the zoning ordinance were applied to the subject parcel or to the proposed use or construction thereon
- A legal description of subject parcel
- The commonly known address of the subject parcel or property
- The name and address of the legal owner of the subject parcels
- The name and address of the petitioner and his attorney, if any
- Plans, photographs and data on existing condition of the subject parcel
- Plat of Survey
- A copy of all existing and proposed restrictions or covenants
- A narrative report of letter documenting compliance with all applicable approval criteria

Zoning District Map and Text Amendments

- The present zoning of the subject property
- A brief written statement of the proposed map amendment
- The legal description of the subject property
- The commonly known address of the subject property
- The name and address of the applicant and the attorney of the applicant, if any
- A description of any ownership interest that the applicant has in the subject property, if applicable
- Proof of Ownership or Leasehold Interest
- Current survey

Original Legal Description:

LEGAL DESCRIPTION

LOT 1 (EXCEPT THE WEST 30 FEET THEREOF) IN BLOCK 34 IN YOUNG'S ADDITION TO BLUE ISLAND, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY KNOWN AS: 2441 & 2435-37 NEW STREET, BLUE ISLAND, IL 60406

PIN: 24-36-231-006-0000

Township: Worth

LEGAL DESCRIPTION

LOT 1 (EXCEPT THE WEST 55 FEET THEREOF) IN BLOCK 34 IN YOUNG'S ADDITION TO BLUE ISLAND, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY KNOWN AS: 2435-37 NEW STREET, BLUE ISLAND, IL 60406

PIN: Part of 24-36-231-006-0000

Township: Worth

LEGAL DESCRIPTION

THE EAST 25 FEET OF THE WEST 55 OF LOT 1 IN BLOCK 34 IN YOUNG'S ADDITION TO BLUE ISLAND, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY KNOWN AS: 2441 NEW STREET, BLUE ISLAND, IL 60406

PIN: Part of 24-36-231-006-0000

Township: Worth

Cook County Property Tax Portal Search Results

[Search Again »](#)



24362310060000 07/12/2007

[View on CookViewer Map »](#)

Property Characteristics

Info for Tax Year: 2013

PIN: 24-36-231-006-0000
 Address: 2435 NEW ST
 City: BLUE ISLAND
 Zip Code: 60406
 Township: WORTH

Tax Bill Mailing Address

Info for Tax Year: 2013

MARTINO DEVENUTO
 15432 82ND AV
 ORLAND PARK, IL 60962

[Update Mailing Address »](#)

Tax Calculator

Info for Tax Year: 2013

Estimated Property Value: \$626,450
 Total Assessed Value: 62,645 [Assessed Value History](#)
 Lot Size (SqFt): 9,609
 Building (SqFt): 6,162
 Property Class: 2-11 [Property Class Description](#)

Other Related Information

Tax Rate (2012): 13.843 [Tax Rate History](#)
 Tax Code (2013): 39044
[View Taxing Districts' Financial Statements »](#)
[More Tax Rate Information »](#)

Tax Billed Amounts & Tax History

2013: \$13,381.52* Paid In Full
 2012: \$24,330.04 Paid In Full
 2011: \$20,633.73 [Payment History](#)
 2010: \$20,278.68 [Payment History](#)
 2009: \$21,858.99 [Payment History](#)

* = (1st Install Only)

[More Payment Options, Instructions & Tax Bill Requests »](#)

Exemptions

2013: Not Available
 2012: 0 Exemptions Received
 2011: 1 Exemptions Received
 2010: 1 Exemptions Received
 2009: 1 Exemptions Received

[More Exemption Information »](#)

Appeals

2013: Not Accepting Appeals
 2012: Appeal Filed
 2011: Appeal Filed
 2010: Not Accepting Appeals
 2009: Not Accepting Appeals

[More Appeal Information »](#)

Refunds Available

No Refund Available

[More Refund Information »](#)

Tax Sale (Delinquencies)

2013: Tax Sale Has Not Occurred
 2012: Tax Sale Has Not Occurred
 2011: No Tax Sale
 2010: No Tax Sale
 2009: No Tax Sale

[More Tax Sale Information »](#)

Documents, Deeds & Liens

No Documents Found

[More Record Information »](#)

All years referenced herein denote the applicable tax year (i.e., the year for which taxes were assessed). Parcels may from time to time be consolidated or subdivided. If information regarding a particular PIN appears to be missing for one or more tax years, it is possible that the PIN has changed due to a consolidation or subdivision. Users may contact the Cook County Clerk's Office for information regarding PIN lineage. Users should also note that the information displayed on this site does not include special assessments (which are billed and collected by municipalities) or omitted taxes (which are assessed on an ad hoc basis by the Cook County Assessor's Office). Please direct inquiries regarding the status of special assessments to your municipality. Questions regarding omitted taxes should be directed to the Assessor's Office.

Note: This printout cannot be used as a tax bill.

Property Characteristics

2014 Tax Year Property Information



24362310060000 07/12/2007

Description	Value
PIN:	24-36-231-006-0000
Address:	2435 New St
City:	Blue Island
Township:	Worth
Property Classification:	2-11
Square Footage:	9,609 (Land)
NBHD:	132
Taxcode:	39044

Assessed Valuation

Description	2014 First Pass	2013 Board of Review Certified
Land Assessed Value	3,603	3,603

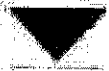
Description	2014 First Pass	2013 Board of Review Certified
Building Assessed Value	57,138	59,042
Total Assessed Value	60,741	62,645

Property Characteristics

Description	Value
Estimated 2014 Market Value	\$607,410
Estimated 2013 Market Value	\$626,450
Description	Two to Six Apartments, Over 62 Years
Residence Type	Two Story
Use	Multi Family
Apartments	Four
Exterior Construction	Masonry
Full Baths	4
Half Baths	0
Basement ¹	Full and Unfinished
Attic	None
Central Air	No
Number of Fireplaces	0
Garage Size/Type ²	None
Age:	125
Building Square Footage	6,162
Assessment Pass	First Pass
Note	Parcel Contains One or More Improvements

¹ Excluded from building square footage, except apartment

² Excluded from building square footage



Cook County Property Tax and Payment Information

Printed copies of this information may not be used as a tax bill.
Payments must be submitted with original tax bill.

Property Index Number (PIN): 24-36-231-006-0000

2013 Tax Year Information - Payable in 2014

Tax Year: 2013 Tax Type: Current Tax Volume: 249 Classification: 2:11

Property Location

2435 NEW ST
BLUE ISLAND, IL 60408-2370

To update contact the Cook County Assessor's Office at 312.443.7650.

Mailing Information

MARTINO DEVENUTO
15432 82ND AV
ORLAND PARK, IL 60462-4902

To update your mailing information [click here](#).

Exemption Information

Exemptions do not become effective until the 2nd installment.

To check if you received exemptions on previous tax years, [click here](#).

Tax Billing Information

Installment	Tax Amount Billed	Tax Due Date
1st	\$13,381.52	03/04/2014

Tax Payment Information

The balance due, including any penalty, is as of Monday, April 28, 2014.
Payments processed are posted through Friday, April 25, 2014.

Installment	Total Amount	Tax Amount	Penalty Amount	Last Payment Received	Date Received
1st	\$0.00	\$0.00	\$0.00	\$13,381.52	02/24/2014

BALANCE DUE: \$0.00

 Print

[* Return to PIN Summary](#)

For Tax Years 2011 and prior, the Cook County Clerk's office can help you with redemption and delinquent inquiries regarding these prior year's taxes.
You may reach the Clerk at:

Main Number: 312.603.6656

You may find frequently asked questions and additional information at the Clerk's Office's website: <http://www.cookcountyclerk.com>

Cook County Property Tax and Payment Information

Printed copies of this information may not be used as a tax bill.
Payments must be submitted with original tax bill.

Property Index Number (PIN): 24-38-231-008-0000

2012 Tax Year Information - Payable in 2013

Tax Year: 2012 Tax Type: Current Tax Volume: 249 Classification: 2-11

Property Location

2435 NEW ST
BLUE ISLAND, IL 60406-2370

To update contact the Cook County Assessor's Office at 312.443.7550.

Mailing Information

MARTINO DEVENUTO
15432 62ND AV
ORLAND PARK, IL 60462-4902

To update your mailing information [click here](#).

Exemption Information

Homeowner Exemption Received: NO
Senior Citizen Exemption Received: NO
Senior Freeze Exemption Received: NO

If you are entitled to an exemption you did not receive, [click here](#).

To check if you received exemptions on previous tax years, [click here](#).

Tax Billing Information

Installment	Tax Amount Billed	Tax Due Date
1st	\$11,348.55	03/01/2013
2nd	\$12,981.49	08/01/2013

Tax Payment Information

The balance due, including any penalty, is as of Monday, April 28, 2014.
Payments processed are posted through Friday, April 25, 2014.

Installment	Total Amount	Tax Amount	Penalty Amount	Last Payment Received	Date Received
1st	\$0.00	\$0.00	\$0.00	\$11,348.55	02/22/2013
2nd	\$0.00	\$0.00	\$0.00	\$12,981.49	07/29/2013

BALANCE DUE: \$0.00



[Return to PIN Summary](#)

For Tax Years 2011 and prior, the Cook County Clerk's office can help you with redemption and delinquent inquiries regarding these prior year's taxes.

You may reach the Clerk at:

Main Number: 312.603.5656

You may find frequently asked questions and additional information at the Clerk's Office's website: <http://www.cookcountyclerk.com>

CHICAGOLAND SURVEY COMPANY INC.

PROFESSIONAL DESIGN FIRM LICENSE NO: 184-005282 EXPIRES 04/30/2015

6501 W. 65TH STREET CHICAGO, ILLINOIS 60638 (773) 271-9447
CHICAGOLANDSURVEY@SBCGLOBAL.NET

PLAT OF SURVEY OF

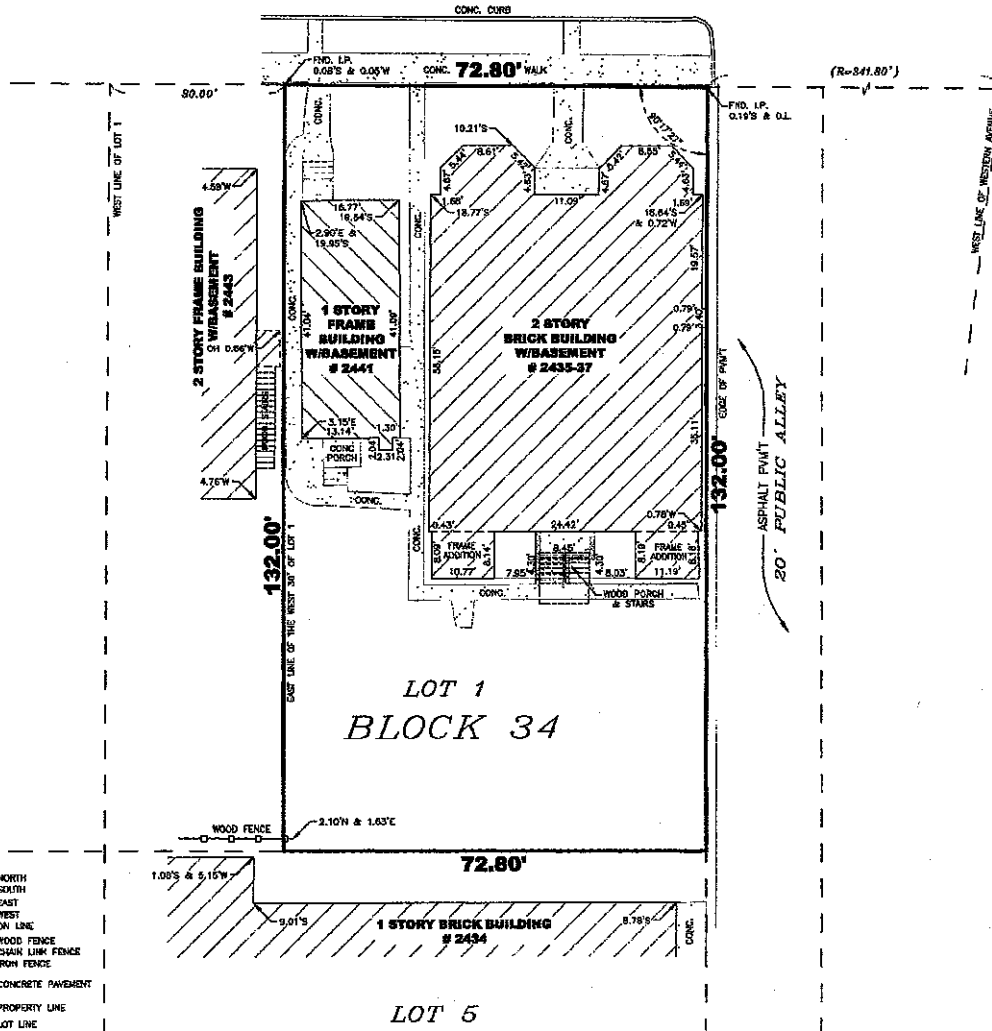
LOT 1 (EXCEPT THE WEST 30 FEET THEREOF) IN BLOCK 34 IN YOUNG'S ADDITION TO BLUE ISLAND, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY KNOWN AS: 2441 & 2435-37 NEW STREET, BLUE ISLAND, ILLINOIS.

P.I.N. 24-36-231-006-0000

NEW STREET

ASPHALT PAVT
60' R.O.M. HERETOFORE DEDICATED AS FOR PUBLIC ROAD PURPOSES



- LEGEND:**
- N NORTH
 - S SOUTH
 - E EAST
 - W WEST
 - O.L. ON LINE
 - WOOD FENCE
 - x—x— CHAIN LINK FENCE
 - IRON FENCE
 - ▨ CONCRETE PAVEMENT
 - — — PROPERTY LINE
 - - - - - LOT LINE

PROPERTY AREA = 9,610 SQ. FT.

FIELD WORK COMPLETED 4/08/2014

FOR EASEMENTS, BUILDING LINES AND OTHER RESTRICTIONS NOT SHOWN ON THE ORIGINAL SUBDIVISION PLAT, REFER TO YOUR TITLE INSURANCE POLICY, DEED, AND LOCAL BUILDING REGULATIONS.

CLIENT DID NOT REQUEST MONUMENTS TO BE SET AT PROPERTY CORNERS.



ORDERED BY: ANGELO MARTINO
FILE NO. 111-57



LICENSE EXPIRES
11/30/2014

STATE OF ILLINOIS } S.S.
COUNTY OF COOK }

THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE BY ME, OR BY PERSONS UNDER MY DIRECT SUPERVISION AND CONTROL. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 14 TH DAY OF APRIL 2014.

BY: *Roger P. Jacobs*
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3384

CHICAGOLAND SURVEY COMPANY INC.

PROFESSIONAL DESIGN FIRM LICENSE NO: 184-006262 EXPIRES 01/30/2016

6501 W. 65TH STREET CHICAGO, ILLINOIS 60638 (773) 271-9447
CHICAGOLANDSURVEY@SBCGLOBAL.NET

PLAT OF SURVEY OF

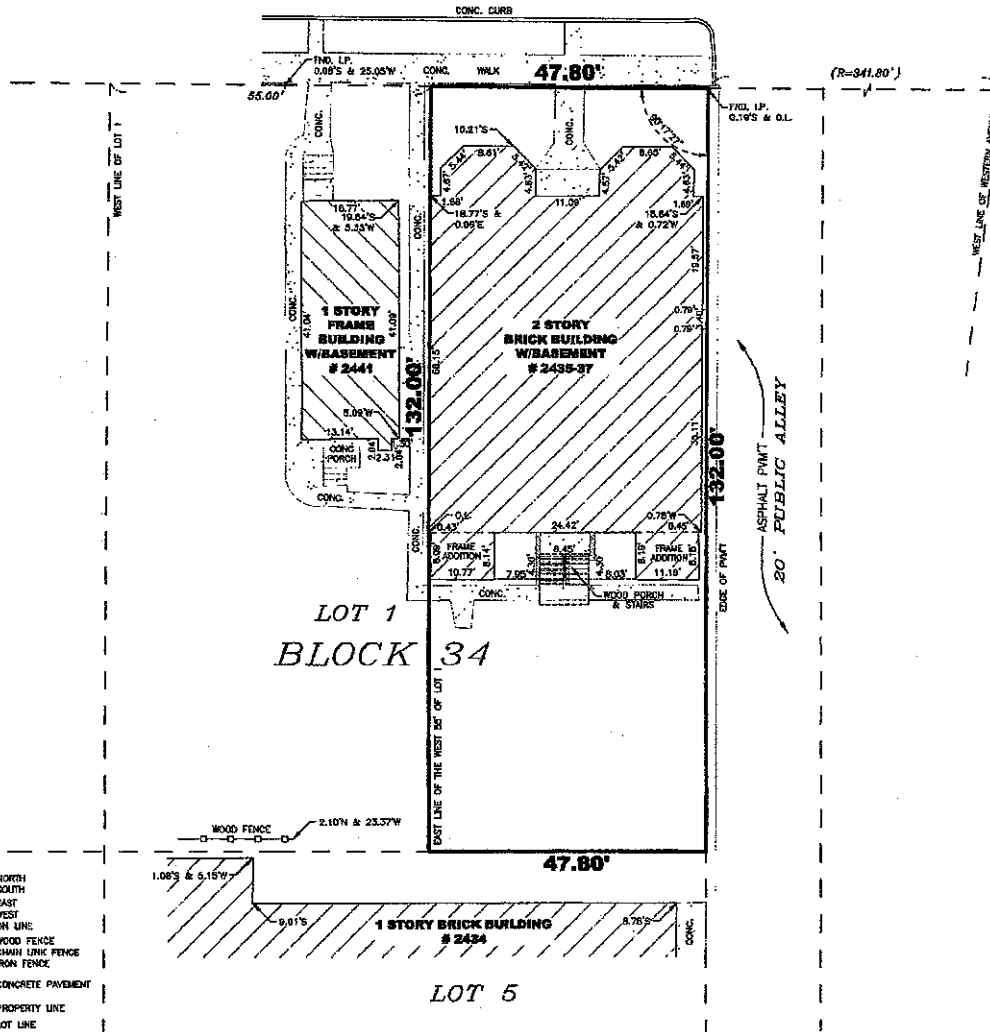
LOT 1 (EXCEPT THE WEST 55 FEET THEREOF) IN BLOCK 34 IN YOUNG'S ADDITION TO BLUE ISLAND, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY KNOWN AS: 2435-37 NEW STREET, BLUE ISLAND, ILLINOIS.

PART OF P.I.N. 24-38-231-006-0000

NEW STREET

ASPHALT PAVT
60' R.O.W. HERETOFORE DEDICATED AS FOR PUBLIC ROAD PURPOSES



- LEGEND:**
- N NORTH
 - S SOUTH
 - E EAST
 - W WEST
 - ON L.I.C. ON L.I.C.
 - WOOD FENCE
 - CHAIN LINK FENCE
 - IRON FENCE
 - CONCRETE PAVEMENT
 - PROPERTY LINE
 - LOT LINE

PROPERTY AREA = 6,310 SQ. FT.

FIELD WORK COMPLETED 4/08/2014

FOR EASEMENTS, BUILDING LINES AND OTHER RESTRICTIONS NOT SHOWN ON THE ORIGINAL SUBDIVISION PLAT, REFER TO YOUR TITLE INSURANCE POLICY, DEED, AND LOCAL BUILDING REGULATIONS.

CLIENT DID NOT REQUEST MONUMENTS TO BE SET AT PROPERTY CORNERS.



ORDERED BY: ANGELO MARTINO
FILE NO.: 114-97/A



LICENSE EXPIRES
11/30/2014

STATE OF ILLINOIS }
COUNTY OF COOK } S.S.

THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE BY ME, OR BY PERSONS UNDER MY DIRECT SUPERVISION AND CONTROL. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 18 TH DAY OF APRIL 2014.

By: *Roger P. Jacob*
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3384

CHICAGOLAND SURVEY COMPANY INC.

PROFESSIONAL DESIGN FIRM LICENSE NO: 184-005282 EXPIRES 04/30/2016

6501 W. 65TH STREET CHICAGO, ILLINOIS 60638 (773) 271-9447
CHICAGOLANDSURVEY@SBCGLOBAL.NET

PLAT OF SURVEY OF

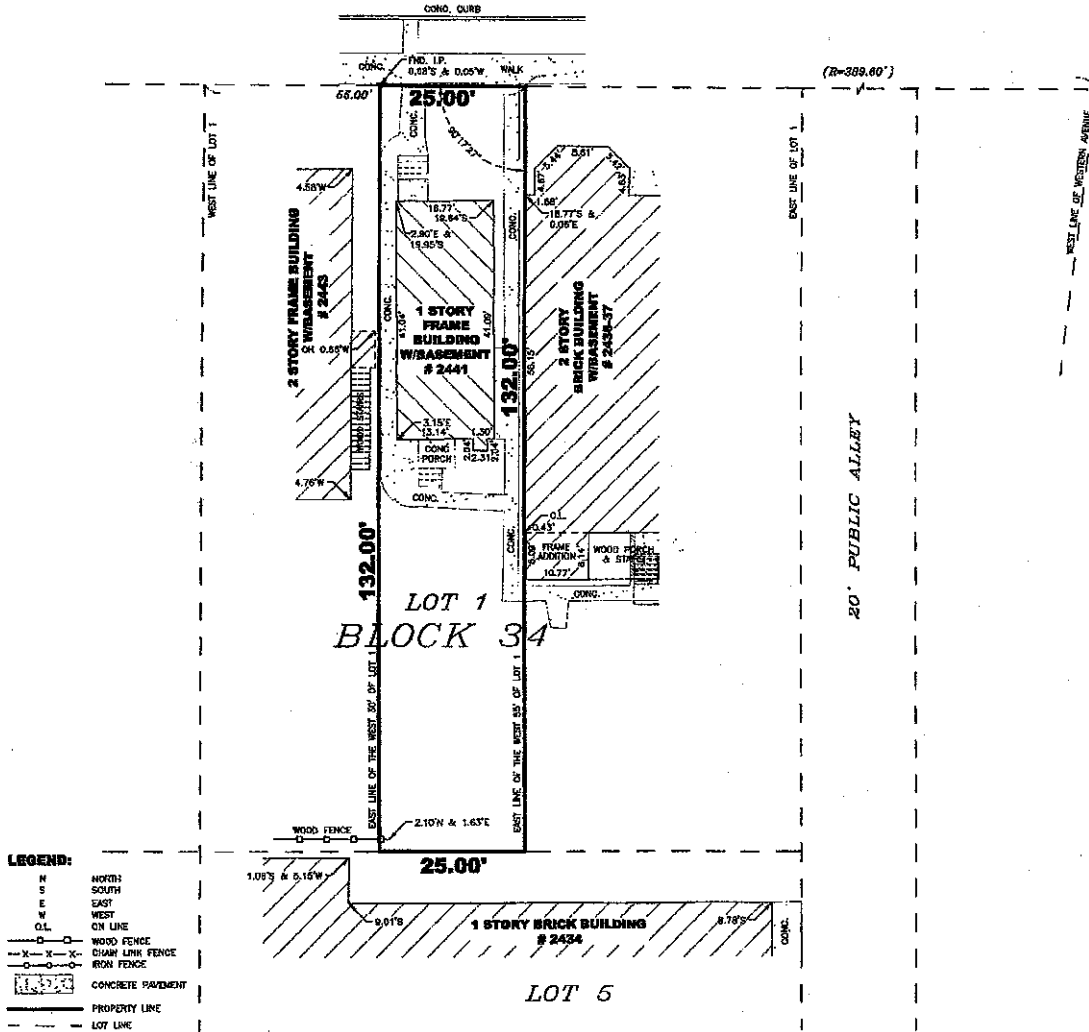
THE EAST 25.00 FEET OF THE WEST 55 OF LOT 1 IN BLOCK 34 IN YOUNG'S ADDITION TO BLUE ISLAND, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY KNOWN AS: 2441 NEW STREET, BLUE ISLAND, ILLINOIS.

PART OF P.I.N. 24-36-231-006-0000

NEW STREET

ASPHALT PAVT
60' R.O.W. HERETOFORE DEDICATED AS FOR PUBLIC ROAD PURPOSES



- LEGEND:**
- N NORTH
 - S SOUTH
 - E EAST
 - W WEST
 - OL ON LINE
 - WOOD FENCE
 - CHAIN LINK FENCE
 - IRON FENCE
 - CONCRETE PAVEMENT
 - PROPERTY LINE
 - LOT LINE

PROPERTY AREA = 3,300 SQ. FT.

FIELD WORK COMPLETED 4/08/2014

FOR EASEMENTS, BUILDING LINES AND OTHER RESTRICTIONS NOT SHOWN ON THE ORIGINAL SUBDIVISION PLAT, REFER TO YOUR TITLE INSURANCE POLICY, DEED, AND LOCAL BUILDING REGULATIONS.

CLIENT DID NOT REQUEST MONUMENTS TO BE SET AT PROPERTY CORNERS.



ORDERED BY: ANGELO MARTINO
FILE NO. 111-578



LICENSE EXPIRES
11/30/2014

STATE OF ILLINOIS } S.S.
COUNTY OF COOK }

THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE BY ME, OR BY PERSONS UNDER MY DIRECT SUPERVISION AND CONTROL. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 18 TH DAY OF APRIL 2014.

BY: *Roger P. Jacob*
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3384

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

**RESOLUTION
NUMBER 2014-033**

**A RESOLUTION AUTHORIZING EXECUTION OF
INTERGOVERNMENTAL AGREEMENT RELATED TO THE
ADULT PROTECTIVE SERVICES PROGRAM**

**DOMINGO F. VARGAS, Mayor
Randy Heuser, City Clerk**

1st Ward	CHRISTINE BUCKNER	TOM HAWLEY
2nd Ward	LETICIA VIEYRA	CHARISSA BILOTTO
3rd Ward	NANCY RITA	KEVIN DONAHUE
4th Ward	MARCIA STONE	CANDACE CARR
5th Ward	JANICE OSTLING	KENNETH PITTMAN
6th Ward	DEXTER JOHNSON	JAIRO FRAUSTO
7th Ward	NANCY THOMPSON	JAMES JOHANSON

Aldermen

RESOLUTION NO. 2014-033

A RESOLUTION AUTHORIZING EXECUTION OF INTERGOVERNMENTAL AGREEMENT RELATED TO THE ADULT PROTECTIVE SERVICES PROGRAM

Whereas, the City of Blue Island has the authority to enter into intergovernmental agreements with other municipal entities; and

Whereas, the Council finds it is in the best interests of the City and its senior constituents to enter into an intergovernmental agreement with neighboring municipalities for the coordinated provision of services to seniors.

NOW AND THEREFORE, BE IT RESOLVED by the City Council of the City of Blue Island, Cook County, Illinois, as follows:

The authority under this Resolution shall extend to the execution of any intergovernmental agreement with respect to the Adult Protective Services program. The City Council further authorizes the Mayor or his designee to execute any and all documentation that may be necessary to carry out the intent of this Resolution. The officers, employees, and/or agents of the City shall take all action necessary or reasonably required by the City to carry out, give effect to, and consummate the intent of this Resolution.

This resolution shall be in full force and effect upon its passage and approval as required by law.

ADOPTED this 8th day of July, 2014, pursuant to a roll call as follows:

	YES	NO	ABSENT	PRESENT	ABSTAIN
Alderman BUCKNER					
Alderman HAWLEY					
Alderman VIEYRA					
Alderman BILOTTO					
Alderman RITA					
Alderman DONAHUE					
Alderman STONE					
Alderman CARR					
Alderman OSTLING					
Alderman PITTMAN					
Alderman JOHNSON					
Alderman FRAUSTO					
Alderman THOMPSON					
Alderman JOHANSON					
Mayor DOMINGO F. VARGAS					
TOTAL					

APPROVED: this 8th day of July, 2014.

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

ATTESTED and **Filed** in my office this
8th day of July, 2014.

CITY CLERK

**INTERGOVERNMENTAL AGREEMENT FOR
ADULT PROTECTIVE SERVICES PROGRAM**

This Intergovernmental Agreement (the "Agreement") is made this 10th day of July 2014, by and between the City of Blue Island, Calumet Township, the Village of Calumet Park and the Village of Riverdale (the "Agencies"):

WHEREAS, the Agencies are authorized to enter into this Agreement pursuant to the intergovernmental cooperation powers provided by the Constitution of the State of Illinois of 1970 and the Illinois Intergovernmental Cooperation Act, 5 ILCS 220/1 *et seq*; and

WHEREAS, the Adult Protective Services Program (the "Program") is designed to assist senior citizens with various needs; and

WHEREAS, the purpose of the program is to establish a professional and uniformed response for at risk and high risk senior citizens within the municipal limits of the involved Agencies and render aid to any elderly members of the community who have been neglected, abused, or exploited; and

WHEREAS, it is in the best interests of the seniors residing within the municipal limits of the respective Agencies to enter into this Agreement.

NOW, THEREFORE, in consideration of the foregoing statements and the Agencies' undertakings, promises, and covenants as set forth below, the Agencies agree as follows:

Basic Program Services

The Program's purpose is to coordinate services to senior citizens in need and the following departments or services may be used to effectuate this purpose:

- Agency Police Departments Elderly Service Unit (or similar unit)
- Agency Fire Department
- Agency City Clerk
- Agency Building Department
- Agency Health Department

- Cook County State's Attorney Office Senior Services
- Cook County Health Department
- Age Options
- PLOWS
- Calumet Township Senior Services
- Palos Township Senior Services
- Thornton Township Senior Services
- Worth Township Senior Services
- Bremen Township Senior Services
- Illinois Attorney General's Office
- Illinois Secretary of State
- Illinois Department of Professional Regulation
- Illinois Department of Aging
- Illinois Department of Mental Health
- Illinois Regional Transit Authority
- Illinois TRIAD
- Metro South Hospital
- Christ Hospital
- Salvation Army
- Catholic Charities
- Safe from Start
- Robbins Assisted Living

Other Program Initiatives

Other services or activities may include: conducting investigations into any allegation of abuse, neglect, or exploitation of a senior citizen and filing criminal charges as it pertains to each investigation; maintaining continuous education regarding issues related to seniors; assisting other municipalities, neighborhood watch programs, Senior Citizen police academies, Senior luncheons, or speaking on issues related to seniors.

Registration

The Agencies will conduct Senior Registration Drives as deemed necessary by the individual Agency for its respective senior population. The drives will include forms which may include, but will not be limited to, the following information: medication, contact information for family members/emergency contacts, medical history and any other pertinent information deemed

Whenever an incident of elderly abuse, neglect or exploitation is reported, it will be immediately forwarded to the appropriate Agency department for follow up. Written documentation of the complaint will be maintained and forwarded to any appropriate agency for initiation of criminal or other proceedings.

CITY OF BLUE ISLAND

Authorized Representative

Authorized Representative

VILLAGE OF CALUMET PARK

Authorized Representative

Authorized Representative

VILLAGE OF RIVERDALE

Authorized Representative

Authorized Representative

CALUMET PARK TOWNSHIP

Authorized Representative

Authorized Representative

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

**RESOLUTION
NUMBER 2014-034**

**A RESOLUTION AUTHORIZING EXECUTION OF AN
AGREEMENT TO EXTEND THE GOLF COURSE MAINTENANCE
SERVICES CONTRACT BETWEEN THE CITY OF BLUE ISLAND
AND SERVISCAPE, LLC.**

**DOMINGO F. VARGAS, Mayor
Randy Heuser, City Clerk**

1st Ward	CHRISTINE BUCKNER	TOM HAWLEY
2nd Ward	LETICIA VIEYRA	CHARISSA BILOTTO
3rd Ward	NANCY RITA	KEVIN DONAHUE
4th Ward	MARCIA STONE	CANDACE CARR
5th Ward	JANICE OSTLING	KENNETH PITTMAN
6th Ward	DEXTER JOHNSON	JAIRO FRAUSTO
7th Ward	NANCY THOMPSON	JAMES JOHANSON

Aldermen

RESOLUTION NO. 2014-034

**A RESOLUTION AUTHORIZING EXECUTION OF AN AGREEMENT TO EXTEND
THE GOLF COURSE MAINTENANCE SERVICES CONTRACT BETWEEN THE
CITY OF BLUE ISLAND AND SERVISCAPE LLC**

Whereas, the City of Blue Island has the authority to contract and be contracted with pursuant to 65 ILCS 5/2-2-12;

Whereas, it is in the best interests of the City to continue and extend the management agreement with Serviscape for the maintenance of the golf course due to their knowledge and expertise;

NOW AND THEREFORE, BE IT RESOLVED by the City Council of the City of Blue Island, Cook County, Illinois, as follows:

SECTION 1: SCOPE OF AUTHORITY

The authority under this Resolution shall extend to the execution of all necessary documents to effectuate an extension of the original maintenance service contract executed on March 11, 1997 with Serviscape.

SECTION 2: AUTHORIZATION OF AGENT TO EXECUTE AND ACT IN ACCORDANCE WITH AGREEMENTS

The City Council further authorizes the Mayor or his designee to execute any and all documentation that may be necessary to carry out the intent of this Resolution. The officers, employees, and/or agents of the City shall take all action necessary or reasonably required by the City to carry out, give effect to, and consummate the intent of this Resolution.

SECTION 3: EFFECTIVE DATE

This resolution shall be in full force and effect upon its passage and approval as required by law.

ADOPTED this 8th day of July, 2014, pursuant to a roll call as follows:

	YES	NO	ABSENT	PRESENT	ABSTAIN
Alderman BUCKNER					
Alderman HAWLEY					
Alderman VIEYRA					
Alderman BILOTTO					
Alderman RITA					
Alderman DONAHUE					
Alderman STONE					
Alderman CARR					
Alderman OSTLING					
Alderman PITTMAN					
Alderman JOHNSON					
Alderman FRAUSTO					
Alderman THOMPSON					
Alderman JOHANSON					
Mayor DOMINGO F. VARGAS					
TOTAL					

APPROVED: this 8th day of July, 2014.

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

ATTESTED and **Filed** in my office this
8th day of July, 2014.

CITY CLERK



LETTER OF AGREEMENT

Between: The City of Blue Island and Serviscape LLC

Reference: Golf Course Maintenance Services Contract (signed 3-11-97)

Subject: In the interest of both parties and subject to the general provisions in the above referenced contract, it is mutually agreed to extend the contract through April 30, 2016. All provisions to remain the same excepting Section 2.1 as follows: The management fee will be \$4,628.00/mo. during the 1st year of the extension, \$4,859.00/mo. during the 2nd year, and addendum to Section 3.4 as follows: Serviscape agrees to continue service beyond the expiration date listed above and Serviscape will bill the City the same management fee rate at the time of expiration for a period of 2 months beyond the expiration date. Management fees beyond the two month period of the expiration date will be billed at a ten percent annual escalation rate until such time as a new extension agreement or revised contract is agreed up and signed.

City of Blue Island

Serviscape LLC

President

Title

Date

Date

PO Box 8658 * Michigan City, Indiana 46361
Phone (219) 872-9412 * Fax (219) 872-9417
www.serviscapegolf.com

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

**ORDINANCE
NUMBER 2014-037**

**AN ORDINANCE OF THE CITY OF BLUE ISLAND, COOK
COUNTY, ILLINOIS, AMENDING A TAX INCREMENT
REDEVELOPMENT PLAN AND REDEVELOPMENT PROJECT
FOR THE SECOND AMENDMENT TO THE TIF #5
REDEVELOPMENT PROJECT AREA**

**DOMINGO F. VARGAS, Mayor
Randy Heuser, City Clerk**

1st Ward	CHRISTINE BUCKNER	TOM HAWLEY
2nd Ward	LETICIA VIEYRA	CHARISSA BILOTTO
3rd Ward	NANCY RITA	KEVIN DONAHUE
4th Ward	MARCIA STONE	CANDACE CARR
5th Ward	JANICE OSTLING	KENNETH PITTMAN
6th Ward	DEXTER JOHNSON	JAIRO FRAUSTO
7th Ward	NANCY THOMPSON	JAMES JOHANSON

Aldermen

FIRST ORDINANCE

CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS

ORDINANCE NO.: 2014-037

DATE OF PASSAGE: JULY 8, 2014

**AN ORDINANCE OF THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS,
AMENDING A TAX INCREMENT REDEVELOPMENT PLAN AND
REDEVELOPMENT PROJECT FOR THE SECOND AMENDMENT TO THE TIF #5
REDEVELOPMENT PROJECT AREA**

WHEREAS, the City of Blue Island, Cook County, Illinois (the "*City*"), is a duly organized and existing municipal corporation created under the provisions of the laws of the State of Illinois and under the provisions of the Illinois Municipal Code, as from time to time supplemented and amended; and

WHEREAS, it is desirable and in the best interest of the citizens of the City of Blue Island, Cook County, Illinois, for the City to implement tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Municipal Code, as amended (the "*Act*"), for a proposed amendment to the redevelopment and redevelopment project (the "*Plan and Project*") within the municipal boundaries of the City within a proposed amended redevelopment project area (the "*Area*") described in Section 2(A) of this Ordinance, which Area constitutes in the aggregate more than one and one-half acres; and

WHEREAS, pursuant to Section 11-74.4-5 of the Act, the Mayor and City Council of the City (the "*Corporate Authorities*") called a public hearing relative to the Plan and Project and the designation of the Area as a redevelopment project area under the Act for April 24, 2014; and

WHEREAS, due notice with respect to such hearing was given pursuant to Section 11-74.4-5 of the Act, said notice being given to taxing districts and to the Department of Commerce and Economic Opportunity of the State of Illinois by certified mail on April 10, 2014, by publication on May 21, 2014, and May 28, 2014, by certified mail to taxpayers within the Area on May 19, 2014 and to residential addresses within 750 feet of the boundaries of the Area on April 10, 2014; and

WHEREAS, the City has heretofore convened a joint review board as required by and in all respects in compliance with the provisions of the Act; and

WHEREAS, the Corporate Authorities have reviewed the information concerning such factors presented at the public hearing and have reviewed other studies and are generally informed of the conditions in the proposed amended Area that could cause the amended Area to be a “conservation area” as defined in the Act; and

WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to lack of private investment in the proposed amended Area to determine whether private development would take place in the proposed amended Area as a whole without the amendment of the Plan; and

WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to real property in the proposed amended Area to determine whether contiguous parcels of real property and improvements thereon in the proposed amended Area would be substantially benefited by the proposed Project improvements; and

WHEREAS, the Corporate Authorities have reviewed the proposed amendments to the Plan and Project and also the existing comprehensive plan for development of the City as a whole to determine whether the proposed amendments to the Plan and Project conform to the comprehensive plan of the City.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Blue Island, Cook County, Illinois, as follows:

SECTION 1. *Recitals.* That the above recitals and 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. *Findings.* That the Corporate Authorities hereby make the following findings:

a. The Area is legally described in Exhibit A, a copy of which is attached hereto and made a part hereof, as if fully set forth in its entirety. The general street location for the Area is described in Exhibit B, a copy of which is attached hereto and made a part hereof, as if fully set forth in its entirety. The map of the amended Area is depicted on Exhibit C, a copy of which is attached hereto and made a part hereof, as if fully set forth in its entirety.

b. There exist conditions that cause the amended Area to be subject to designation as a redevelopment project area under the Act and classified as a “conservation area” as defined in the Act.

c. The proposed amended Area on the whole has not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed without the adoption of the amended Plan.

d. The amended Plan and Project conform to the comprehensive plan for the development of the City as a whole, as reflected in the City’s zoning map.

e. As set forth in the amended Plan it is anticipated that all obligations incurred to finance redevelopment project costs, if any, as defined in the Plan shall be retired within twenty-three (23) years after the Area is designated.

f. The parcels of real property in the proposed amended Area are contiguous, and only those contiguous parcels of real property and improvements thereon that will be substantially benefited by the proposed Project improvements are included in the proposed Area.

SECTION 3. *Plan and Project Approved.* That the amended Plan and Project, which were the subject matter of the public hearing held on April 24, 2014, are hereby adopted and approved. A copy of the Plan and Project is set forth in Exhibit D, a copy of which is attached hereto and made a part hereof, as if fully set forth in its entirety.

SECTION 4. *Severability.* This Ordinance, and its parts, is declared to be severable and if any section, clause, provision, or portion thereof of this Ordinance is declared invalid, the invalidity thereof shall not affect the validity of any other provisions of this Ordinance which shall remain in full force and effect.

SECTION 5. *Superseder.* All ordinances, resolutions, motions, or orders in conflict with any provision of this Ordinance are, to the extent of such conflict, hereby repealed.

SECTION 6. *Effective Date.* This Ordinance shall be in full force and effect upon its passage, approval and publication as provided by law.

EXHIBIT A

LEGAL DESCRIPTION OF TIF NO. 5

EXHIBIT B

GENERAL STREET LOCATION

General Street Location

The original TIF No. 5 consists of irregular boundaries and is generally bounded by Union Street to the north, Western Avenue and Gregory Street to the west, railroad properties to the east and York Street and Vermont Street to the south. Adjacent right of ways are also included. The First Amendment area is generally bounded on the north by York Street and Fulton Street, on the south by Canal Street, on the west by Division Street, and on the east by Western Avenue. The proposed Second Amendment area is generally bounded on the north by the Calumet Sag Canal, on the south by 135th Street, on the west by Greenwood Avenue, and on the east by Western Avenue

EXHIBIT C

MAP OF AMENDED REDEVELOPMENT PROJECT AREA

EXHIBIT D

AMENDED REDEVELOPMENT PLAN AND PROJECT

Alderman _____ moved and Alderman _____ seconded the motion that said Ordinance as presented and read by the City Clerk be adopted.

After a full discussion thereof including a public recital of the nature of the matter being considered and such other information as would inform the public of the nature of the business being conducted, the Mayor directed that the roll be called for a vote upon the motion to adopt said Ordinance as read.

Upon the roll being called, the following Aldermen voted AYE: _____

The following Aldermen voted NAY: _____

Whereupon the Mayor declared the motion carried and said Ordinance adopted, approved and signed the same in open meeting and directed the City Clerk to record the same in full in the records of the City Council of the City of Blue Island, Cook County, Illinois, which was done.

Other business not pertinent to the adoption of said Ordinance was duly transacted at the meeting.

Upon motion duly made, seconded and carried, the meeting was adjourned.

City Clerk

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CERTIFICATION OF ORDINANCE AND MINUTES

I, the undersigned, do hereby certify that I am the duly qualified and acting City Clerk of the City of Blue Island, Cook County, Illinois (the "City"), and that as such official I am the keeper of the records and files of the City Council of the City (the "Corporate Authorities").

I do further certify that the foregoing is a full, true and complete transcript of that portion of the minutes of the meeting of the Corporate Authorities held on the ____ day of _____, 2014, insofar as same relates to the adoption of an Ordinance entitled:

**AN ORDINANCE OF THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS,
AMENDING A TAX INCREMENT REDEVELOPMENT PLAN AND
REDEVELOPMENT PROJECT FOR THE SECOND AMENDMENT TO THE TIF #5
REDEVELOPMENT PROJECT AREA**

a true, correct and complete copy of which said Ordinance as adopted at said meeting appears in the foregoing transcript of the minutes of said meeting.

I do further certify that the deliberations of the Corporate Authorities on the adoption of said Ordinance were conducted openly, that the vote on the adoption of said Ordinance was taken openly, that said meeting was held at a specified time and place convenient to the public, that notice of said meeting was duly given to all of the news media requesting such notice; that an agenda for said meeting was posted at the location where said meeting was held and at the principal office of the Corporate Authorities at least 48 hours in advance of the holding of said meeting; that said agenda described or made specific reference to said Ordinance; that said meeting was called and held in strict compliance with the provisions of the Open Meetings Act of the State of Illinois, as amended, and the Illinois Municipal Code, as amended, and that the Corporate Authorities have complied with all of the provisions of said Act and said Code and with all of the procedural rules of the Corporate Authorities.

IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of the City, this ____ day of _____, 2014.

City Clerk

(SEAL)

ADOPTED this 8th day of July, 2014, pursuant to a roll call as follows:

	YES	NO	ABSENT	PRESENT	ABSTAIN
Alderman BUCKNER					
Alderman HAWLEY					
Alderman VIEYRA					
Alderman BILOTTO					
Alderman RITA					
Alderman DONAHUE					
Alderman STONE					
Alderman CARR					
Alderman OSTLING					
Alderman PITTMAN					
Alderman JOHNSON					
Alderman FRAUSTO					
Alderman THOMPSON					
Alderman JOHANSON					
Mayor DOMINGO F. VARGAS					
TOTAL					

APPROVED: this 8th day of July, 2014.

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

ATTESTED and **Filed** in my office this
8th day of July, 2014.

CITY CLERK

PUBLISHED in pamphlet form this
8th day of July, 2014.

CITY CLERK

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

**ORDINANCE
NUMBER 2014-038**

**AN ORDINANCE OF THE CITY OF BLUE ISLAND, COOK
COUNTY, ILLINOIS, AMENDING THE TIF#5 REDEVELOPMENT
PROJECT AREA (SECOND AMENDMENT TO TIF #5) OF SAID
CITY A REDEVELOPMENT PROJECT AREA PURSUANT TO THE
TAX INCREMENT ALLOCATION REDEVELOPMENT ACT**

**DOMINGO F. VARGAS, Mayor
Randy Heuser, City Clerk**

1st Ward	CHRISTINE BUCKNER	TOM HAWLEY
2nd Ward	LETICIA VIEYRA	CHARISSA BILOTTO
3rd Ward	NANCY RITA	KEVIN DONAHUE
4th Ward	MARCIA STONE	CANDACE CARR
5th Ward	JANICE OSTLING	KENNETH PITTMAN
6th Ward	DEXTER JOHNSON	JAIRO FRAUSTO
7th Ward	NANCY THOMPSON	JAMES JOHANSON

Aldermen

SECOND ORDINANCE

CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS

ORDINANCE NO.: 2014-038

DATE OF PASSAGE: JULY 8, 2014

**AN ORDINANCE OF THE CITY OF BLUE ISLAND,
COOK COUNTY, ILLINOIS, AMENDING THE TIF #5
REDEVELOPMENT PROJECT AREA (SECOND AMENDMENT TO TIF #5) OF SAID
CITY A REDEVELOPMENT PROJECT AREA PURSUANT
TO THE TAX INCREMENT ALLOCATION REDEVELOPMENT ACT**

WHEREAS, the City of Blue Island, Cook County, Illinois (the "*City*"), is a duly organized and existing municipal corporation created under the provisions of the laws of the State of Illinois and under the provisions of the Illinois Municipal Code, as from time to time supplemented and amended; and

WHEREAS, it is desirable and in the best interest of the citizens of the City of Blue Island, Cook County, Illinois, for the City to implement tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Municipal Code, as amended (the "*Act*"), for a proposed amendment to the redevelopment and redevelopment project (the "*Plan and Project*") within the municipal boundaries of the City within a proposed amended redevelopment project area (the "*Area*") described in Section 2 of this Ordinance; and

WHEREAS, the Corporate Authorities have heretofore by ordinance amended the Plan and Project, which amended Plan and Project were identified in such ordinance and were the subject, along with the Area designation hereinafter made, of a public hearing held on April 24, 2014, and it is now necessary and desirable to amend the Area as a redevelopment project area pursuant to the Act.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Blue Island, Cook County, Illinois, as follows:

SECTION 1. *Recitals* That the above recitals and 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. *Area Amended*. That the amended Area, as legally described in Exhibit A, a copy of which is attached hereto and made a part hereof, as if fully set forth in its entirety, is hereby amended and designated as a redevelopment project area pursuant to Section 11-74.4-4 of the Act. The general street location for the Area is described in Exhibit B, a copy of which is attached hereto and made a part hereof, as if fully set forth in its entirety. The map of the amended Area is depicted on Exhibit C, a copy of which is attached hereto and made a part hereof, as if fully set forth in its entirety.

SECTION 3. *Severability*. This Ordinance, and its parts, is declared to be severable and if any section, clause, provision, or portion thereof of this Ordinance is declared invalid, the invalidity thereof shall not affect the validity of any other provisions of this Ordinance which shall remain in full force and effect.

SECTION 4. *Superseder*. All ordinances, resolutions, motions, or orders in conflict with any provision of this Ordinance are, to the extent of such conflict, hereby repealed.

SECTION 5. *Effective Date*. This Ordinance shall be in full force and effect upon its passage, approval and publication as provided by law.

EXHIBIT A

LEGAL DESCRIPTION OF TIF No. 5

EXHIBIT B

GENERAL STREET LOCATION

General Street Location

The original TIF No. 5 consists of irregular boundaries and is generally bounded by Union Street to the north, Western Avenue and Gregory Street to the west, railroad properties to the east and York Street and Vermont Street to the south. Adjacent right of ways are also included. The First Amendment area is generally bounded on the north by York Street and Fulton Street, on the south by Canal Street, on the west by Division Street, and on the east by Western Avenue. The proposed Second Amendment area is generally bounded on the north by the Calumet Sag Canal, on the south by 135th Street, on the west by Greenwood Avenue, and on the east by Western Avenue

EXHIBIT C

MAP OF REDEVELOPMENT PROJECT AREA

Alderman _____ moved and Alderman _____ seconded the motion that said Ordinance as presented and read by the City Clerk be adopted.

After a full discussion thereof including a public recital of the nature of the matter being considered and such other information as would inform the public of the nature of the business being conducted, the Mayor directed that the roll be called for a vote upon the motion to adopt said Ordinance as read.

Upon the roll being called, the following Aldermen voted AYE: _____

The following Aldermen voted NAY: _____

Whereupon the Mayor declared the motion carried and said Ordinance adopted, approved and signed the same in open meeting and directed the City Clerk to record the same in full in the records of the City Council of the City of Blue Island, Cook County, Illinois, which was done.

Other business not pertinent to the adoption of said Ordinance was duly transacted at the meeting.

Upon motion duly made, seconded and carried, the meeting was adjourned.

City Clerk

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CERTIFICATION OF ORDINANCE AND MINUTES

I, the undersigned, do hereby certify that I am the duly qualified and acting City Clerk of the City of Blue Island, Cook County, Illinois (the "City"), and that as such official I am the keeper of the records and files of the City Council of the City (the "Corporate Authorities").

I do further certify that the foregoing is a full, true and complete transcript of that portion of the minutes of the meeting of the Corporate Authorities held on the ____ day of _____, 2014, insofar as same relates to the adoption of an Ordinance entitled:

**AN ORDINANCE OF THE CITY OF BLUE ISLAND,
COOK COUNTY, ILLINOIS, AMENDING THE TIF #5
REDEVELOPMENT PROJECT AREA (SECOND AMENDMENT TO THE TIF #5)
OF SAID CITY A REDEVELOPMENT PROJECT AREA PURSUANT
TO THE TAX INCREMENT ALLOCATION REDEVELOPMENT ACT**

a true, correct and complete copy of which said Ordinance as adopted at said meeting appears in the foregoing transcript of the minutes of said meeting.

I do further certify that the deliberations of the Corporate Authorities on the adoption of said Ordinance were conducted openly, that the vote on the adoption of said Ordinance was taken openly, that said meeting was held at a specified time and place convenient to the public, that notice of said meeting was duly given to all of the news media requesting such notice; that an agenda for said meeting was posted at the location where said meeting was held and at the principal office of the Corporate Authorities at least 48 hours in advance of the holding of said meeting; that said agenda described or made specific reference to said Ordinance; that said meeting was called and held in strict compliance with the provisions of the Open Meetings Act of the State of Illinois, as amended, and the Illinois Municipal Code, as amended, and that the Corporate Authorities have complied with all of the provisions of said Act and said Code and with all of the procedural rules of the Corporate Authorities.

IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of the City, this ____ day of _____, 2014.

City Clerk

(SEAL)

ADOPTED this 8th day of July, 2014, pursuant to a roll call as follows:

	YES	NO	ABSENT	PRESENT	ABSTAIN
Alderman BUCKNER					
Alderman HAWLEY					
Alderman VIEYRA					
Alderman BILOTTO					
Alderman RITA					
Alderman DONAHUE					
Alderman STONE					
Alderman CARR					
Alderman OSTLING					
Alderman PITTMAN					
Alderman JOHNSON					
Alderman FRAUSTO					
Alderman THOMPSON					
Alderman JOHANSON					
Mayor DOMINGO F. VARGAS					
TOTAL					

APPROVED: this 8th day of July, 2014.

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

ATTESTED and Filed in my office this
8th day of July, 2014.

CITY CLERK

PUBLISHED in pamphlet form this
8th day of July, 2014.

CITY CLERK

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

**ORDINANCE
NUMBER 2014-039**

**AN ORDINANCE OF THE CITY OF BLUE ISLAND, COOK
COUNTY, ILLINOIS, CONFIRMING TAX INCREMENT
ALLOCATION FINANCING FOR SECOND AMENDMENT TO THE
TIF#5 REDEVELOPMENT PROJECT AREA**

**DOMINGO F. VARGAS, Mayor
Randy Heuser, City Clerk**

1st Ward	CHRISTINE BUCKNER	TOM HAWLEY
2nd Ward	LETICIA VIEYRA	CHARISSA BILOTTO
3rd Ward	NANCY RITA	KEVIN DONAHUE
4th Ward	MARCIA STONE	CANDACE CARR
5th Ward	JANICE OSTLING	KENNETH PITTMAN
6th Ward	DEXTER JOHNSON	JAIRO FRAUSTO
7th Ward	NANCY THOMPSON	JAMES JOHANSON

Aldermen

THIRD ORDINANCE

CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS

ORDINANCE NO.: 2014-039

DATE OF PASSAGE: JULY 8, 2014

**AN ORDINANCE OF THE CITY OF BLUE ISLAND,
COOK COUNTY, ILLINOIS, CONFIRMING TAX INCREMENT
ALLOCATION FINANCING FOR SECOND AMENDMENT TO THE TIF #5
REDEVELOPMENT PROJECT AREA**

WHEREAS, the City of Blue Island, Cook County, Illinois (the "*City*"), is a duly organized and existing municipal corporation created under the provisions of the laws of the State of Illinois and under the provisions of the Illinois Municipal Code, as from time to time supplemented and amended; and

WHEREAS, it is desirable and in the best interest of the citizens of the City of Blue Island, Cook County, Illinois, for the City to implement tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Municipal Code, as amended (the "*Act*"), and

WHEREAS, the City has heretofore approved an amendment to the redevelopment plan and project (the "*Plan and Project*") as required by the Act by passage of an ordinance and has heretofore designated an amended redevelopment project area (the "*Area*") as required by the Act by the passage of an ordinance and has otherwise complied with all other conditions precedent required by the Act.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Blue Island, Cook County, Illinois, as follows:

SECTION 1. *Recitals.* That the above recitals and 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. *Tax Increment Financing Adopted.* That tax increment allocation financing is hereby confirmed to pay redevelopment project costs as defined in the Act and as set forth in the Plan and Project within the Area as legally described in Exhibit A, a copy of which is attached hereto and made a part hereof, as if fully set forth in its entirety. The general street location for the Area is described in Exhibit B, a copy of which is attached hereto and made a part hereof, as if fully set forth in its entirety. The map of the Area is depicted in Exhibit C, a copy of which is attached hereto and made a part hereof, as if fully set forth in its entirety.

SECTION 3. *Allocation of Ad Valorem Taxes.* That pursuant to the Act, the ad valorem taxes, if any, arising from the levies upon taxable real property in the Area by taxing districts and tax rates determined in the manner provided in Section 11-74.4-9(c) of the Act each year after the effective date of this Ordinance until the Project costs and obligations issued in respect thereto have been paid shall be divided as follows:

a. That portion of taxes levied upon each taxable lot, block, tract, or parcel of real property that is attributable to the lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract, or parcel of real property in the Area shall be allocated to and when collected shall be paid by the county collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.

b. That portion, if any, of such taxes that is attributable to the increase in the current equalized assessed valuation of each lot, block, tract, or parcel of real property in the Area shall be allocated to and when collected shall be paid to the municipal treasurer, who shall

deposit said taxes into a special fund, hereby created, and designated the "TIF #5" Redevelopment Project Area Special Tax Allocation Fund" of the City and such taxes shall be used for the purpose of paying Project costs and obligations incurred in the payment thereof.

SECTION 4. *Severability.* This Ordinance, and its parts, is declared to be severable and if any section, clause, provision, or portion thereof of this Ordinance is declared invalid, the invalidity thereof shall not affect the validity of any other provisions of this Ordinance which shall remain in full force and effect.

SECTION 5. *Superseder.* All ordinances, resolutions, motions, or orders in conflict with any provision of this Ordinance are, to the extent of such conflict, hereby repealed.

SECTION 6. *Effective Date.* This Ordinance shall be in full force and effect upon its passage, approval and publication as provided by law.

EXHIBIT A

LEGAL DESCRIPTION OF TIF No. 5

EXHIBIT B

GENERAL STREET LOCATION

General Street Location

The original TIF No. 5 consists of irregular boundaries and is generally bounded by Union Street to the north, Western Avenue and Gregory Street to the west, railroad properties to the east and York Street and Vermont Street to the south. Adjacent right of ways are also included. The Second Amendment area is generally bounded on the north by York Street and Fulton Street, on the south by Canal Street, on the west by Division Street, and on the east by Western Avenue. The proposed Second Amendment area is generally bounded on the north by the Calumet Sag Canal, on the south by 135th Street, on the west by Greenwood Avenue, and on the east by Western Avenue

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CERTIFICATION OF ORDINANCE AND MINUTES

I, the undersigned, do hereby certify that I am the duly qualified and acting City Clerk of the City of Blue Island, Cook County, Illinois (the "City"), and that as such official I am the keeper of the records and files of the City Council of the City (the "Corporate Authorities").

I do further certify that the foregoing is a full, true and complete transcript of that portion of the minutes of the meeting of the Corporate Authorities held on the ____ day of _____, 2014, insofar as same relates to the adoption of an Ordinance entitled:

**AN ORDINANCE OF THE CITY OF BLUE ISLAND,
COOK COUNTY, ILLINOIS, CONFIRMING TAX INCREMENT
ALLOCATION FINANCING FOR THE SECOND AMENDMENT TO THE TIF #5
REDEVELOPMENT PROJECT AREA**

a true, correct and complete copy of which said Ordinance as adopted at said meeting appears in the foregoing transcript of the minutes of said meeting.

I do further certify that the deliberations of the Corporate Authorities on the adoption of said Ordinance were conducted openly, that the vote on the adoption of said Ordinance was taken openly, that said meeting was held at a specified time and place convenient to the public, that notice of said meeting was duly given to all of the news media requesting such notice; that an agenda for said meeting was posted at the location where said meeting was held and at the principal office of the Corporate Authorities at least 48 hours in advance of the holding of said meeting; that said agenda described or made specific reference to said Ordinance; that said meeting was called and held in strict compliance with the provisions of the Open Meetings Act of the State of Illinois, as amended, and the Illinois Municipal Code, as amended, and that the Corporate Authorities have complied with all of the provisions of said Act and said Code and with all of the procedural rules of the Corporate Authorities.

IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of the City, this ____ day of _____, 2014.

(SEAL)

City Clerk

ADOPTED this 8th day of July, 2014, pursuant to a roll call as follows:

	YES	NO	ABSENT	PRESENT	ABSTAIN
Alderman BUCKNER					
Alderman HAWLEY					
Alderman VIEYRA					
Alderman BILOTTO					
Alderman RITA					
Alderman DONAHUE					
Alderman STONE					
Alderman CARR					
Alderman OSTLING					
Alderman PITTMAN					
Alderman JOHNSON					
Alderman FRAUSTO					
Alderman THOMPSON					
Alderman JOHANSON					
Mayor DOMINGO F. VARGAS					
TOTAL					

APPROVED: this 8th day of July, 2014.

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

ATTESTED and **Filed** in my office this
8th day of July, 2014.

CITY CLERK

PUBLISHED in pamphlet form this
8th day of July, 2014.

CITY CLERK

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

**ORDINANCE
NUMBER 2014-040**

**AN ORDINANCE REGULATING SIGNS IN THE
CITY OF BLUE ISLAND**

**DOMINGO F. VARGAS, Mayor
Randy Heuser, City Clerk**

1st Ward	CHRISTINE BUCKNER	TOM HAWLEY
2nd Ward	LETICIA VIEYRA	CHARISSA BILOTTO
3rd Ward	NANCY RITA	KEVIN DONAHUE
4th Ward	MARCIA STONE	CANDACE CARR
5th Ward	JANICE OSTLING	KENNETH PITTMAN
6th Ward	DEXTER JOHNSON	JAIRO FRAUSTO
7th Ward	NANCY THOMPSON	JAMES JOHANSON

Aldermen

ORDINANCE NO. 2014-040

AN ORDINANCE REGULATING SIGNS IN THE CITY OF BLUE ISLAND.

WHEREAS, the Mayor and the City Council of the City of Blue Island recognizes that proper sign controls enhances the aesthetic and economic viability of our community; and

WHEREAS, the City of Blue Island Plan Commission has recommended adoption of an Ordinance Regulating Signs at the June 18, 2014 regular meeting.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Blue Island, County of Cook and State of Illinois as follows:

SECTION ONE

1.01.01. Purpose

The purpose of this section is to achieve balance among the following goals:

- 1.01.01.A.** To protect the property values and economic well-being of the city;
- 1.01.01.B.** To encourage the effective use of signs as a means of identification and communication for businesses, organizations and individuals in the city;
- 1.01.01.C.** To provide a means of wayfinding in the community, thus reducing traffic confusion and congestion;
- 1.01.01.D.** To assure maintenance of signs;
- 1.01.01.E.** To prohibit signs of such excessive size and number that they obscure one another to the detriment of the economic and social well-being of the city;
- 1.01.01.F.** To protect the safety and welfare of the public by minimizing sign-related hazards to pedestrian and vehicular traffic;
- 1.01.01.G.** To preventing unsightly and chaotic visual clutter which has a blighting influence upon the community; and
- 1.01.01.H.** To minimize the possible adverse effects of signs on nearby public and private property, in particular on residential uses and districts.

1.01.02. Applicability

It is unlawful for any person to construct, maintain, display or alter or cause to be constructed, maintained, displayed or altered, a sign within the city, except in conformance with this ordinance.

1.01.03. Relationship to other Ordinances

Nothing herein contained shall be deemed or construed to modify or alter the provisions of any other ordinance or chapter in the City Code. In the event of a conflict between the requirements of this Code and those of any other provision of the City Code, the more restrictive shall prevail and control.

1.01.04. Severability

If any section, paragraph, clause, phrase or part of this ordinance is, for any reason, held invalid, such decision will not affect the validity of the remaining provisions of this ordinance; and, the application of these provisions to any persons or circumstances will not be affected thereby.

1.01.05. Substitution of Messages

The sign regulations of this article are not intended to favor commercial speech over constitutionally protected political or noncommercial speech. A sign containing a noncommercial message may be substituted for any sign containing a commercial message that is allowed by the regulations of this article.

1.01.06. Exemptions

The following signs are exempt from regulation under this article:

1.01.06.A. Any public notice, warning or temporary sign posted by a valid and applicable federal, state, or local law, regulation, or ordinance; or posted by a public agency, acting in accordance with an adopted law or ordinance, or by order of a court of competent jurisdiction.

1.01.06.B. Public utility signs and safety signs required by law.

1.01.06.C. Any sign inside a building, not attached to a window or door that is not legible from a distance of more than 3 feet beyond the property line, development site or parcel on which the sign is located, or any sign that the Zoning Administrator determines is not intended to be legible from any street right-of-way or beyond the property line.

1.01.06.D. Traffic control signs on private property, such as Stop, Yield, and similar signs, the faces of which meet standards set forth in the Illinois Manual on Uniform Traffic Control Devices and which contain no commercial message of any sort.

1.01.06.E. Ghost signs are deemed conforming. Ghost signs may be maintained and repainted but no new information or images may be added to the existing sign. No new wall signs may be painted over an existing ghost sign.

1.01.06.F. Signs in the Public Right-of-Way and on Public Property

1. Signs installed by any of the following government agencies and directly related to the use of the right-of-way or of public property, including the control and direction of traffic are permitted in the public right of way and

on public property; the City of Blue Island; Cook County; State of Illinois; any transit company authorized to provide service to or through Blue Island; any public utility with a franchise or other agreement with the City of Blue Island; or any other government entity or person expressly authorized by Illinois law to install a sign in the right-of-way.

2. Honorary signs acknowledging voluntary efforts to provide landscaping, litter control, or other maintenance, when the signs are installed pursuant to a written policy of the City of Blue Island or the State of Illinois.
3. Any other sign installed or placed in the public right-of-way will be deemed an unlawful sign and will be subject to immediate removal and disposal by the city, without compensation to the owner. The owner or other person placing the sign will, nevertheless, be subject to the penalty provisions of this sign ordinance.

1.01.07. Prohibited Signs

The following signs are expressly prohibited in all zoning districts:

- 1.01.07.A.** Animated signs.
- 1.01.07.B.** Moving signs or signs that give the illusion of movement in any manner.
- 1.01.07.C.** Flashing, blinking, mechanically moving, twinkling, scrolling or full-motion video elements or other lighting that does not provide constant illumination, including strobe lights, moving or fixed spotlights and floodlights.
- 1.01.07.D.** Wind-blown signs.
- 1.01.07.E.** Handwritten signs, pictures, symbols or lettering on window signs or displays.
- 1.01.07.F.** Banners or pennants that are intended to be temporary for 30 days but left in place indefinitely.
- 1.01.07.G.** Signs that cover any architectural elements or obstruct any ingress or egress, including doors, windows or fire escapes.
- 1.01.07.H.** Roof signs, except where allowed by Special Use Permit in the U-TOD Sign Overlay District.
- 1.01.07.I.** Any sign that interferes with, obstructs the view of, or may be confused with any authorized traffic sign, signal or device because of its position, shape or color, including signs illuminated in red, green or amber color to resemble a traffic signal;
- 1.01.07.J.** Signs which make use of words such as STOP, LOOK, "ONE WAY", DANGER, YIELD, or any similar word, phrase or symbol or light so as to interfere with or confuse pedestrian or vehicular traffic;

1.01.07.K. Signs displaying an obscene, indecent or immoral matter.

1.01.07.L. Signs on benches.

1.01.07.M. Signs on trees.

1.01.07.N. Signs on utility poles, other than signs installed by the City of Blue Island or other government agency or utility provider pursuant to Sec. **Error! Reference source not found.**

1.01.07.O. Portable signs, including mobile advertising signs and signs attached to trailers or that are equipped for towing, and any commercial vehicle that displays business identification or any advertising that is viewable from the public right-of-way and that is not regularly used in the course of everyday business.

1.01.07.P. Signs in the public right-of-way, unless otherwise provided by Sec. 1.01.06.F or elsewhere in this code.

1.01.07.Q. List Not Exclusive

The list of prohibited sign types set out in this section is illustrative only. Any sign that is not exempt from this article under Section 1.01.06 and not established as a lawful nonconforming sign in accordance with Sec. 1.01.24 or not expressly allowed under another section of this ordinance is a prohibited sign.

1.01.08. Determination of Visibility

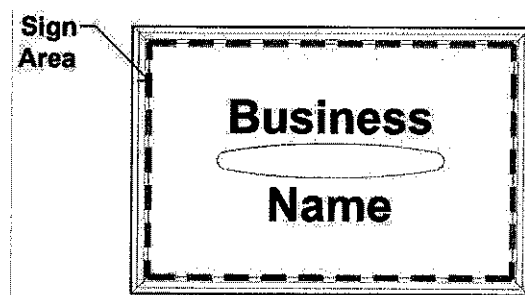
In determining visibility of a sign from a residential property, it will be assumed that a two-story residence will occupy the property with second-story windows facing toward the sign.

1.01.09. Measurement, Construction and Design Standards

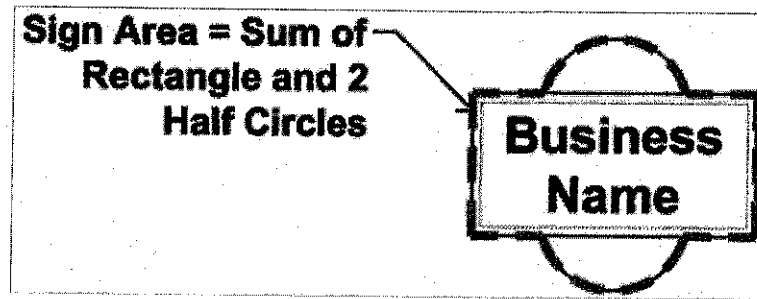
1.01.09.A. Computation of Sign Area

For signs on a background, the entire area of the background will be calculated for sign area, including any material or color forming the sign face or background used to differentiate the sign from the structure against which it is placed. Sign area does not include any supporting framework or bracing, unless such framework or bracing is part of the message or sign face.

1. Figure 1.01.09.A.1 Computation of Sign Area



2. **Figure 1.01.09.A.2 Computation of Sign Area, Non-Rectangle**

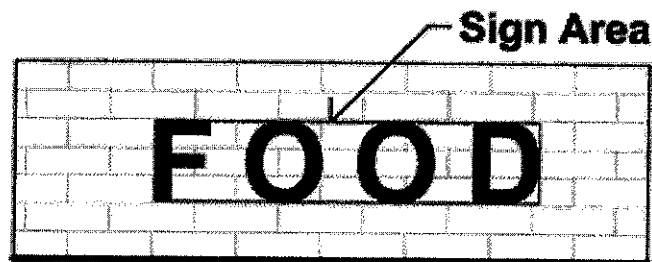


3. **Computation of Sign Area, Individual Lettering**

For wall signs consisting of individually attached letters or logos, the area of a sign face ("sign area") is calculated by means of the smallest square, circle, rectangle or triangle, or combination thereof that will encompass the extreme limits of the writing, representation, emblem or other display. Sign area does not include any supporting framework or bracing, unless such framework or bracing is part of the message or sign face.

For awning or canopy signs, the sign area is calculated in the same manner as for wall signs consisting of individual letters and logos.

4. **Figure 1.01.09.A.3 Computation of Sign Area, Individual Lettering**



5. **Measurement of Area of Multi-faced Signs**

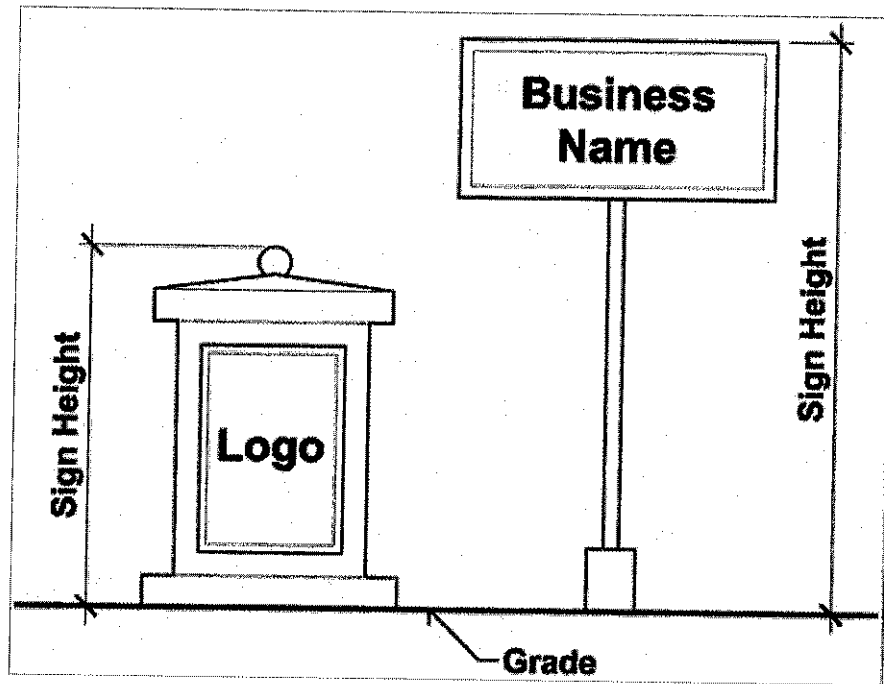
Where the sign faces of a double-faced sign are parallel and the distance between the faces is 3 feet or less, only one display face will be measured in computing sign area. If the two faces of a double-faced sign are of unequal area, the area of the sign will be the area of the larger sign. In all other cases, the areas of all faces of a multi-faced sign will be added together to compute the area of the sign.

6. **Sign Height and Clearance Measurements**

The height of a sign will be computed as the distance from the highest point of the sign structure to the elevation of the centerline of the adjacent public street or highway. The required clearance of a pole or projecting

sign will be computed as the distance from the lowest point of the sign structure to the established grade on which the sign rests or is directly below the sign.

7. **Figure 1.01.08.A.5: Sign Height and Clearance Measurements**



1.01.09.B. Design Loads (Wind, Direct and Snow)

Any sign, other advertising structure, marquee, canopy or awning as defined in this chapter must be designed and constructed to withstand a wind pressure of not less than 30 pounds per square foot of net surface area, snow loads as required by the City Code, and ASCE/SEI minimum design loads for buildings and other structures as required in the building code and/or other ordinances of the City of Blue Island.

1.01.09.C. Location

On a corner lot, no freestanding sign over 2 feet tall may be placed within the clear sight area, as defined.

1.01.09.D. Illumination

1. Any sign illumination, including gooseneck or reflectors and internally illuminated signs, and all electronic signs must be designed, located, shielded and directed to prevent the casting of glare or direct light upon roadways and surrounding properties, or the distraction of motor vehicle operators or



Reflector lighting

pedestrians in the public right-of-way. In the case of internally illuminated signs, the sign face must function as a filter for any illumination.

2. The use of neon lighting as an accent is permitted for projecting, window and wall signs in the U-TOD and Commercial Sign Overlay Districts, subject to the following:
 - (a) Neon lighting shall only be used as an accent material on projecting and wall signs, such as for letters, logos and/or sign details.
 - (b) Neon lighting on projecting and wall signs shall not be illuminated during the daylight hours. When lit, neon lighting must be continuously illuminated. Flashing neon is prohibited.
 - (c) Neon lighting on projecting and wall signs shall not be combined with any reflective materials (e.g., mirrors, polished metal, highly-glazed tiles, or other similar materials) that would cause glare and increase the spread of light.
3. Neon, rope lighting, light bands, luminous tubes, LED lighting or similar to outline sign, buildings or building elements, such as doors and windows, is prohibited.
4. Any sign that uses illumination shall be turned off while the related business is not open to the public for regular distribution of goods or services.
5. No sign illumination shall exceed 1 footcandle of illumination at the property line, except indirect lighting where permitted in accordance with this section.

1.01.09.E. Landscaping

All ground signs must be landscaped at the base of the sign in accordance with the following:

1. Landscaping must extend a minimum of 1 square foot for every 1 square foot of sign area. All landscaping must be maintained in good condition, and free and clear of rubbish and weeds. Landscaping around the base of a sign is included in the total amount of landscaping required on a site, if applicable.
2. Ground signs (monument or pole) must be landscaped with small shrubs a minimum of 18 inches in height at planting. The remainder of the landscaped area must be planted with a mix of perennials, ornamental grasses, shrubs, groundcover and organic mulch.

1.01.09.F. Items of Information

1. All signs must limit the number of items of information on any single sign face to no more than 6 items to prevent traffic hazards for passing motorists and to minimize the cluttered appearance of signs.
2. Each piece of information on a sign shall be defined as an item of information. For example, each of the following would be defined as 1 item of information: a telephone number, the name of the business, even if multiple words, or the business logo. If the sign advertises products or services, each product or service would be 1 item of information. The street number address of the business is not counted as an item of information.
3. In the case of an electronic sign, the electronic portion of the sign counts as 1 item of information. Changeable copy signs, where the items of information are changed manually, are also counted as 1 item of information.
4. All signs on a zoning lot must be related to goods and/or services sold or offered on the premises, with the exception of non-commercial or political signs.
5. Ground signs for multi-tenant commercial buildings used to advertise which tenants are located within the development, are limited to 1 item of information per tenant within the development, in addition to the name and address of the development.
6. Directory signs and hospital signs are exempt from the items of information limitation.



Illustration of number of items of information for 1.01.09.G.2

1.01.09.G. Design Criteria

The purpose of these design criteria is to establish a checklist of those items relative to signs that affect the physical aspect of Blue Island's environment. Pertinent to signs is the design of the sign, its scale and relationship to buildings and structures, plantings, street furniture and miscellaneous other objects.

The following criteria are not intended to restrict imagination, innovation or variety, but rather to assist in focusing on design principles that can result in creative solutions that will develop a satisfactory visual appearance within the City, preserve property values and promote the public health, safety and welfare.

1. Every sign shall have good scale and proportion in its design and in its visual relationship to buildings and surroundings.
2. Sign materials, size, color, lettering, location and arrangement shall be an integral part of site and building design.
3. The colors, materials and lighting of every sign shall be restrained and harmonious.
4. The number of graphic elements on a sign shall be held to the minimum needed to convey the sign's major message, and shall be composed in proportion to the area of the sign face. Text should be kept to a minimum.
5. Lighting for signs shall be in harmony with the signs' and the project's design. If external lighting is used, it should be arranged so the light source is shielded from view.
6. Sign supports and braces shall whenever possible be an integral part of the sign design. Necessary supports or braces shall whenever possible be hidden from public view.

1.01.10. Establishment of Sign Overlay Districts

1.01.10.A. The following Sign Overlay Districts are established, and are mapped in section 1.01.11.C:

1. **Residential Sign Overlay District:** The purpose of the Residential Sign Overlay District is to ensure proper regulation of signs common to residential areas for both limited non-residential uses that need to identify their location and services, and the variety of temporary and non-commercial signs residents may require, provided in a manner that is not contrary to the established predominant residential character of the district.
2. **Commercial Sign Overlay District:** The purpose of the Commercial Sign Overlay District is to ensure that signs within these areas are able to balance the needs of commercial users located adjacent to or within residential neighborhoods to identify their premises and the goods and/or services sold on the premises without negative impact to the character of the surrounding residential neighborhoods.
3. **Uptown-Transit Oriented Development Sign Overlay District:** The purpose of the Uptown Transit Oriented Development (U-TOD) Sign Overlay District is to ensure that signs within the "Uptown" central business district, Vermont Street Station area and Olde Western Historic District are compatible in character and image and provide businesses with a number of alternatives for identifying their premises and the goods

and/or services sold on the premises to pedestrian and automotive patrons.

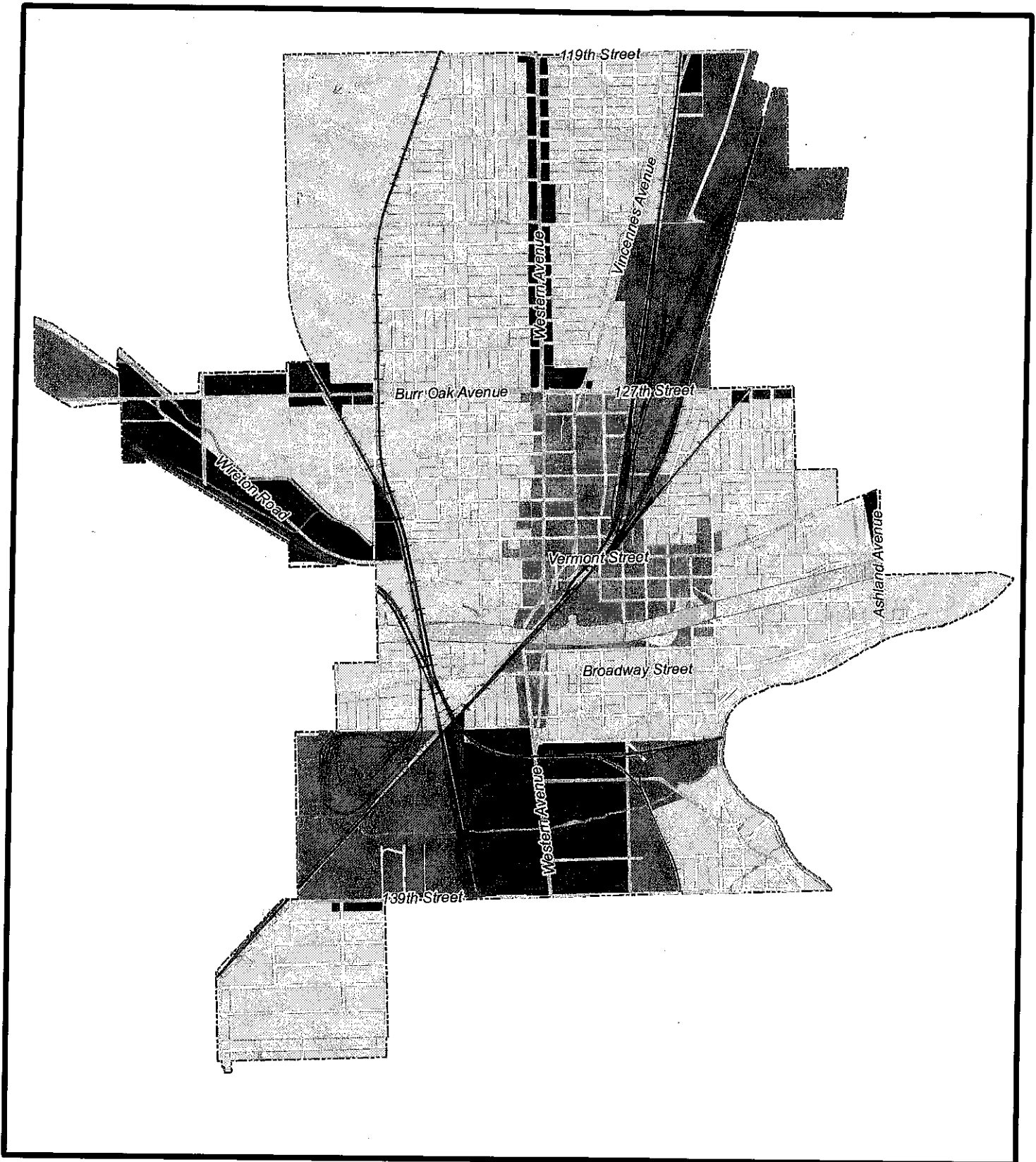
4. **Industrial Sign Overlay District:** The purpose of the Industrial Sign Overlay District is to ensure that signs provide an effective means of identifying their premises and the goods and/or services sold on the premises, as well as presenting a positive and coordinated appearance along the roadway. Signs within the industrial areas are to be primarily oriented toward the automobile.

1.01.10.B. Hospital Use

A hospital that falls within any of the Sign Overlay Districts established is subject to the regulations for a hospital, as defined in this Code, provided under Section 1.01.14.H.

1.01.10.C. Sign Overlay District Location

The Sign Overlay Districts are shown in Figure 1.01.11.C-1



Sign Overlay Districts

- Residential Sign Overlay
- Commercial Sign Overlay
- U-TOD Sign Overlay
- Industrial Sign Overlay



3/19/2014

Signs Allowed without a Sign Permit

The following signs are allowed in in all Blue Island sign overlay districts without a permit, subject to the requirements of this section and provided they are not directly illuminated, cause glare, or cast light onto adjacent property. Such signs are not counted toward the applicable limits on the number or area of signs allowed on a site.

1.01.11.A. Address and nameplate signs on all buildings, not exceeding 4 square feet in area.

1.01.11.B. Directional signs, of up to 6 per zoning lot or business, with none exceeding 6 square feet in area. Commercial messages on each directional signs may comprise no more than 50% of the sign area.

1.01.11.C. Multi-tenant developments are permitted one directory sign per building entrance that is open to the general public. Directory signs may not exceed 16 square feet in area and, if a ground sign, may not exceed 6 feet in height.

1.01.11.D. Temporary signs, provided they are limited to 1 per lot or street frontage and removed upon completion of the activity identified on the sign:

1. Identifying the location of garage or yard sale, not exceeding 6 square feet in area.
2. Advertising property for sale, lease or rent, including open-house directional signs, not exceeding 6 square feet in area in residential zoning districts or 32 square feet area in nonresidential districts.
3. Contractor, developer, or construction-project identification signs, not exceeding 32 square feet in area, , provided the sign is not larger than 12 square feet and such signs are removed promptly upon completion of the work.
4. Artisan and trade signs of painters, tradespeople and other artisans may be erected and maintained during the period such persons are performing work, provided the sign is not larger than 12 square feet and such signs are removed promptly upon completion of the work.
5. Political signs located on private property, limited to a maximum of 20 square feet in area.
6. Temporary signs protecting private property or identifying property hazards.
7. Seasonal signs and holiday decorations erected for periods of time not exceeding the customary duration of general celebration.

8. Incidental signs, including but not limited to signs identifying a private driveway, "No Trespassing," "Beware of Dog," for example, are permitted provided that the size of any such sign is no larger than two square feet
9. Signs located on private property but not visible from any public right-of-way or public lands.
10. Signs no larger than 4 square feet not requiring a building permit or electrical permit and signs not legible from a distance of more than 3 feet beyond the property line of the development site or parcel on which the sign is located, except as otherwise regulated in this ordinance.

1.01.12. Signs in Residential Districts

In addition to the requirements of this section, signs that are accessory to residential uses are subject to the regulations of Sec. 1.01.06, which allows real estate (for sale/for rent) signs, home occupation signs and other signs typically associated with residential uses. Illumination of signs on residential lots in residential districts, by any means, exterior or internal is prohibited. All ground signs in residential districts must be set back at least 12 feet from any street right-of-way. Monument signs in residential areas should be decorative and blend in with the surrounding neighborhood, constructed of brick or masonry materials or of materials used on the exterior of the principal use on the lot.

1.01.13. Specific Nonresidential Uses

Nonresidential uses that are permitted by right in residential zoning districts are allowed one monument sign per street frontage. Monument signs must not exceed 32 feet in area and 6 feet in height. All monument signs must be set back at least 6 feet from any street right-of-way. Pole signs are not allowed for nonresidential uses in residential districts.

1.01.13.A. Schools and Places of Worship

Signs at schools and places of worship may be erected and maintained in a residential district provided:

1. Monument signs and wall signs are permitted.
2. No more than one sign is permitted on such a site, except for properties located on a corner lot, in which case two such signs may be erected, one on each frontage.
3. Pole signs are prohibited.
4. The permitted sign area for each sign allowed is 24 square feet.
5. Up to 33 percent of the permitted sign area of an institutional sign may be used for a manual changeable copy area or an electronic message board.
6. The permitted sign area for wall signs that are made of individually pin-mounted letters is 32 square feet.

1.01.13.B. Signs Accessory to Parking Areas

Signage for parking areas for multi-family developments and nonresidential uses may be erected and maintained in a residential district provided:

- (a) Signs designating entrances and exits must be no larger than 4 square feet in size.
- (b) One additional sign of up to 9 square feet in area may be used to identify the parking area or designate the terms of use.

1.01.13.C. Development Signs

A sign announcing the sale or development of the premises upon which they are erected, when erected in connection with the development of the premises by a builder, contractor, developer, or other persons interested in such sale or development, may be erected and maintained, provided:

- 1. Such a sign is no larger than 32 square feet.
- 2. No more than one such sign is placed on a property, provided that on a corner lot, two such signs may be erected, one on each frontage.
- 3. Any such sign must be removed by the developer within 30 days of the final sale of property.

1.01.13.D. Neighborhood or Subdivision Identification Signs

Neighborhood and subdivision identification signs must be monument signs and must not exceed 6 feet in height and 32 square feet in sign area.

1.01.13.E. Signs for Nonresidential Uses Allowed by Special Use Permit

Signs for nonresidential uses in residential districts that require special use approval must be established during the special use review and approval process. A master sign plan must be reviewed and approved as part of the special use approval process.

1.01.14. Signs in Commercial Districts

1.01.14.A. Permitted Sign Types

The following types of signs are permitted in the Commercial Sign Overlay District subject to the requirements of this chapter:

- 1. Wall signs, including individually mounted channel letter signs.
- 2. Awnings and canopy signs.
- 3. Window signs.
- 4. Projecting signs, including hanging and blade signs.
- 5. Monument and Pole Ground signs.

6. Temporary signs including sidewalk signs, banners and attention-getting devices pursuant to Section 1.01.18.D

1.01.14.B. Wall Signs

1. The maximum size of a wall sign in the Commercial Sign Overlay District is 1 square foot per lineal foot of zoning lot frontage to a maximum of 40 square feet in area.
2. On a corner lot, the maximum size of a wall sign located on each building wall is 1 square foot per lineal foot of zoning lot frontage as measured along the front or corner side lot line of that building wall. The size of a wall sign on each side of the building is limited to the square footage calculated on that side only. In no case can the square footage permitted for the building wall located along the front lot line and the square footage permitted for the building wall located along the corner side lot line be combined to create a larger sign on a wall other than that permitted on each individual wall.
3. Wall signs must be safely and securely attached to the building wall. Wall signs must be affixed flat against the building wall and must not project more than 12 inches from the building wall. No aesthetic sign elements may be affixed or painted directly on a building's exterior façade. All signs must be mounted in such a way that they may be removed with minimal impact on the building's exterior wall.
4. Wall signs must be located on the sign band of the building immediately above the first floor window and below the second floor window sills in the case of a two-story building. No wall sign is permitted to rise above the second story sill line. On one-story buildings, the top of the sign must be no more than 5 feet above the top of the main display window on the first floor.
5. No wall sign affixed to a building, including sign support structure, may project beyond the ends or top of the wall to which it is attached. On existing buildings, a parapet wall must not be constructed for the sole purpose of increasing the allowable height of a wall sign.
6. For new buildings, when a sign is to be mounted on a parapet wall, that parapet wall must be consistent with the architectural design of the building, including building materials. Wall signs may not be attached to un-reinforced masonry parapets. Wall signs must not cover windows, doors or architectural elements.
7. Individually lettered, pin-mounted wall signs may consist of channel, H-channel, reverse channel, cast metal and flat cut metal letters mounted

above the storefront in the masonry sign band or suspended in front of the storefront at the transom or recessed entry. The size of the lettering is restricted so that the height of the letters does not exceed 80% of height of the sign band or 18 inches, whichever is less. The length of the lettering is to be contained within 80% of the length of the sign band.

8. Gooseneck or reflector lighting fixtures are permitted on all wall signs provided the reflectors must concentrate the illumination upon the area of the sign face only.
9. Within a multi-tenant commercial development, all wall signs must be located at a generally uniform height on the building wall.

1.01.14.C. Awnings or Canopy Signs

1. Non-illuminated awning signs or canopy signs may be substituted for allowed wall signs, provided that the total combined sign area of all wall signs and awning or canopy signs does not exceed 32 square feet.
2. Where an awning sign is used as the primary sign on the premises, the maximum sign area permitted on an awning sign is equal to 1.25 square feet per one foot of awning length or 25% of the awning area, whichever is less. The total combined length all elements of the sign copy area may not exceed 75% of the awning or canopy length.
3. In calculating the length and area of an awning or canopy only the single longest plane of the awning or canopy may be counted. This generally means that the valance and sides (ends) of the awning or canopy will not be counted for purposes of measuring length or area.

1.01.14.D. Window Signs

1. Window signs affixed to the interior of a ground floor exterior window are permitted. Regulations for temporary window signs are located in Section 1.01.18.B.
2. Not more than 40% of a window area may be covered.
3. Permanent window signs for businesses that are not located on the ground floor are permitted only for businesses located within the room situated behind the window on which such signs are located.

1.01.14.E. Projecting Signs (includes Hanging and Blade)

1. One projecting sign is permitted per ground floor establishment with frontage on a public street. For a multi-tenant building, one additional

projecting sign is permitted. The maximum sign area of a projecting sign is 24 square feet.

2. The outer edge of a projecting sign must be set back a minimum of 1 foot from curb line of any street or alley.
3. A projecting sign must be pinned away from the wall at least 6 inches and must not extend more than 6½ feet from the face of the building to which it is attached, including the area between the sign and the face of the building.
4. The top of a projecting sign may be no higher than 20 feet above the sidewalk or thoroughfare. No projecting sign affixed to a building may project higher than the building height, including the sign support structure.
5. Projecting signs must have a minimum vertical clearance of 8 feet, as measured by a line extending straight down from the bottom of the sign to the ground immediately below the sign.
6. No projecting or hanging sign is permitted to be attached to a roof.

1.01.14.F. Ground Signs

One monument sign or pole sign is allowed per zoning lot, pursuant to the requirements of this chapter except as otherwise provided in this ordinance.

1. In the Commercial overly district the maximum allowable sign area of a monument sign is 48 square feet and the maximum sign area of a pole sign is 36 square feet. The maximum height of such a sign is 10 feet.
2. Ground signs associated with multi-tenant office or commercial developments must devote at least 40% of the total sign area to the name and address of the development. No more than 4 tenant panels are permitted per sign face. Tenant panels may be used for the display of leasing information pertaining to the development.
3. In addition to a ground sign, drive-through establishments are allowed 1 menu board sign with a maximum area of 32 square feet, maximum height of 6 feet.
4. Poles or pylons used to support pole signs must be constructed of a material or covered or concealed by a decorative cover. The cover must be that architecturally compatible with the overall design of the sign and the architectural character of buildings on the site, in terms of style, colors, and materials.
5. All ground signs must be landscaped in accordance with Section 1.01.09.F.

1.01.14.G. Electronic Message Boards

Electronic message boards may be allowed as a Special Use in the Commercial Sign Overlay District under the following conditions. A master sign plan must be reviewed and approved as part of the special use approval process.

1. A maximum of 1 electronic message board sign is permitted per zoning lot. An electronic message board must not exceed 35% of the total permitted sign area for the lot. Electronic message boards are allowed only on single-user lots. A minimum 300 feet of lot frontage is required. A minimum of 500 feet is required between electronic message board signs.
2. All illumination must be consistent in color. The message must not flash, scroll or scintillate. Illumination representing movement is prohibited. Each message must be displayed for a minimum of 5 seconds.
3. The owner of an electronic message board that was granted permit approval prior to the adoption of this ordinance will be permitted to repair the sign provided the repaired sign does not exceed the size, number, and operation requirements of this section.

1.01.14.H. Signs for Hospital Use

Signs for a hospital use as shall comply with the above regulations for the Commercial overlay district and this Code, except as follows:

1. Directional Signs (Permanent)
 - (a) Such signs may designate hospital entrances, parking, walkways, emergency room locations, and other hospital-related facilities, as well as entrances or exits, by means of symbols or words. There is no limitation on the items of information.
 - (b) Each driveway access from a public street is permitted 1 directional sign.
 - (c) Each intersection of drives within a site is permitted 1 sign to identify traffic routing, entrances and services, such as drive-in lanes. Additional directional signs may be permitted subject to Zoning Administrator approval.
 - (d) Directional signs shall be located entirely on the property to which they pertain. Directional signs shall not project beyond the property line.
 - (e) Directional signs may have a maximum height of 12 feet and a maximum surface area of 50 square feet.
 - (f) Directional signs may be illuminated.

1.01.15. Signs in the Uptown-Transit Oriented Development (U-TOD) District

Any sign located the Uptown-TOD zoning district are regulated by the Sign Standards and other applicable sections of Article 4.06 with the following additional standards.

1.01.15.A. Monument Ground Signs

1. One monument-type ground sign may be permitted on both sides of Western Avenue between Burr Oak Avenue (127th Street) on the north and Union Street on the south for the purpose of providing a transition between the types and appearance of signs in the U-TOD Sign Overlay District and the Commercial Sign Overlay District.
2. Monument signs must not exceed 32 square feet in sign area or 8 feet in sign height.
3. Pole signs are not permitted in the U-TOD Sign Overlay District.

1.01.15.B. Roof Signs

1. Roof signs may be allowed in the U-TOD Sign Overlay District subject to the Measurement, Construction and Design Standards of this ordinance and the issuance of a Special Use Permit in accordance with the provision of the Blue Island Zoning Ordinance. A master sign plan must be reviewed and approved as part of the special use approval process.

1.01.16. Signs in Industrial Districts

Any sign located the Industrial Sign Overlay District that is placed within 100 feet of a residential zoning district and is visible from that residential zoning district is subject to the Commercial Sign Overlay District regulations of Section 1.01.14. Other signs in the Industrial overlay district are subject to the following standards:

1.01.16.A. Wall Signs

In the Industrial Sign Overlay District, one wall sign is permitted per zoning lot frontage. The maximum size of such wall sign is 50 square feet, plus 1 square foot for each foot of building wall frontage in excess of 50 feet.

1.01.16.B. Ground Signs

In the Industrial Sign Overlay District, one monument or pole ground sign is permitted per zoning lot. The maximum sign area of such sign is 50 square feet, plus 1 square foot for each 2 feet of street frontage in excess of 100 feet to a maximum of 72 square feet. The maximum height of such a sign is 15 feet.

1.01.16.C. Projecting Signs

In the Industrial overlay districts, a projecting sign may be used in lieu of a ground sign.

1. The maximum sign area of a projecting sign is 16 square feet plus 1 square foot for each 3 feet of building frontage in excess of 50 feet, to a maximum of 32 square feet of sign area.
2. The outer edge of a projecting sign must be set back a minimum of 2 feet from curb line of any street or alley.
3. A projecting sign must be pinned away from the wall at least 6 inches and must not extend more than 6½ feet from the face of the building to which it is attached, including the area between the sign and the face of the building.
4. The top of a projecting sign may be no higher than 20 feet above the sidewalk or thoroughfare. No projecting sign affixed to a building may project higher than the building height, including the sign support structure.
5. Projecting signs must have a minimum vertical clearance of 8 feet, as measured by a line extending straight down from the bottom of the sign to the ground immediately below the sign.
6. No projecting or hanging sign is permitted to be attached to a roof.

1.01.17. Billboards (Advertising Signs, Off-Premise Signs)

Billboards (also known as outdoor advertising signs or off-premise signs) which advertise products, commercial, or public service activities, not related to the occupancy and use of the premises, may be permitted as a Special Use in the Industrial Sign Overlay District and must conform to the requirements of this section. (Billboards are limited to Industrial zones by Ord. 2329, adopted 4/13/76.)

Billboards are not permitted in any Residential, Commercial or U-TOD Sign Overlay District. Existing non-conforming billboards shall not be converted to LED, electronic, or other similar displays. Billboards in the Industrial Sign Overlay District changing their display or construction must conform to the requirements of this sign ordinance.

1.01.17.A. Relationship to Other Laws

1. If a billboard site is adjacent to a Federal-Aid Primary or Interstate Highway, a copy of a valid Illinois Department of Transportation sign permit must accompany the city permit application.
2. Whenever an applicant for a permit does not own the proposed site, a fully executed site lease or other proof of consent to erect and maintain a billboard on the site must accompany the special use permit application.

1.01.17.B. Height and Clearance

Billboards must be freestanding. The maximum height of a billboard is 50 feet with a minimum vertical clearance of eight feet from ground at the base of the sign structure to the bottom of the sign board perimeter or casing.

1.01.17.C. Number

Where a sign or billboard has two or more faces, the area of all faces in total must be included in determining the area of the sign, except that as follows:

1. Where two such faces are placed parallel back to back and are at no point more than two feet from one another, the area of the sign will be measured as the area of one face if the two faces are of equal area, or as the area of the larger face if the two faces are of unequal area.
2. Where two such faces are placed together creating a V shape with an angle no greater than 25 degrees, the area of the sign will be measured as the area of one face if the two faces are of equal area or as the area of the larger face if the two faces are of unequal area. Where two such faces are placed together creating a V shape with an angle greater than 25 degrees, the area of the sign will be measured as the total area of the two sign faces.

1.01.17.D. Area and Dimensions

The maximum permitted sign area of a billboard is determined by the type of road from which the owner or lessee intends it to be viewed and readable. The maximum permitted sign area for billboards adjacent to roadways in Blue Island is as follows:

1. Interstate 57: Maximum area is 672 square feet
2. Federal Aid Primary Highways: Maximum area is 378 square feet
3. Federal Aid Secondary, County Highways, and all other highways, roads and local streets: Maximum area is 200 square feet

1.01.17.E. Illumination of Billboards

The light from any illuminated billboard must be directed or shielded in a manner that minimizes to the maximum extent possible light trespass onto adjoining residential districts.

1. Top- or bottom-mounted light fixtures are allowed on billboards provided at least 90% of the illumination is of the sign face.
2. The source of illumination must not be directly visible from any right-of-way or adjoining property.
3. Billboards are prohibited from having any flashing lights or animation in adherence to Federal Highway standards.

1.01.17.F. Spacing and Placement of Billboards

1. Billboards must not be erected within 500 feet of any existing billboard on either side of the highway, roadway, or street. Spacing of billboards will be measured by the minimum distance between outdoor advertising billboard structures measured along the nearest edge of the pavement between points directly opposite the billboards along each side of the highway and will apply to outdoor advertising billboard structures located on both sides of the highway involved.
2. Billboards must be located a minimum of 200 feet from residential districts.
3. All billboards must be located a minimum of 200 feet from any public park or outdoor recreation area.
4. All billboards must be located at least 20 feet from any property line.

1.01.18. Temporary Signs

1.01.18.A. Sidewalk Signs

Freestanding, A-Frame or sandwich board signs are allowed in the public way in Commercial and U-TOD districts pursuant to the applicable Measurement, Construction and Design Standards of Section 1.01.09 and this section:

1. Limited to 6 square feet in area and 4 feet in height.
2. On display during business hours only. Signs must be stored indoors at all other times.
3. Kept inside and out of use when high winds or heavy snow conditions exist.
4. Limited to one such sign per business and separated by at least 20 feet from any other sign of the same type.
5. Placed within 15 feet of the primary entrance of the business, and must not interfere with pedestrian traffic or violate standards of accessibility as required by the ADA or other accessibility codes.
6. Placed so as to maintain a 5 foot sidewalk clearance at all times.

1.01.18.B. Temporary Window Signs

Window signs which are, in the opinion of the Zoning Administrator, substantially tattered, discolored, frayed, ripped, or otherwise in a state of visible disrepair are prohibited and must be removed.

1.01.18.C. Temporary Banner Signs

The following regulations shall apply to Banner Signs that are displayed in the Commercial, U-TOD or Industrial Sign Overlay Districts:

1. A permit is required for all banners in nonresidential zoning districts and must be obtained prior to locating, erecting, or displaying any.
2. Banner signs may only be displayed for a period of time not to exceed 30 consecutive days.
3. Banner signs may only be displayed by a commercial establishment or business entity on 4 occasions in any single calendar year. The display shall be for a period not to exceed 30 days.
4. A minimum 30 day period of time between separate displays of a banner sign or signs by any commercial establishment or business entity shall apply.
5. Displays of banner signs shall only be permitted for the purpose of advertising grand openings by new businesses or sales of commodities or services by existing businesses.
6. Banner signs may not be displayed as replacements for permanent signs.

1.01.18.D. Attention-Getting Devices

Attention-getting devices are permitted in nonresidential sign overlay districts and must comply with the following standards:

1. A permit is required for all attention-getting devices in nonresidential zoning districts and must be obtained prior to locating, erecting, or displaying any.
2. Each *bona fide* tenant of a site may install one attention-getting device on site for a maximum of 15 consecutive days one time per calendar quarter. If a unit's tenant changes, the new tenant may also install one attention-getting device for a maximum of 15 days, one time per calendar quarter. A temporary sign permit is required for each 15-day period, and each 15-day period must not be consecutive to each other.

1.01.19. Sign Permits

1.01.19.A. Applicability

No sign, except those identified as exempt or as allowed without a permit (but still subject to the provisions of this ordinance), is allowed to be erected, constructed, altered or relocated without first obtaining a sign permit.

1.01.19.B. Authority and Execution

The Zoning Administrator is responsible for determining compliance with this ordinance, and the Building & Zoning Department is responsible for issuing a sign permit.

1.01.19.C. Permit Issuance

1. Upon the filing of an application with the Building & Zoning Department for a sign permit to erect, alter or relocate a sign, the Building Commissioner or his/her designee will determine whether the application is complete. If necessary, the Commissioner will notify the applicant of any deficiencies, and will not process the application until the deficiencies are remedied. Once the application is determined to be complete, it will be received, logged in and forwarded to the Zoning Administrator.
2. Upon receipt of a complete application, the Zoning Administrator will examine the plans and specifications, and the premises upon which the proposed sign is to be erected to ensure compliance with the requirements of the city's Building Code and all other applicable ordinances of the city. The Building & Zoning Department will issue a sign permit if the structure complies with the requirements of this ordinance, as determined by the Zoning Administrator, and all other ordinances of the city.

1.01.19.D. Approval of Electric Signs

The application for an electrical permit for the erection of a sign in which electrical wiring and connections are to be used must be submitted to the Building & Zoning Department, who shall forward the specifications regarding all wiring and connections to the Building Commissioner, or his/her designee. The Building Commissioner will examine the plans and specifications to determine compliance with the Electrical Code of the city as a condition of granting the sign permit.

1.01.19.E. Inspection

The Building Commissioner may inspect, at such times as deemed appropriate, signs regulated by this ordinance. The purpose of the inspection is to ascertain whether the structure is secure or not secure, whether in need of repair or removal, or in conformance with the permit application and the provisions of this ordinance.

1.01.19.F. Revocation of Permit

All rights and privileges acquired under the provisions of this section are licenses revocable at any time by the City Council. Upon the termination or revocation of the sign permit, the licensee must remove the sign or other sign structure without cost or expense to the city. In the event of the failure, neglect or refusal on the part of the licensee to do so, the city will remove the sign and charge the expense to the licensee.

1.01.19.G. Void

If the work authorized under a sign permit is not completed within 180 days after the date of issuance, the permit becomes null and void.

1.01.20. Master Sign Plan

The purpose of a master sign plan is to coordinate signs on commercial developments, and create a plan that establishes a building or site's overall sign design, which then provides direction to future tenants.

1.01.20.A. Applicability

For any new commercial development where multiple signs are varying types are being proposed, the applicant must submit a master sign plan for review and approval by the Zoning Administrator.

1.01.20.B. Required Information

A master sign plan must include, at a minimum, criteria and specifications for general appearance, location, lighting, and approved construction materials including:

1. The type, number, location, materials, colors and dimensions of all signs proposed for the development.
2. A description and visual illustration of the proposed signs that demonstrates a consistent pattern of signage planned for the development.
3. All signs within the development must have at least three of the following design elements in common:
 - (a) colors on the background or text;
 - (b) lettering style;
 - (c) size (e.g., a height or wall location common to each sign); or
 - (d) building and sign materials.
4. All sign casings, trim caps, returns and all sign supports such as poles and braces must be of a common color.

1.01.21. Historic Signs

Blue Island has several historic signs in its commercial areas that serve as important visual markers which residents and visitors closely identify with an existing or former business or civic entity or a period of time in the city. Many such signs were erected or painted under a previous code and may not conform to the height, shape, type, and sign area requirements of this chapter nor to the nonconforming and obsolete signs provisions of this chapter.

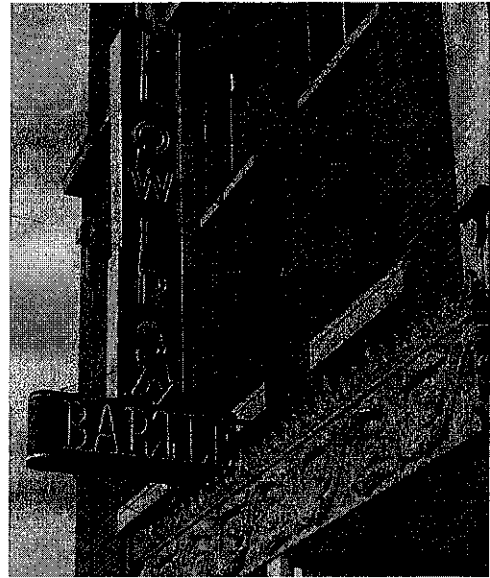
1.01.21.A. Purpose

The intent of this section is to permit historic signs to be kept in place and be maintained to ensure their continued display for as long as possible and to be exempt from any provisions of this chapter that would require that such a sign be removed or significantly altered.

1.01.21.B. Required Characteristics of a Historic Sign

To be eligible for classification as a historic sign in Blue Island, a sign must:

1. Have been lawfully erected prior to June 28,1971, and has been continuously maintained in the same location since that date; or
2. Is attached to or painted on a significant historic building or landmark, and has come to be identified with that building or landmark, whether or not it is original to it; or
3. Is located on a site that has been continuously operated for the same business use since June 28,1971 or earlier; or
4. Is of a unique shape or type of design representative of its era; or
5. Is a ghost sign; or
6. Identifies a building or business that is associated with a family, business or organization that was noteworthy in the history of the Blue Island community.



*The historic Flowers by Bartle sign,
Masonic Building*

1.01.21.C. Procedure

1. The owner of a property on which an historic sign is located may submit a request to the Building & Zoning Department to have such sign classified as historic for the purposes of this ordinance. The Building & Zoning Department will review such a request and refer it to the Historic Preservation Commission. The Historic Preservation Commission will review the property owner's request and make a recommendation to the City Council that such sign should be classified as historic and thus exempt from the requirements of this chapter.

2. The Historic Preservation Commission may also initiate a review of a historic sign and make its own direct recommendation to the City Council that such sign should be classified as historic and thus exempt from the requirements of this chapter.

1.01.22. Obsolete Signs

Any sign, whether existing on or erected after the effective date of this ordinance, which identifies a business no longer being conducted or a product no longer being sold in or from must be taken down and removed by the owner or agent of the building, structure or premises upon which such sign is found. Removal must be effected within 20 days after written notice from the Building & Zoning Department. If such a sign is not removed after such 20-day period, the Building & Zoning Department is authorized to have the sign removed. Any reasonable cost incident thereto will be filed as a lien against the property where the sign was located.

1.01.23. Unsafe Signs

When any sign becomes insecure, in danger of falling, or otherwise unsafe, or if any sign is found to be unlawfully installed, erected or maintained in violation of any of the provisions of this ordinance or any other law enacted by the City of Blue Island, the owner thereof or the person or firm maintaining same, must, upon written notice of the Building & Zoning Department, forthwith in the case of immediate danger, and in any case within no more than 10 days, make such sign conform to the provisions of this ordinance or remove it.

1.01.24. Nonconforming Signs

All signs not in conformance with this section must comply with the provisions of this section.

1.01.24.A. Any sign lawfully existing or under construction from or before the effective date of this ordinance that does not conform to one or more of the provisions of this section may be continued in operation and maintained indefinitely as a nonconforming sign, subject to compliance with this section. A sign shall be deemed to lawfully exist when the consent, license or permit to erect the sign can be proven or verified.

1.01.24.B. As an incentive to encourage the removal of nonconforming signs, the City Council, after review and recommendation by the Community Development Committee, is expressly authorized to waive sign permit fees and special use permit application fees and approve special use permit requests for replacement signs. In deciding such requests, the Community Development Committee must consider whether the public benefit derived from removal and replacement will be generally proportionate to the fee waiver and/or deviation requested. The Community Development Committee is also authorized to approve minor exception requests for replacement signs if the Committee determines that the public benefit derived from removal and replacement will be generally proportionate to the exception requested.

1.01.24.C. Routine maintenance of nonconforming signs is allowed, including changing of copy, necessary non-structural repairs, and incidental alterations that do not expand, extend or enlarge the nonconforming features of the sign. However, no structural alteration,

enlargement, or expansion may be made to a nonconforming sign unless the alteration, enlargement, or expansion will result in the elimination of the nonconforming features of the sign.

1.01.24.D. A nonconforming sign and its associated sign structure must be removed or modified to comply with these regulations if the sign or sign structure is demolished or destroyed to an extent exceeding 50% of its replacement cost. A nonconforming sign or sign structure subject to removal under this paragraph must be removed by the owner of the sign or the owner or lessee of the property. If the owner or lessee fails to remove the sign, the Zoning Administrator must give the owner/lessee written notice of the requirements of this paragraph and the sign must be removed within 30 days of such notice.

1.01.25. Sign Maintenance

1.01.25.A. All signs must be adequately maintained in good appearance and repair.

1.01.25.B. Painted signs will be considered in need of refinishing if:

1. 20% or more of the surface is missing or shows evidence of peeling, checking, cracking, or blistering of the paint.
2. 20% or more of the surface shows evidence of mildew.
3. The colors used have faded appreciably and the surface sheen is gone.

1.01.25.C. All sign framing and support structures must be adequately maintained to keep them in a state of good appearance and repair.

1.01.25.D. Illuminated signs will be considered in need of repair if 20% or more of the light bulbs are not fully illuminated, or if 20% or more of the surface area of an internally illuminated sign is not illuminated.

1.01.26. Sign Variations

The Community Development Committee shall hear and decide upon requests for variations from the City sign ordinance.

1.01.26.A. Determination of Need for a Variation

It shall be the duty of the Zoning Administrator, after an application for any sign permit, to determine and advise the applicant whether under the provisions of this Code, a sign variation is required.

1.01.26.B. Preliminary Conference

1. Any applicant for a sign permit that requires a variance may file a written request for a preliminary conference with the Community Development Committee. At the conference, the Community Development Committee shall give consideration to preliminary exterior drawings, sketches or photographic examples, landscape and site plans and materials on a

specific project, and shall provide the applicant with guidance in the development of a plan which would be consistent with the requirements and purposes of this Code.

2. Notice of this preliminary meeting shall be provided to tenants within 250 feet of the subject property. Notice will be by mail and shall be given no more than 30 days nor less than 15 days before the meeting. Such notice shall include the time and place of the hearing, a general description of the contents of the request to be heard, and the address or location of the property to which the request applies.

1.01.26.C. Procedure

1. An applicant for a sign permit that requires a variation shall apply to the Community Development Committee for such variation and shall submit all items as required in Section 3 below. Upon receipt of such application, the Community Development Committee shall schedule a meeting where the applicant shall be given an opportunity to make a presentation and all interested parties shall be given the opportunity to comment.
2. Notice of public hearings on requests for variances shall be given no more than 30 days nor less than 15 days before the hearing by publication in a newspaper of general circulation in the City. Such notice shall include the time and place of the hearing, a general description of the contents of the request to be heard, and the address or location of the property to which the request applies. The published notice may be supplemented by such additional form of notice as provided by rule of the hearing body.
3. Submittal Requirements. At the time of the public hearing, the applicant shall provide the Committee with the following documents depicting exterior design features:
 - (a) Drawings which shall include plans, elevations, and site plans;
 - (b) Landscaping and screening plans (when appropriate);
 - (c) Renderings and specifications for signs;
 - (d) A statement as to kind, color and texture of materials;
 - (e) All documents shall be drawn to scale.
4. Based upon the findings of fact in Paragraph D below, the Community Development Committee shall render its decision within 30 days of the conclusion of the hearing and shall notify the Zoning Administrator, or his/her designee, and the applicant of its decision. The concurring vote of a majority of the members of the Community Development Committee shall

be necessary to grant a variance. The order of the Committee shall be by written resolution and contain its findings of fact.

5. Upon the granting of a variation, the exterior drawings, sketches, landscape and site plans, renderings and materials upon which the variance was granted shall be turned over to the Zoning Administrator whose responsibility it shall be to determine that, upon completion, there have been no deviations from the approval regarding sign design, aesthetics, or regulations contained within this Code.
6. The Building & Zoning Department will be responsible for inspecting the built sign plans and built sign to ensure that it does not deviate from this and other City Codes related to structural, electrical, and any other regulations contained in this or other City Codes. Such deviations shall constitute a violation of this Code, in which event the Zoning Administrator or Building & Zoning Department may stop work on the project in the same manner as for a violation of the City Code. Work may not be resumed until such deviations are corrected.
7. It shall be the duty of the person to whom a variation has been granted to comply with the requirements and/or conditions of the variation and to obtain such inspections as are necessary to assure compliance. The Building Official shall give notice to said person of any deficiencies found to exist. Failure to correct any deficiencies within 10 days after receipt of notification of such deficiency shall constitute a violation of this Code.

1.01.26.D. Findings of Fact

After hearing and considering the materials presented, the Community Development Committee shall grant a variation if it finds that:

1. The applicant's plans are substantially consistent with the design criteria of this 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.
4. The exterior design features of the sign will not cause a substantial depreciation in the property values in the neighborhood.

1.01.26.E. Appeal

1. Within 15 days of receipt of a denial of a variation, the applicant and/or his or her representative may appeal the Committee's decision to the City Council. The City Council, within 45 days of the applicant filing his or her appeal, shall affirm, reverse or modify the decision of the Committee after due consideration of the facts contained in the record, which the Committee shall submit to the City Council within 10 working days of the filing of the appeal. The City Council may receive comments on the contents of the record, orally at the meeting or in writing, not less than 10 days prior to the meeting at which the Council will first consider the appeal but shall not consider any new matters that were not presented during the Committee hearings.
2. The City shall, within 7 days of its decision, advise the applicants and the Committee, in writing, of its final decision and shall direct the Director of Planning and Building to advise all affected departments of the City government.
3. The failure of the City Council to affirm, modify or reverse the decision of the Committee within 45 days of the applicant filing his or her appeal shall be considered as an affirmance by the City Council of the decision of the Committee and a denial of the appeal, and the Committee shall so notify the applicant and the affected departments of the City government. The decision of the City Council will be the final administrative decision of the City.

1.01.26.F. Validity and Extension of Time

1. No order granting a variation shall be valid longer than 12 months from the date the approval was granted unless an application for building permit is filed within such period or the use is commenced within such period.
2. The City Council may grant 1 additional extension of time not exceeding 12 months, upon written application made within the initial 12 month period, without further notice or hearing. The right to so extend said time shall not include the right to grant additional relief by expanding the scope of the variation.

1.01.26.G. Amendments to Approved Variations

Amendments to a variation may be obtained by application in the same manner as provided for an original variation.

1.01.27. Sign Definitions

For the purpose of this Code, certain words and terms are hereby defined:

ALLEY: A private or dedicated public way that affords only a secondary means of access to contiguous property and is less than thirty-three (33) feet in width.

ANIMATED SIGN: The movement or the optical illusion of movement of any part of the sign structure, design, or pictorial segment, including the movement of any illumination or the flashing or varying of light intensity; the automatic changing of all or any part of the facing of a sign.

ARCHITECTURAL ELEMENTS: Any projection, relief, cornice, column, change of building material, window, or door opening on any building.

ATTENTION-GETTING DEVICE: A device or person wearing or carrying a sign, costume, or similar device for the purpose of or having the effect of attracting attention, promotion or advertising and not otherwise prohibited by this ordinance.

AWNING: A structure of canvas, canvas-like or other materials extended over a window or door or over a patio, deck, etc. as a protection from the sun or rain.

BALLOON SIGN: Any sign that is any lighter-than-air or gas-filled balloon attached by means of a rope or tether to a definite or fixed location. A display designed to inflate or move by use of a fan or blower is also considered a balloon sign. Balloons used as temporary attention-getting devices in conjunction with another sign which are no more than eighteen (18) inches in diameter, are not considered balloon signs.

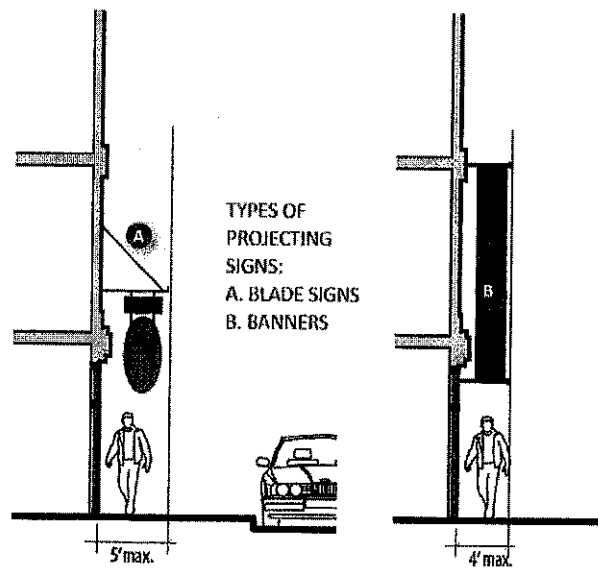
BANNER SIGN: Any sign printed or displayed upon cloth, canvas, vinyl, plastic or other flexible material with or without frames.

BARBER POLE: A pole painted in spiral stripes used as a sign by a barber shop or hairdresser for advertisement.

BLADE SIGN: A type of projecting sign mounted on a building facade or storefront pole or attached to a surface perpendicular to the sign's surface and to the normal flow of traffic.

BUILDING: Any covered structure securely affixed to the land which is designed for the support, shelter, enclosure or protection of persons, animals, chattels or other tangible property.

BULLETIN BOARD: A sign which accommodates manually changeable copy which displays information on activities and events on the premises.



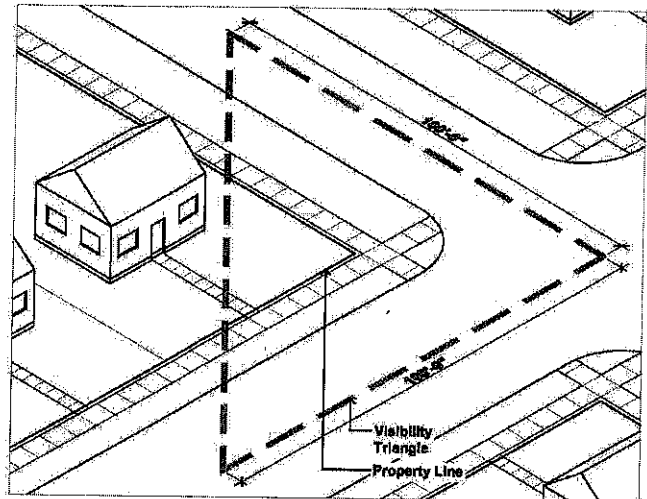
CANOPY: Any structure, moveable or stationary, attached to and deriving its support from the side of a building or structure for the purpose of shielding a platform, stoop or sidewalk from the elements.

CHANGEABLE COPY: A sign or portion of a sign that is devoted to and designed for manually or automatically changeable copy text and graphics. Changeable copy signs do not include time, date and/or temperature signs and electronic signs as hereinafter defined.

CLEAR SIGHT AREA: A triangle with 1 point at the intersection of the intersecting streets' centerlines, and the other 2 points located on each street's 100 feet away from the intersection of said centerlines.

CODE: This amendment to the City Code entitled "Sign Code."

CONSTRUCTION SIGN: A temporary sign which functions to denote the architect, contractor or engineer, placed on a lot that is the construction site of such architect, contractor or engineer.



Clear Sight Area

CURB LINE: The edge of the roadway pavement for any street or alley.

DIRECTIONAL SIGN: Any on-premises, be it a pole, monument or other type of sign, providing directions necessary or convenient for motorist or pedestrians coming onto premises including signs marking entrances and exits, parking areas, loading zones or circulation directions.

DIRECTORY SIGN: A sign which functions to identify the location of occupants of a building or group of buildings which are divided into rooms or suites used as offices or studios.

ELECTRONIC SIGN: Signs whose alphabetic, pictographic or symbolic informational content can be changed or altered on a fixed display screen composed of electrically illuminated segments. For the purposes of this Code, electronic signs within ground or wall signs are regulated as one (1) of the two (2) following types:

A. Electronic Display Screen. A sign, or portion of a sign, that displays an electronic image or video, which may or may not include text. This definition includes television screens, plasma screens, digital screens, flat screens, LED screens, video boards and holographic displays.

B. Electronic Message Sign. Any sign, or portion of a sign, that uses changing lights to form a sign message or messages in text form wherein the sequence of messages and the rate of

change is electronically programmed and can be modified by electronic processes. "Time and Temperature Devices" are not considered electronic message signs.

EXTERIOR ILLUMINATED SIGN: Any sign, any part of which, is illuminated from an exterior artificial light source mounted on the sign, another structure or the ground.

FLASHING SIGN: A sign with blinking or flashing lights, or other illuminating devices that change light intensity, brightness or color, traveling/chasing or blinking lights, or rotating beacons are prohibited. Electronic signs are not considered flashing signs; however, the messages or images on an electronic sign may not imitate flashing signs.

FRONTAGE: All the property on one side of a street between two (2) intersecting streets measured along the street line, or, if the street is a dead-end, then all the property abutting on one side between an intersecting street and the dead-end of the street.

GHOST SIGN: A painted wall sign that remains from an earlier time or advertises the use of a building that provides evidence of the history of the use of the building or activities of the community. A "Ghost Sign" is not considered an off-premise sign.

GRADE: For purposes of this Code, any wall approximately parallel to and not more than twenty (20) feet from a street line is to be considered as adjoining the street.

A. For buildings having walls adjoining one street only, "grade" is defined as the elevation of the sidewalk at the midpoint of the wall adjoining the street.

B. For buildings having walls adjoining more than one street, "grade" is defined as the average of the elevation of the sidewalk at the midpoints of all walls adjoining the streets.

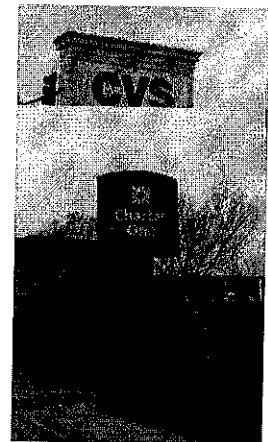
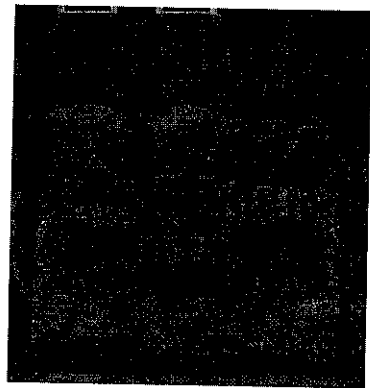
C. For buildings having no wall adjoining the street, "grade" is defined as the average level of the finished surface of the ground adjacent to the exterior walls of the building.

D. Where no sidewalk exists, the grade shall be established by the City Engineer.

GROUND FLOOR: Any floor that is not more than three (3') feet above or below grade.

GROUND SIGN: A sign that is attached to a completely self-supporting structure. A ground sign may be a pole or monument sign. See "Sign, Ground - Monument" and "Sign, Ground - Pole" below.

A. Sign, Ground - Monument. Any sign, other than a pole sign, placed upon or supported by the ground independently of any other structure. Ground monument signs are typically mounted on a masonry base. As distinguished from a ground pole sign, the sign base of any monument sign



Pole sign

must be a minimum of seventy-five percent (75%) or more of the width of the sign face that is to be situated upon the base. A sign base less than seventy-five percent (75%) of the width of the sign face is considered a ground pole sign.

B. **Sign, Ground – Pole.** A sign erected and maintained on one (1) or more freestanding mast(s) or pole(s) and not attached to any building, but not including a ground monument sign.

HANDWRITTEN SIGN: Temporary window signs composed of pictures, symbols or lettering on paper or other temporary material. Professionally painted temporary signs are not considered to be handwritten.

HOSPITAL: A place with a full-time staff of resident licensed physicians and registered nurses and with complete facilities for the general diagnosis, treatment, and care of inpatients suffering from illness, disease, injury, deformity or other abnormal physical or mental condition and offering customary out-patient services as an accessory use.

IDENTIFICATION SIGN: Any sign which functions to identify an institution, occupant, apartment, residence, school or church, and not advertising any product or service.

INTERNALLY ILLUMINATED SIGN: A sign illuminated by a light source, either incandescent, fluorescent, neon or other light that is enclosed by the sign panel or within the sign.

ITEMS OF INFORMATION: A word, phrase, logo, abbreviation, number or numbers, symbol, or geometric shape. The name of the business, even if multiple words, will be considered 1 item of information.

LOT: A zoning lot, except as the context herein shall indicate a lot of record.

LOT OF RECORD: A single lot which is part of a subdivision or resubdivision which has been recorded in the Office of the Recorder of Deeds of Cook County, Illinois.

LOT, ZONING: A parcel of land, at least one lot line of which is a street line, which is located within a single block, and which is or will be used, developed or built upon as a unit. A zoning lot may or may not coincide with a lot of record.

LOT LINE: A boundary of a zoning lot.

MENU BOARD: A device which functions to list items for sale at a drive-thru restaurant.

MOVING SIGN: A sign or other advertising structure with moving, revolving or rotating parts or visible mechanical movement of any kind, including wind-activated signs. Clocks are not considered signs with moving parts.

NONCOMMERCIAL MESSAGE: A message that does not direct attention to a business or to a service or commodity for sale, and is typically of a political, religious, or ideological nature.

OBSCENE SIGN: A sign which is found to meet the 3 established criteria of obscenity: 1) prurient in nature; 2) completely devoid of scientific, political, educational or social value; and 3) a violation of local community standards.

OBSOLETE SIGN: A sign which no longer correctly directs or exhorts any person, advertises a business, lessor, owner, product, activity conducted or available on the premises where the sign is displayed.

OFF-PREMISES SIGN: Any sign which directs attention to a business, service, product or entertainment not sold or offered or only incidentally sold or offered on the premises on which the sign is located.

PENNANT SIGN: Any geometric shaped cloth, fabric or other lightweight material normally fastened to a stringer, which is secured or tethered so as to allow movement of the sign.

PERMANENT SIGN: A sign attached to a structure or the ground which is made of materials intended for long-term use.

POLITICAL SIGN: A sign whose function is to draw attention to or communicate a position on any issue, candidate or measure in any national, state or local election.

PORTABLE SIGN: A sign which is mounted or designed to be mounted on a self-propelled or towed vehicle, and shall include, but not be limited to, mobile advertising signs attached to a trailer or other vehicle.

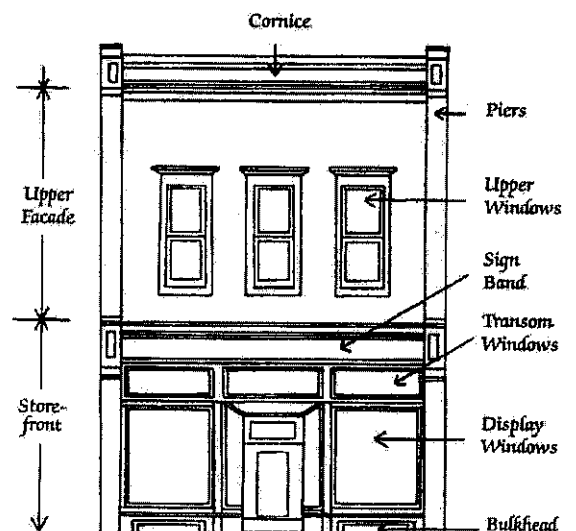
PROJECTING SIGN: A sign which extends out from a building face or wall so that the sign face is perpendicular or at an angle to the building face or wall.

ROOF SIGN: Any sign located on or attached to and extending above the roof of a building.

SIDEWALK SIGN: A temporary advertising device also known as an A-frame or sandwich board sign, ordinarily in the shape of an "A," or some variation thereof, located on the ground, not permanently attached and easily movable, and usually two-sided.

SIGN: Any visual device or representation designed or used for the purpose of communicating a message or identifying a product, service, person, organization, business or event, with the use of words or characters, visible from outside the premises on which such device is located. Murals are not considered to be signs.

SIGN AREA: The area of the largest single face of the sign within a perimeter which forms the outside shape including any frame that forms an integral part of the display, but excluding the necessary supports or uprights



on which the sign may be placed. See Section 1.01.9.A for measurement of sign area.

SIGN BAND: The flat, horizontal area on the facade usually located immediately above the storefront and below the second story window sill where signs were historically attached. A sign band may also include the horizontal area above a tenants' entrance, architecturally designed to accommodate signage.

SIGN FACE: The visible sign proper including all characters and symbols, excluding essential structural elements which are not an integral part of the display.

SIGN STRUCTURE: Any structure or material which supports, has supported or is capable of supporting or helping maintain a sign in a stationary position, including decorative covers.

STREET: A right-of-way dedicated or used as a public thoroughfare or easement that affords primary means of access to contiguous property and is 33 feet or more in width.

STREET LINE: A lot line that is also the boundary line of the right of way of an existing or dedicated street.

STRUCTURE: Anything constructed or erected with a fixed location on the ground, or attached to something having a fixed location on the ground. Without limitation on the foregoing, a structure shall include buildings, fences, walls, billboards and signs.

TEMPORARY SIGN: A display, informational sign, banner, or other device constructed of cloth, canvas, fabric, wood, or other temporary material, with or without a structural frame, and intended for a limited period of display, including decorative displays for holidays or public demonstrations. A sign that is intended for use for only a limited period of time and not intended or designed for permanent display.

TEMPORARY WALL SIGN: A temporary sign attached to a wall not intended or designed for permanent display.

TEMPORARY WINDOW SIGN: A temporary sign attached to or placed upon a window or door of a building intended for viewing from the exterior of such a building and not intended or designed for permanent display.

TIME AND TEMPERATURE DEVICE: A mechanism integrated into a sign that displays the time and/or temperature, but does not display any commercial advertising or identification.

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.

WIND-BLOWN SIGN: A fluttering, spinning, windblown or inflatable device, including pennants, streamers and propeller discs, except as set forth in Section 1.01.18.

WINDOW SIGN: A sign printed on, affixed to, in contact with or etched on intended for viewing from the exterior of such a building. Any sign within 12 inches of a window or the glass surface of a door, and is visible from the public street.

1.01.28. Enforcement

Any violation or attempted violation of this code of any condition or requirement adopted pursuant hereto may be restrained, corrected, or abated, as the case may be, by injunction or other appropriate proceedings pursuant to city codes and state law.

1.01.28.A. Authorization to Inspect

The Building Commissioner, Building & Zoning Department Inspectors and Code Enforcement Officers for the City of Blue Island are authorized to inspect all signs and to issue notices of violations and a summons to appear at a hearing conducted pursuant to the provisions of the Local Ordinance Court of the City of Blue Island. The official issuing the notice of violation and summons shall photograph the violation as proof thereof and preserve said photograph for the hearing.

1.01.28.B. Any person, business, commercial or industrial establishment found to be in violation of this ordinance after a hearing conducted pursuant the Local Ordinance Court shall, upon such a finding, be subject to a fine of not less than \$50.00 nor more than \$500.00 at the discretion of the hearing officer. Each day that a violation continues after the day notice of the violation and summons have been served in accordance with the terms and provisions hereof shall be deemed a separate offense subject to a separate fine.

1.01.28.C. In the event that any person, business, commercial or industrial establishment fails to pay any fine imposed, after a hearing and conviction for a violation of this ordinance, within 30 days of the date of the imposition of the fine, the business registration and license for the establishment shall be immediately suspended until payment is made.

1.01.28.D. In the event the licensee of any business or commercial establishment is convicted of 3 or more violations of this ordinance for violations occurring within any 90 day period, the licensee of the establishment shall be required to appear before the Community Development Committee of the City Council for a hearing to show cause why the business registration and license should not be suspended or revoked. After such hearing the Community Development Committee may act to suspend or revoke the license.

If the Community Development Committee finds sufficient cause to suspend or revoke the establishment's business registration and license, the establishment shall cease operations for the period specified by the Community Development Committee.

If the establishment desires to appeal the decision of the Community Development Committee, it shall apply to the Mayor, in writing, for a hearing before the Mayor and City Council. The Mayor and City Council may affirm, reverse or modify the decision of the Community Development Committee.

1.01.29. Permit Fees

The City of Blue Island shall establish a schedule of fees, charges and expenses for permits for any inspection, construction, alteration, repair, demolition or removal of any sign regulated by this Code. Fees shall be paid to the City at the time application for permit is made. The schedule of fees shall be posted in the office of the City Clerk and may be altered or amended from time to time by the Mayor and City Clerk.

SECTION FOUR

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION FIVE

This ordinance shall be in full force and effect from and after its passage and approval as required by law.

SECTION SIX

That the City Clerk is further directed to forward a copy of this ordinance to the applicant as notification of the passage and approval of this ordinance.

ADOPTED this 8th day of July, 2014, pursuant to a roll call as follows:

	YES	NO	ABSENT	PRESENT	ABSTAIN
Alderman BUCKNER-CHEATLE					
Alderman HAWLEY					
Alderman VIEYRA					
Alderman BILOTTO					
Alderman RITA					
Alderman DONAHUE					
Alderman STONE					
Alderman CARR					
Alderman OSTLING					
Alderman PITTMAN					
Alderman JOHNSON					
Alderman FRAUSTO					
Alderman THOMPSON					
Alderman JOHANSON					
Mayor DOMINGO VARGAS					
TOTAL					

APPROVED: this 8th day of July, 2014.

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

ATTESTED and **Filed** in my office this
8th day of July, 2014.

CITY CLERK

PUBLISHED in pamphlet form this
8th day of July, 2014.

CITY CLERK