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

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**ORDINANCE  
NUMBER 2024-009**

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**AN ORDINANCE OF THE CITY OF BLUE ISLAND, COOK  
COUNTY, ILLINOIS, AMENDING SECTION 165.025 OF  
CHAPTER 165 OF THE CODE OF ORDINANCES REGARDING  
REGULATIONS FOR SPECIFIC USES**

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**FRED BILOTTO, Mayor  
RAEANN CANTELO-ZYLMAN, City Clerk  
JAIRO FRAUSTO, City Treasurer**

**DEXTER JOHNSON  
LUIZ MONTOYA  
NANCY RITA  
BILL FAHRENWALD  
GABRIEL McGEE  
CANDACE CARR  
JOSH ROLL**

**Aldermen**

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**ORDINANCE NUMBER 2024- 009**

**AN ORDINANCE OF THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS,  
AMENDING SECTION 165.025 OF CHAPTER 165 OF THE CODE OF ORDINANCES  
REGARDING REGULATIONS FOR SPECIFIC USES**

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**WHEREAS**, the City of Blue Island, Cook County, Illinois (the “*City*”) is a duly organized and existing city created under the provisions of the laws of the State of Illinois and is now operating under the provisions of the Illinois Municipal Code, and all laws amendatory thereof and supplementary thereto, with full powers to enact ordinances and adopt resolutions for the benefits of the residents of the City; and

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

**WHEREAS**, a text amendment application has been submitted by the City requesting an amendment to Section 165.025 (“Regulations of Specific Uses”) of Chapter 165 of the City Code regarding the regulations of specific uses pertaining to transitional residences, community homes and motor vehicle repair and service (the “*Proposed Amendment*”); and

**WHEREAS**, the Planning and Zoning Board of Appeals (“*PZBA*”) held a public hearing on February 15, 2024 (the “*Public Hearing*”) as to whether the Proposed Amendment should be approved, at which time all persons present were afforded an opportunity to be heard; and

**WHEREAS**, a public notice in the form required by law was given of said Public Hearing by publication not more than thirty (30) days nor less than fifteen (15) days prior to said Public Hearing; and

**WHEREAS**, the PZBA has filed its findings of fact and recommendations that the Proposed Amendment be granted, and the Mayor and Aldermen of the City have duly considered said findings of fact and recommendations; and

**WHEREAS**, the Mayor and Aldermen of the City have determined that adoption of the Proposed Amendment, as amended and with further amendments by the Mayor and Aldermen, is advisable and in the best interest of the health, safety, and welfare of the residents of the City.

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

**Section 1.** That the above recitals and legislative findings are found to be true and correct and are hereby incorporated herein and made a part hereof, as if fully set forth in their entirety.

**Section 2.** That the Mayor and Aldermen of the City hereby adopt by reference the findings of fact of the Planning and Zoning Board of Appeals as findings of the Mayor and City Council as if completely set forth herein. All documents and exhibits submitted at the aforesaid Public Hearing is also incorporated by reference into this Ordinance.

**Section 3.** That the Mayor and Aldermen find and determine that the adoption of this Ordinance is in the best interests of the City as well as in the public interest.

**Section 4.** That Section 165.025 (“Regulations for Specific Uses”) of Chapter 165 (“Zoning Code”) of Title XV (“Land Usage”) of the Blue Island Code of Ordinances is hereby amended by adding the underlined language and deleting the stricken language, to read as follows:

**§ 165.025 REGULATIONS FOR SPECIFIC USES.**

\* \* \*

(E) *Transitional residence.* The transitional residence shall be licensed as required by the appropriate state agency or agencies and may be occupied by paid professional support staff provided by a sponsoring agency. To enable its residents to achieve normalization and

integration into the community, transitional residences and community homes must be separated by no less than ~~800~~1,500 feet in every direction to avoid clustering.

(F) *Community home.* The community home shall be licensed as required by the appropriate State of Illinois agency or agencies and may be occupied by paid professional support staff provided by a sponsoring agency. To enable its residents to achieve normalization and integration into the community, community homes and transitional residences must be separated by no less than ~~800~~1,500 feet in every direction to avoid clustering.

\* \* \*

(H) *Motor Vehicle Repair and Service.*

(1) Any use involving the repair or service of motor vehicles shall be limited to the districts identified in Section 165.023 – Schedule of Use Controls. In addition, no use involving motor vehicle repair or service shall be allowed, either as a permitted use or a special use, on Western Avenue, regardless of whether that use is allowed in the property’s underlying zoning district.

(2) Vehicle repair/service establishments may not store vehicles outdoors on the site for longer than 14 days, or 7 days once repairs are complete.

(3) Repair of vehicles is prohibited outdoors. Storage of all merchandise, auto parts, and supplies must be within an enclosed structure.

(4) No partially dismantled, wrecked, junked, or discarded vehicles may be stored outdoors on the premises. This standard does not apply to vehicles under repair.

(5) No motor vehicles may be stored and no repair work may be conducted in the public right-of-way.

(6) The sale of new or used vehicles is prohibited unless separately approved.

(7) Tow trucks are not allowed to be stored on site. Towing drop-off and pick-up of vehicles is limited to third party towing companies.

(8) Vehicle repair/service establishments that share a lot line with a residential district must be screened along interior side and rear lot lines with a solid wall or fence, a minimum of six (6) feet in height.

**Section 5.** If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any other provision of this Ordinance.

**Section 6.** All ordinances, resolutions, motions or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

**Section 7.** This Ordinance shall be in full force and effect immediately upon its passage and approval to ensure the public health, safety and welfare of the residents of the City.

*(Intentionally Left Blank)*

ADOPTED this 12<sup>th</sup> day of MARCH, 2024, pursuant to roll call as follows:

	YES	NO	ABSENT	PRESENT	ABSTAIN
Alderman JOHNSON	X				
Alderman FAHRENWALD	X				
Alderman RITA		X			
Alderman MONTOYA			X		
Alderman MCGEE	X				
Alderman CARR	X				
Alderman ROLL	X				
Mayor BILOTTO					
	5	1	1		

APPROVED by the Mayor on MARCH 12, 2024.

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

ATTESTED and Filed in my office this  
 12<sup>TH</sup> day of MARCH, 2024.

RAEANN CANTELO-ZYLMAN, CITY CLERK

PUBLISHED in pamphlet form this  
 12<sup>TH</sup> day of MARCH, 2024.

RAEANN CANTELO-ZYLMAN, CITY CLERK

STATE OF ILLINOIS     )  
  )  
COUNTY OF COOK     )     ss.

**CERTIFICATION**

**I, RAEANN CANTELO-ZYLMAN, DO HEREBY CERTIFY THAT I** am the duly elected City Clerk of the City of Blue Island, Illinois, as such City Clerk, I am the keeper of the minutes and records of the Proceedings of the City Council of the said City and have in my custody the ORDINANCE and BOOKS of the records of said City.

**I DO FURTHER CERTIFY** that the attached and foregoing is a true and correct copy of the certain **2024 - 009** Entitled: **ORDINANCE: AN ORDINANCE OF THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS, AMENDING SECTION 165.025 OF CHAPTER 165 OF THE CODE OF ORDINANCES REGARDING REGULATIONS FOR SPECIFIC USES.**

**ORDINANCE NO. 2024-009** which was adopted at a regular meeting of the City Council of the City of Blue Island, Illinois held on the **12<sup>th</sup> day of March, 2024**; that at said meeting **6** Alderman were present; that at said meeting, on motion duly made and seconded that the Ordinance did pass and on the roll being called the vote of each Aldermen present on the question of the passage of said Ordinance was duly and separately taken by Ayes and Nays and their names and votes recorded in the minutes of **5** Alderman voted Aye and **1** Alderman voted Nay and **0** Alderman voted Abstain and **1** Alderman Absent.

**I DO FURTHER CERTIFY** that the original Ordinance which the foregoing is a true copy, is entrusted to my care for safe keeping, and that I am the lawful keeper of the same.

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the Corporate Seal of the City of Blue Island aforesaid, at the said City in the County and State aforesaid, this **12<sup>th</sup> day of March, 2024**.

CORPORATE SEAL

  
City Clerk

STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF COOK        )

CERTIFICATE

I, RAEANN CANTELO-ZYLMAN, certify that I am the duly elected and acting Municipal Clerk of the City of Blue Island of Cook County, Illinois.

I further certify that on **March 12, 2024**, the Corporate Authorities of such municipality passed and approved Ordinance No. **2024-009**.

Entitled:

**ORDINANCE: AN ORDINANCE OF THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS, AMENDING SECTION 165.025 OF CHAPTER 165 OF THE CODE OF ORDINANCES REGARDING REGULATIONS FOR SPECIFIC USES.**

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

The pamphlet form of Ordinance No. **2024 - 009** including the Ordinance and a cover sheet thereof, was prepared, and a copy of such Ordinance posted in the municipal building commencing on **March 12, 2024**, and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the municipal clerk.

DATED at Blue Island, Illinois, this **12<sup>th</sup>** day of **March, 2024**.

CORPORATE SEAL

  
CITY CLERK





FRED BILOTTO, MAYOR

**City of Blue Island  
Building & Zoning Department**

13051 Greenwood Avenue  
Blue Island, IL 60406  
Office (708) 597-8606  
Fax (708) 396-2686  
building@cityofblueisland.org

**FINDINGS OF FACT**

**CITY OF BLUE ISLAND ZONING BOARD OF APPEALS (ZBA)  
PUBLIC HEARING – FEBRUARY 15, 2024**

Applicant: City of Blue Island

On February 15, 2024, after holding a public hearing, the Planning and Zoning Board of Appeals (PZBA) voted [5-0] to recommend that the City Council approve a text amendment to the City of Blue Island Zoning Ordinance, as submitted by the City. The text amendment addresses regulations for specific uses in Section 165.025 of the Zoning Ordinance, namely transitional residence, community homes, and motor vehicle repair and service.

The Blue Island Zoning Ordinance prescribes the requirements of the Findings of Fact:

Section 166.094(F)(2):

*The Planning and Zoning Board of Appeals shall not recommend the adoption of a proposed amendment unless it finds that the adoption of such amendment is in the public interest and is not solely for the interest of the applicant.*

In accordance with the foregoing requirements, the Planning and Zoning Board of Appeals finds as follows:

***The proposed amendment to Section 165.025 strengthens the anti-clustering requirement for transitional residences and community homes, and adds safety regulations to motor vehicle repair and service uses. The proposed amendment benefits the public.***