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

**ORDINANCE
NUMBER 2024-012**

**AN ORDINANCE OF THE CITY OF BLUE ISLAND, COOK
COUNTY, ILLINOIS, GRANTING A SPECIAL USE AND FIVE
SIGN VARIANCES PERMITTING BURR OAK VENTURE LLC
TO INSTALL AN ELECTRONIC MESSAGE BOARD SIGN
WITHIN THE C-1 (CENTRAL AREA COMMERCIAL)
DISTRICT
(2427 BURR OAK AVENUE)**

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

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

Aldermen

ORDINANCE NUMBER 2024-012

**AN ORDINANCE OF THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS,
GRANTING A SPECIAL USE AND FIVE SIGN VARIANCES PERMITTING BURR
OAK VENTURE LLC TO INSTALL AN ELECTRONIC MESSAGE BOARD SIGN
WITHIN THE C-1 (CENTRAL AREA COMMERCIAL) DISTRICT
(2427 BURR OAK AVENUE)**

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

WHEREAS, the Mayor and the Aldermen of the City of Blue Island have heretofore exercised the power conferred on them pursuant to Chapter 11-31-1, *et seq.* of the Illinois Municipal Code by adopting Chapter 165 of the Code of Ordinances of the City (the “Zoning Code”), as amended from time to time; and

WHEREAS, a special use application has been submitted to the City by Burr Oak Venture LLC (the “Applicant”), as the owner of the Property, to allow within the C-1 (Central Area Commercial) District an “electronic message board” sign (the “Proposed Special Use”) on the property located at 2427 Burr Oak Avenue, Blue Island, Illinois and as legally described and depicted on Exhibit A (the “Property”); and

WHEREAS, five variance applications related to the Proposed Special Use have also been submitted to the City by the Applicant, seeking variances from Section 165.117(F)(1), (F)(2), and (G)(1) of the Zoning Code: (1) allowing multiple users on one electronic message board sign; (2) waiving the frontage requirement for an electronic message board sign; (3) allowing an electronic message board sign to be located within 500 feet of another electronic message board sign; (4)

allowing less than 40% of the monument sign to be dedicated to the name and address of the development; and (5) allowing the monument sign to exceed the maximum square footage of monument signs by 12 square feet (the “*Proposed Variances*”);

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 Special Use and Proposed Variances should be approved, at which time all persons present were afforded an opportunity to be heard; and

WHEREAS, a public notice in the form required by law was given of said Public Hearing date; and

WHEREAS, the PZBA has filed its findings of fact and recommendations that the Proposed Special Use and Proposed Variances be granted, and the Mayor and Aldermen of the City have duly considered said findings of fact and recommendations, and

WHEREAS, the Mayor and Aldermen of the City deem it advisable and in the best interest of the health, safety, and welfare of the residents of the City to grant the Proposed Special Use and Proposed Variances subject to the conditions identified herein.

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

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

Section 2. The Mayor and Aldermen of the City hereby adopt by reference the findings of fact of the Planning and Zoning Board of Appeals as findings of the Mayor and Aldermen of the City as if completely set forth herein. All documents and exhibits submitted at the aforesaid public hearings are also incorporated by reference into this Ordinance.

Section 3. In addition to the findings set forth in Section 2 hereof, the Mayor and Aldermen of the City further find in relation to the Proposed Special Use as follows:

1. That the Proposed Special Use, subject to the conditions set forth herein, is in fact, a special use listed and authorized in the C-1 (Central Area Commercial) District;
2. That the Proposed Special Use, subject to the conditions set forth herein, is consistent with the objectives of the City's comprehensive plan and the City's Zoning Ordinance;
3. That the Proposed Special Use, subject to the conditions set forth herein, will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.
4. That the Proposed Special Use, subject to the conditions set forth herein, will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.
5. That the Proposed Special Use, subject to the conditions set forth herein, will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
6. That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided for the Proposed Special Use, subject to the conditions set forth herein;
7. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in public streets surrounding the Proposed Special Use, subject to the conditions set forth herein; and
8. That the Proposed Special Use, subject to the conditions set forth herein, complies with all additional regulations in the City's Zoning Ordinance specific to the C-1 (Central Area Commercial) District.

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

1. The applicant's plans are substantially consistent with the design criteria of Section 165.129 of the Zoning Code;
2. The proposed exterior design features of the sign are suitable and compatible with the character of neighboring buildings and structures existing or under construction and with the character of the neighborhood and the applicable zoning district and

enhance the environment of the City;

3. The exterior design features of the sign will not be detrimental to the harmonious and orderly growth of the City; and
4. The exterior design features of the sign will not cause a substantial depreciation in the property values in the neighborhood.

Section 5. A special use, subject to the conditions set forth below, is hereby granted and issued to Burr Oak Venture LLC for an “electronic message board” sign in the C-1 (Central Area Commercial) District located on the property at 2427 Burr Oak Avenue, Blue Island, Illinois, and as legally described on Exhibit A.

This special use permit is subject to the following conditions:

1. That this special use shall be limited to the Applicant and shall not be transferable except upon reapplication, hearing and approval in the manner provided in the Zoning Code;
2. That this special use approval authorizes the conduct of the special use only on the Property and is not transferable to other properties;
3. That any modification or intensification of a special use that alters the essential character or operation of the use in a way not intended at the time the special use was granted, as evidenced by the record or text of the ordinance, shall require a new special use approval;
4. That the approval of a special use authorizes the Property to be used in the manner proposed, but does not alone authorize the establishment or extension of any use, nor development, construction, reconstruction, alteration, or moving of any building, structure, or parking lot without first obtaining any other required permit, including a zoning certificate, building permit and certificate of occupancy;
5. That the special use, subject to the conditions set forth herein, complies with all other codes and ordinances of the City of Blue Island, the County of Cook, the State of Illinois, and the federal government;
6. That the special use, subject to the conditions set forth herein, does not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors; and
7. This Ordinance shall be signed by the Applicant to signify acknowledgement of the

terms hereof.

Section 6. Five variances are hereby granted and issued to Burr Oak Venture LLC to allow the installation of an electronic message board sign without regard to lot frontage, within 500 feet of another electronic message board sign, with multiple users on the electronic message board sign, with 12 square feet of monument sign area more than normally permitted, and with less than 40% of the monument sign's area dedicated to the name and address of the development, all as presented in its application, on the property located at 2427 Burr Oak Avenue, Blue Island, Illinois.

Section 7. The Applicant hereunder shall at all times comply with the terms and conditions of the special use and, in the event of non-compliance, said permit shall be subject to revocation.

Section 8. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any other provision of this Ordinance.

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

Section 10. This Ordinance shall be in full force and effect following its passage, approval and publication in pamphlet form as provided by law.

[Intentionally left blank]

ADOPTED this 12th 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					
	6		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
12TH day of MARCH, 2024.

RAEANN CANELO-ZYLMAN, CITY CLERK

PUBLISHED in pamphlet form this
12TH day of MARCH, 2024.

RAEANN CANELO-ZYLMAN, CITY CLERK

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CERTIFICATE

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

I further certify that on **March 12, 2024**, the Corporate Authorities of such municipality passed and approved Ordinance No. **2024-012**.

Entitled:

AN ORDINANCE OF THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS, GRANTING A SPECIAL USE AND FIVE SIGN VARIANCES PERMITTING BURR OAK VENTURE LLC TO INSTALL AN ELECTRONIC MESSAGE BOARD SIGN WITHIN THE C-1 (CENTRAL AREA COMMERCIAL) DISTRICT (2427 BURR OAK AVENUE).

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

The pamphlet form of Ordinance No. **2024 - 012** 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 **12th** day of **March, 2024**.

CORPORATE SEAL


CITY CLERK

STATE OF ILLINOIS)
)
COUNTY OF COOK) ss.

CERTIFICATION

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

I DO FURTHER CERTIFY that the attached and foregoing is a true and correct copy of the certain **2024 - 012** Entitled: **ORDINANCE: AN ORDINANCE OF THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS, GRANTING A SPECIAL USE AND FIVE SIGN VARIANCES PERMITTING BURR OAK VENTURE LLC TO INSTALL AN ELECTRONIC MESSAGE BOARD SIGN WITHIN THE C-1 (CENTRAL AREA COMMERCIAL) DISTRICT (2427 BURR OAK AVENUE).**

ORDINANCE NO. 2024-012 which was adopted at a regular meeting of the City Council of the City of Blue Island, Illinois held on the **12th 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 **6** Alderman voted Aye and **0** 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 **12th day of March, 2024**.

CORPORATE SEAL



City Clerk

Exhibit A

Legal Description

ADDRESS: 2427 Burr Oak Avenue, Blue Island, Illinois

PINs: 24-36-205-013-0000, 24-36-205-034-0000

PARCEL 1:

LOT 4 (EXCEPT THE WEST 25 FEET THEREOF) AND ALL OF LOT 5 IN GEORGE CHASE'S SUBDIVISION OF LOT 7 (EXCEPT THE SOUTH 30 FEET) IN THE SUBDIVISION OF BLOCK 1 IN YOUNG'S ADDITION TO BLUE ISLAND, A SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN EXCEPTING THAT PART THEREOF CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS FOR THE USE OF THE DEPARTMENT OF TRANSPORTATION BY TRUSTEE'S DEED DATED OCTOBER 9, 1973, RECORDED NOVEMBER 19, 1973 AS DOCUMENT NUMBER 22548122, DESCRIBED AS FOLLOWS: BEING AT THE INTERSECTION OF THE EAST LINE OF THE WEST 25 FEET OF AFORESAID LOT 4 AND THE NORTH LINE OF AFORESAID LOT 4: THENCE SOUTHERLY ALONG THEE EAST LINE OF THE WEST 25 FEET OF AFORESAID LOT 4 AND THE NORTH LINE OF AFORESAID LOT 4: THENCE SOUTHERLY ALONG THE EAST LINE OF THE WEST 25 FEET OF AFORESAID LOT 4 A DISTANCE OF 13.9 FEET TO A POINT: THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE TO A POINT OF THE EAST LOT LINE OF AFORESAID LOT 5, SAID POINT BEING 17.0 FEET NORMALLY DISTANT SOUTH OF THE NORTH LINE OF AFORESAID LOT 5, THENCE NORTHERLY ALONG THE EAST LOT LINE OF AFORESAID LOT 5 A DISTANCE OF 17.0 FEET TO THE NORTHEAST CORNER OF AFORESAID LOT 5: THENCE WESTERLY ALONG THE NORTH LOT LINE OF AFORESAID LOTS 5 AND 4 A DISTANCE OF 55 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 7.0 FEET SOUTH OF THE NORTHWEST CORNER OF ORIGINAL LOT 7 IN GEORGE CHASE'S SUBDIVISION OF LOT 7 (EXCEPT THE SOUTH 30 FEET THEREOF) THENCE SOUTH 87 DEGREES 55 MINUTES 08 SECONDS EAST, A DISTANCE OF 137.71 FEET TO A POINT OF BEGINNING; THENCE CONTINUING ON SAID SOUTH RIGHT OF WAY LINE OF BURR OAK AVENUE AS WIDENED A DISTANCE OF 55.09 FEET TO AN IRON PIPE; THENCE SOUTH 00 DEGREES 13 MINUTES 00 SECONDS EAST, A DISTANCE OF 118.17 FEET TO 3 P.K. NAILS: THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE NORTH ALLEY LINE A DISTANCE OF 55.00 FEET TO 3 P.K. NAILS: THENCE NORTH 00 DEGREES 13 MINUTES 00 SECONDS WEST A DISTANCE OF 121.90 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE VACATED 16 FOOT ALLEY LYING SOUTH AND ADJOINING PARCEL I AND NORTH AND ADJOINING PARCEL 2.

**ACKNOWLEDGMENT BY APPLICANT AS PROPERTY OWNER OF RECORD: THE
UNDERSIGNED AUTHORIZED REPRESENTATIVES ACKNOWLEDGE THE
CONDITIONS OF THIS ORDINANCE:**

BURR OAK VENTURE, LLC

By: 

Its: RAYMOND CAUTEL

Dated: 4/11/14

ACKNOWLEDGMENT BY APPLICANT AS PROPERTY OWNER OF RECORD: THE UNDERSIGNED AUTHORIZED REPRESENTATIVES ACKNOWLEDGE THE CONDITIONS OF THIS ORDINANCE:

BURR OAK VENTURE, LLC

By: Laurence H. Galitto

Its: Laurence H. Galitto

Dated: 5-14-24



FRED BILOTTO, MAYOR

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

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

FINDINGS OF FACT

**CITY OF BLUE ISLAND PLANNING AND ZONING BOARD OF APPEALS (PZBA)
PUBLIC HEARING OF FEBRUARY 15, 2024**

Applicant: Burr Oak Venture, LLC
Address: 2427 Burr Oak Avenue, Blue Island, IL 60406

On February 15, 2024 the Planning and Zoning Board of Appeals considered an application for a special use and five variances related to an “electronic message board” sign proposed by the applicant for the address listed above within the C-1 (Central Area Commercial) District.

* * * * *

The Planning and Zoning Board of Appeals voted [5-0] to adopt the Findings of Fact recommending City Council approval of a special use of the Blue Island Zoning Ordinance of 1971, as amended, for an “electronic message board sign” within for the applicant and at the address listed above.

The PZBA considered the standards for making a special use recommendation pursuant to Section 165.089(F) of the Zoning Ordinance and found as follows:

- 1) The use of the property for an electronic message board sign will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.
- 2) The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.
- 3) The establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
- 4) Adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided.
- 5) Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in public streets.
- 6) The special use shall, in all other respects, conform to the applicable regulations of the C-1 District.

Special Use / Variances – EMB Sign

Based on the foregoing, the Planning and Zoning Board of Appeals recommends that the City Council approve a special use for Burr Oak Ventures to establish an “electronic message board” use at 2427 Burr Oak Avenue, Blue Island, Illinois 60406

* * * * *

The Planning and Zoning Board of Appeals voted [5-0] to adopt the Findings of Fact recommending City Council approval of the following variances of Section 165.117 of the Blue Island Zoning Ordinance of 1971, as amended:

- (1) A variance of Section 165.117(G)(1), allowing multiple users on one electronic message board sign.
- (2) A variance of Section 165.117(G)(1), waiving the frontage requirement for an electronic message board sign.
- (3) A variance of Section 165.117(G)(1), allowing two electronic message board signs within 500 feet of each other.
- (4) A variance of Section 165.117(F)(1), allowing the sign to exceed the maximum square footage of monument signs by 12 square feet.
- (5) A variance of Section 165.117(F)(2), allowing less than 40% of the sign to be dedicated to the name and address of the development.

For each of the above variances, the PZBA considered the standards for making a variance recommendation pursuant to Section 165.129(D) of the Zoning Ordinance and found as follows for each recommended variance:

- (1) The applicant’s plans are substantially consistent with the design criteria of this subchapter;
- (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; or
- (4) The exterior design features of the sign will not cause a substantial depreciation in the property values in the neighborhood.

Considering the same standards, the PZBA found that none of those standards were met as to any variance not recommended.

Based on the foregoing, the Planning and Zoning Board of Appeals recommends that the City Council approve the aforementioned variances related to Burr Oak Ventures’ installation of an “electronic message board sign” at 2427 Burr Oak Avenue, Blue Island, Illinois 60406.