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

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**ORDINANCE  
NUMBER 2024-017**

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**AN ORDINANCE OF THE CITY OF BLUE ISLAND, COOK  
COUNTY, ILLINOIS, APPROVING A VARIANCE FOR THE  
PROPERTY LOCATED AT 1830 VERMONT PLACE**

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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**

**ORDINANCE NUMBER 2024-017**

**AN ORDINANCE OF THE CITY OF BLUE ISLAND, COOK  
COUNTY, ILLINOIS, APPROVING TWO VARIANCES FOR  
THE PROPERTY LOCATED AT 1830 VERMONT PLACE**

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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 have heretofore exercised the power conferred on them pursuant to Chapter 11-31-1, *et seq.* of the Illinois Municipal Code by adopting Chapter 150 (the “*Building Code*”) and Chapter 165 (the “*Zoning Code*”) of the Code of Ordinances of the City, as amended from time to time; and

**WHEREAS**, an application for two variances to the Sign Code has been submitted to the City by Sandra Infante (the “*Applicant*”), on behalf of Pedro Infante (the “*Owner*”), the owner of the property located at 1830 Vermont Place, Blue Island, Illinois, as legally described on Exhibit A (the “*Property*”); and

**WHEREAS**, the Applicant is seeking the following variances: (1) allowing the construction of a non-decorative fence in the front yard of the Property, located in the R-1 (Single-Family Residential) District, which is a variance of Section 150.116(C); and (2) allowing the fence on the Property to reach a height of 10-feet above the gate, which is a variance of Section 150.116(B) (the “*Variances*”); and

**WHEREAS**, the Planning and Zoning Board of Appeals (“*PZBA*”) held a public hearing on Thursday, April 4, 2024 (the “*Public Hearing*”) as to whether the 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 recommendation that the Variances be granted, and the Mayor and Aldermen of the City have duly considered said findings of fact and recommendation, 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 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 Variances as follows:

1. That the Property cannot yield a reasonable return if the Variances are not granted;
2. That the Variances will alleviate the unusual hardship that the Property faces;



3. That the hardship was not created by the Owner of the Property;
4. That the Variances will not be materially detrimental to the public welfare;
5. The Variances will not impair conditions surrounding the Property or endanger public safety;
6. That the Variances will not alter the essential character of the neighborhood; and
7. That the Variances are in harmony with the spirit and intent of the Zoning Code.

**Section 4.** The Variances are hereby granted and issued to the Owner and Applicant for construction of a fence on the front lot line of the property located at 1830 Vermont Place, Blue Island, Illinois, and for that fence to exceed 6-feet in height.

Pursuant to Section 165.086(B)(2), these Variances are subject to the following conditions:

1. The fence built on the front lot line shall contain openings between the materials of the fence, such that the openings represent more than 70% of the total surface area of the fence; and
2. The fence built on the front lot line may exceed 6-feet in height, but only (a) up to 10-feet in height; and (b) above the gate opening mechanism and frame.
3. This Ordinance shall be signed by the Applicant and the Owner to signify acknowledgement of the terms hereof.

**Section 5.** Applicant hereunder, and the installation of the fence, shall at all times comply with the terms and conditions of the City Code of Ordinances, including the Zoning Code, and, in the event of non-compliance, the Applicant's variances shall be subject to revocation.

**Section 6.** If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any other provision of this Ordinance.

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

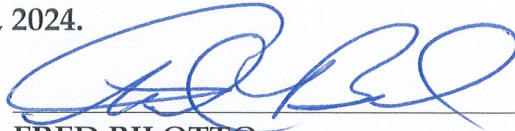
**Section 8.** This Ordinance shall be in full force and effect following its passage, approval and publication in pamphlet form as provided by law.

*[Intentionally Left Blank]*

ADOPTED this 9<sup>th</sup> day of APRIL, 2024, pursuant to roll call as follows:

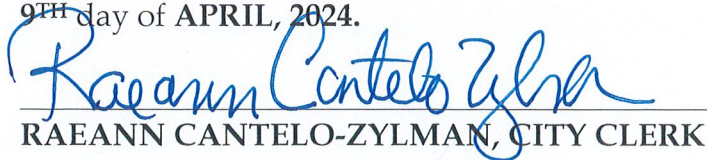
	YES	NO	ABSENT	PRESENT	ABSTAIN
Alderman JOHNSON	X				
Alderman FAHRENWALD	X				
Alderman RITA	X				
Alderman MONTOYA	X				
Alderman MCGEE	X				
Alderman CARR	X				
Alderman ROLL	X				
Mayor BILOTTO					
	7				

APPROVED by the Mayor on APRIL 9, 2024.



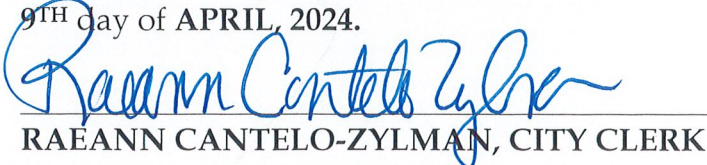
FRED BILOTTO  
MAYOR OF THE CITY OF BLUE ISLAND,  
COUNTY OF COOK AND STATE OF ILLINOIS

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



RAEANN CANTELO-ZYLMAN, CITY CLERK

PUBLISHED in pamphlet form this  
9<sup>TH</sup> day of APRIL, 2024.



RAEANN CANTELO-ZYLMAN, CITY CLERK

STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF COOK        )

CERTIFICATE

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

I further certify that on **April 9, 2024**, the Corporate Authorities of such municipality passed and approved Ordinance No. **2024-017**.

Entitled:

**AN ORDINANCE OF THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS, APPROVING A VARIANCE FOR THE PROPERTY LOCATED AT 1830 VERMONT PLACE.**

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

The pamphlet form of Ordinance No. **2024 - 017** including the Ordinance and a cover sheet thereof, was prepared, and a copy of such Ordinance posted in the municipal building commencing on **April 9, 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 9<sup>th</sup> day of **April, 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 - 017** Entitled: **ORDINANCE: AN ORDINANCE OF THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS, APPROVING A VARIANCE FOR THE PROPERTY LOCATED AT 1830 VERMONT PLACE.**

**ORDINANCE NO. 2024-017** which was adopted at a regular meeting of the City Council of the City of Blue Island, Illinois held on the **9<sup>th</sup> day of APRIL, 2024**; that at said meeting **7** 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 **7** Alderman voted Aye and **0** Alderman voted Nay and **0** Alderman voted Abstain and **0** 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 **9<sup>th</sup> day of APRIL, 2024**.

CORPORATE SEAL

  
\_\_\_\_\_  
City Clerk





Exhibit A

*Legal Description*

ADDRESS: 1830 Vermont Place, Blue Island, Illinois  
PINs: 25-31-216-058-0000 and 25-31-216-059-0000

LOTS 6 AND 7 IN KMAK'S RESUBDIVISION OF PART OF LOT 1 IN THE SUBDIVISION OF LOTS 2, 3 AND 7 OF ASSESSOR'S SUBDIVISION OF LOT 1 OF ASSESSOR'S SUBDIVISION OF THE SOUTHWEST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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

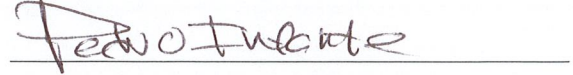
SANDRA INFANTE, Applicant



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Dated: 4/16/24

PEDRO INFANTE, Owner



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Dated: 4/16/24



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 APRIL 4, 2024**

Applicant: Sandra Infante

Address: 1830 Vermont Place, Blue Island, IL 60406

On April 4, 2024 the Planning and Zoning Board of Appeals voted (5-0) to adopt the Findings of Fact recommending City Council approval of two variances of the Blue Island Zoning Ordinance of 1971, as amended, to allow the construction of a non-decorative fence, reaching 10 feet in height above the gate, in the front yard of the property listed above in the R-1 (Single-Family Residential) District. These requests represent variations from Section 150.116(B) and Section 150.116(C).

The PZBA considered the standards for making a variance recommendation pursuant to Section 165.086(B)(1) of the Zoning Ordinance and found as follows:

- 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 variations 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 variations will not be materially detrimental to the public welfare or injurious to other property or improvements in the neighborhood.
- e) The proposed variations 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 variations will not alter the essential character of the neighborhood.
- g) The proposed variations are in harmony with the spirit and intent of the Blue Island Zoning Ordinance of 1971, as amended.



*Special Use – Fence Variance*

Furthermore, pursuant to Section 165.086(B)(2) of the Zoning Ordinance, the PZBA recommends the imposition of certain conditions and restrictions upon the property as may be necessary to comply with the standards established above, to reduce or minimize the effect of such variation upon other properties in the neighborhood, and to better carry out the general intent of the Zoning Ordinance. As such, the PZBA recommends that these variations be subject to the following conditions:

1. The fence built on the front lot line shall contain openings between the materials of the fence, such that the openings represent more than 70% of the total surface area of the fence; and
2. The fence built on the front lot line may exceed 6-feet in height, but only (a) up to 10-feet in height; and (b) above the gate opening mechanism and frame.

Based on the foregoing, the Planning and Zoning Board of Appeals recommends that the City Council approve the variances as presented with the above conditions on the property located at 1830 Vermont Place, Blue Island, Illinois 60406.