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

**ORDINANCE
NUMBER 2024- 018**

**AN ORDINANCE OF THE CITY OF BLUE ISLAND, COOK
COUNTY, ILLINOIS, APPROVING A VARIANCE FOR THE
PROPERTY LOCATED AT 12700 SACRAMENTO 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 2024-018

AN ORDINANCE OF THE CITY OF BLUE ISLAND, COOK COUNTY,
ILLINOIS, APPROVING A VARIANCE FOR THE PROPERTY
LOCATED AT 12700 SACRAMENTO 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 (the “*Zoning Code*”) of the Code of Ordinances of the City, as amended from time to time; and

WHEREAS, an application for three variances to the Zoning Code has been submitted to the City by Community High School District 218 (the “*Applicant*”) to allow the construction of an athletics field house at Eisenhower High School in the R-1 (Single-Family Residential) District, on the property located at 12700 Sacramento Avenue, Blue Island, Illinois and as legally described and depicted on Exhibit A (the “*Property*”); and

WHEREAS, the Applicant is seeking the following variances: (1) reducing the required front yard setback by 14 feet, which is a variance of Section 165.023(H); (2) reducing the required length of parking stalls by 2 feet, which is a variance of Section 165.029(F)(5); and (3) reducing the number of required off-street parking spaces to 339 spaces, which is a variance of Section 165.029(J) (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, as presented, are hereby granted and issued to Community High School District 218 to allow the construction of an athletics field house at Eisenhower High School in the R-1 District, as presented, on the property located at 12700 Sacramento Avenue, Blue Island, Illinois.

Section 5. Applicant hereunder, and the athletics field house on the Property, 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.

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

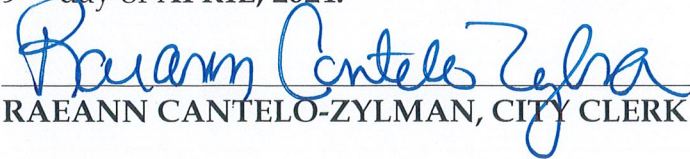
	YES	NO	ABSENT	PRESENT	ABSTAIN
Alderman JOHNSON	X				
Alderman FAHRENWALD	X				
Alderman RITA	X				
Alderman MONTOYA	X				
Alderman MCGEE	X				
Alderman CARR	X				
Alderman ROLL	X				
Mayor BILOTTO					
	7				

APPROVED by the Mayor on APRIL 9, 2024.



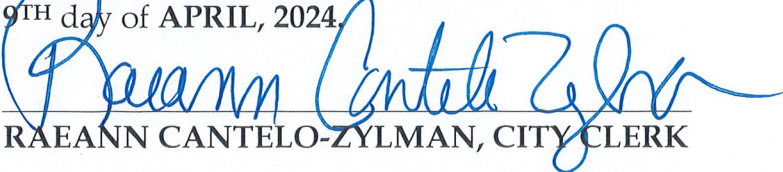
FRED BILOTTO
MAYOR OF THE CITY OF BLUE ISLAND,
COUNTY OF COOK AND STATE OF ILLINOIS

ATTESTED and Filed in my office this
9TH day of APRIL, 2024.



RAEANN CANTELO-ZYLMAN, CITY CLERK

PUBLISHED in pamphlet form this
9TH 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. **2024-018**.

Entitled:

AN ORDINANCE OF THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS, APPROVING A VARIANCE FOR THE PROPERTY LOCATED AT 12700 SACRAMENTO AVENUE.

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

The pamphlet form of Ordinance No. **2024 - 018** 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 **9th** 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 - 018** Entitled: **ORDINANCE: AN ORDINANCE OF THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS, APPROVING A VARIANCE FOR THE PROPERTY LOCATED AT 12700 SACRAMENTO AVENUE.**

ORDINANCE NO. 2024-018 which was adopted at a regular meeting of the City Council of the City of Blue Island, Illinois held on the **9th 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 **9th day of APRIL, 2024**.

CORPORATE SEAL



City Clerk

Exhibit A

Legal Description

ADDRESS: 12700 Sacramento Avenue, Blue Island, Illinois
PINs: 24-36-100-001-0000 and 24-36-101-043-0000

Blocks 25, 26 and vacated blocks 18, 19, 20, and 21 in Wireton Park, being a subdivision of the South Half of the Southwest Quarter of Section 25 lying West of the right-of-way line of the Chicago and Grand Trunk Railroad, the Southeast Quarter of the Southeast Quarter of Section 26, and that part of the Northwest Quarter of the Northwest Quarter of Section 36 lying East of the centerline of Canal Feeder, and the North 870 feet of that part of the East Half of the Northwest Quarter of Section 36, Township 37 North, Range 13 East of *the* Third Principal Meridian lying West of the right-of-way of the Chicago and Grand Trunk Railroad, according to the plat thereof recorded February 4, 1892 as Document 1607507, excepting therefrom that portion of West 127th Street and South Sacramento Avenue dedicated for public streets per Plat of Dedication recorded June 22, 1990 as Document 90298571, and excepting therefrom the westerly 50 feet of the Northwest Quarter of said Section 36 taken for South Kedzie Avenue, AND ALSO that port of the Northwest Quarter of said Section 36 lying Southwest of said Blocks 25 and 26 and North of the Northeast right of way line of Wireton Road as shown on C.D.O.T Plat No. 642 Section 053-1313.2MFT dated April 24, 1969 recorded 01 Document number 24777881, in Cook County, Illinois.

Said parcel containing 1,390,437 square feet, or 31.920 acres, more or less.



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 MARCH 7, 2024**

Applicant: Community High School District 218
Address: 12700 Sacramento Avenue, Blue Island, IL 60406

On March 7, 2024, the Planning and Zoning Board of Appeals voted (5-0) to adopt the Findings of Fact recommending City Council approval of three variances of the Blue Island Zoning Ordinance of 1971, as amended, to allow the construction of an athletics fieldhouse at Eisenhower High School in the R-1 (Single-Family Residential) District.

Specifically, the variances will:

- (1) reduce the required front yard setback by 14 feet (variance of § 165.023(H));
- (2) reduce the required length of parking stalls by 2 feet (variance of § 165.029(F)(5)); and
- (3) reduce the number of required off-street parking spaces to 339 spaces (variance of § 165.029(J)).

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.

Special Use – School Variances

- 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.

Based on the foregoing, the Planning and Zoning Board of Appeals recommends that the City Council approve the three variances above at 12700 Sacramento Avenue, Blue Island, Illinois 60406.