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

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**ORDINANCE  
NUMBER 2020-033**

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**AN ORDINANCE AUTHORIZING THE ISSUANCE OF A  
SPECIAL USE PERMIT TO TAYLOR ALI ZIYAD TO PERMIT  
THE OPERATION OF AN AUTOMOBILE BODY AND  
FENDER SHOP AND AUTOMOBILE REPAIR SHOP ON THE  
PREMISES LOCATED AT 12101 S. WESTERN AVENUE,  
WHICH IS IN A C-2 HIGHWAY COMMERCIAL ZONING  
DISTRICT IN BLUE ISLAND, ILLINOIS.**

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

**DEXTER JOHNSON  
FRED BILOTTO  
NANCY RITA  
TOM HAWLEY  
MICHAEL MECH  
CANDACE CARR  
JAMES KLINKER**

**ANNETTE ALEXANDER  
WILLIAM CAZARES  
KEVIN DONAHUE  
BILL FAHRENWALD  
JOHNNY RINGO HILL  
RAEANN CANTELO-ZYLMAN  
ALLAN STEVO**

**Aldermen**

**ORDINANCE NO. 2020-033**

**AN ORDINANCE AUTHORIZING THE ISSUANCE OF A SPECIAL USE PERMIT TO TAYLOR ALI ZIYAD TO PERMIT THE OPERATION OF AN AUTOMOBILE BODY AND FENDER SHOP AND AUTOMOBILE REPAIR SHOP ON THE PREMISES LOCATED AT 12101 S. WESTERN AVENUE, WHICH IS IN A C-2 HIGHWAY COMMERCIAL ZONING DISTRICT IN BLUE ISLAND, ILLINOIS**

**WHEREAS**, Taylor Ali Ziyad filed an application with the Zoning Board of Appeals for a special use for the purpose of operating an automobile body and fender shop and automobile repair shop on the premises located at 12101 S. Western Avenue, Blue Island, Illinois; and

**WHEREAS**, the legal description of the property is set forth in Exhibit "A" (the "*Property*").

**WHEREAS**, the existing zoning classification of the property is C-2 Highway Commercial; and

**WHEREAS**, the Zoning Board of Appeals (the "*Zoning Board*") caused the appropriate notice of hearing on the application to be published in accordance with § 166.095(D) of the Blue Island Code of Ordinances; and

**WHEREAS**, on August 6, 2020, the Zoning Board held a public hearing to hear testimony and consider the petition, along with all other requested and supporting documents submitted by the Applicant; 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 public health, safety, morals, comfort, or general welfare;

- (b) The special use herein requested 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) 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) Adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided;
- (e) 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) 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; and

**WHEREAS**, a true and correct copy of the Findings of Fact and Recommendation of the Zoning Board of Appeals is attached hereto as Exhibit "B".

**WHEREAS**, the Zoning Board of Appeals has recommended that a special use permitting the operation of an automobile body and fender shop and an automobile repair shop be granted; and

**WHEREAS**, the Mayor and City Council of the City of Blue Island, after due consideration, have determined that a special use permit be issued to permit the operation

of an automobile body and fender shop and automobile repair shop on the premises, located at 12101 S. Western Avenue, Blue Island, Illinois, subject to the following conditions:

1. That the special use herein requested shall, except as varied by this ordinance, conform to all applicable district regulations, codes and ordinances of the City of Blue Island.
2. That future plans and specifications for building, construction or development and with respect to all improvements of any kind or nature to the premises be approved by the Building Department of the City of Blue Island and, when required, by any other department of the city.
3. That the customer parking areas adjacent to 121<sup>st</sup> Street and Western Avenue be restriped.
4. That additional landscaping along the buildings be provided (planters can be substituted).
5. That a trash enclosure area for the business be built adjacent to 121<sup>st</sup> Street.
6. That no overnight parking of customers' vehicles will be allowed in the outdoor striped parking areas adjacent to 121<sup>st</sup> Street and Western Avenue and on city streets.
7. That additional exterior lighting be installed to provide for added security for the property.

**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**

That the recitals and findings of fact set forth above are incorporated herein by reference, the same as if they were fully set forth herein verbatim, and they are adopted as the findings of the City Council.

### **Section Two**

The written findings of fact and recommendation of the Zoning Board relative to the petition requesting a special use to permit operation of an automobile body and fender shop and automobile repair shop are hereby accepted, incorporated herein by reference in their entirety, and are adopted as the findings of the City Council. All documents and exhibits submitted at the aforesaid public hearing are also incorporated by reference into this Ordinance.

### **Section Three**

That the City Clerk of the City of Blue Island is hereby authorized to issue a special use permit to Taylor Ali Ziyad for the purpose of operating an automobile body and fender shop and automobile repair shop on the premises, located at 12101 S. Western Avenue, Blue Island, Illinois subject to the following conditions:

1. That the special use herein requested shall, except as varied by this ordinance, conform to all applicable district regulations, codes and ordinances of the City of Blue Island.
2. That future plans and specifications for building, construction or development and with respect to all improvements of any kind or nature to the premises be approved by the Building Department of the City of Blue Island and, when required, by any other department of the city.

3. That the customer parking areas adjacent to 121<sup>st</sup> Street and Western Avenue be restriped.
4. That additional landscaping along the buildings be provided (planters can be substituted).
5. That a trash enclosure area for the business be built adjacent to 121<sup>st</sup> Street.
6. That no overnight parking of customers' vehicles will be allowed in the outdoor striped parking areas adjacent to 121<sup>st</sup> Street and Western Avenue and on city streets.
7. That additional exterior lighting be installed to provide for added security for the property.

#### **Section Four**

That the special use permit hereby authorized may be revoked by the City Council of the City of Blue Island upon application being made to the City Council by the Blue Island Building Department, or any interested party and upon a finding by the City Council that the conditions herein established have not been complied with.

#### **Section Five**

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

#### **Section Six**

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

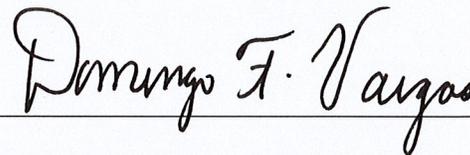
#### **Section Seven**

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 September, 2020, pursuant to roll call as follows:

	YES	NO	ABSENT	PRESENT	ABSTAIN
Alderman JOHNSON	X				
Alderman ALEXANDER	X				
Alderman BILOTTO	X				
Alderman CAZARES	X				
Alderman RITA		X			
Alderman DONAHUE		X			
Alderman HAWLEY	X				
Alderman FAHRENWALD	X				
Alderman MECH	X				
Alderman HILL	X				
Alderman CANTELO-ZYLMAN	X				
Alderman CARR	X				
Alderman STEVO	X				
Alderman KLINKER	X				
Mayor DOMINGO F. VARGAS					
	12	2			

**APPROVED:** this 8th day of September, 2020.



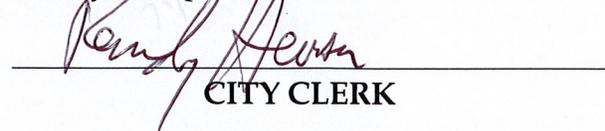
**MAYOR OF THE CITY OF BLUE ISLAND,  
COUNTY OF COOK AND STATE OF ILLINOIS**

**ATTESTED** and Filed in my office this  
8<sup>th</sup> day of September, 2020.



**CITY CLERK**

**PUBLISHED** in pamphlet form this  
8<sup>th</sup> day of September, 2020.



**CITY CLERK**

STATE OF ILLINOIS     )  
                                  ) SS  
COUNTY OF COOK     )

**CERTIFICATE**

I, RANDY HEUSER, certify that I am the duly elected and acting Municipal Clerk of the City of Blue Island of Cook County, Illinois.

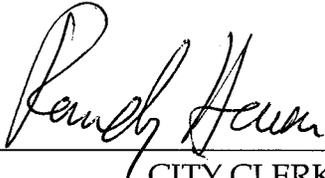
I further certify that on **September 8, 2020** the Corporate Authorities of such municipality passed and approved Ordinance No. **2020 - 033** Entitled:  
**AN ORDINANCE AUTHORIZING THE ISSUANCE OF A SPECIAL USE PERMIT TO TAYLOR ALI ZIYAD TO PERMIT THE OPERATION OF AN AUTOMOBILE BODY AND FENDER SHOP AND AUTOMOBILE REPAIR SHOP ON THE PREMISES LOCATED AT 12101 S. WESTERN AVENUE, WHICH IS IN C-2 HIGHWAY COMMERCIAL ZONING DISTRICT IN BLUE ISLAND, ILLINOIS.**

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

The pamphlet form of Ordinance No. **2020 - 033** including the Ordinance and a cover sheet thereof, was prepared, and a copy of such Ordinance posted in the municipal building commencing on **September 8, 2020** 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 **8th** day of **September, 2020**.

CORPORATE SEAL

  
\_\_\_\_\_  
CITY CLERK

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

LOTS 13, 14, 15, 16, AND 17 (EXECEPT THE WEST 7.0 FEET THEREOF) IN BLOCK 6 IN THE RESUBDIVISION OF BLOCKS 5 AND 6 IN SOUTH WASHINGTON HEIGHTS, A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**Permanent Index Number (PIN):** 25-30-122-028-0000

**Common Address:** 12101 S. Western Avenue, Blue Island, Illinois 60406

**EXHIBIT "B"**

**FINDINGS OF FACT AND RECOMMENDATION  
OF THE ZONING BOARD OF APPEALS**

Special Use



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

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FINDINGS OF FACT

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CITY OF BLUE ISLAND ZONING BOARD OF APPEALS (ZBA)  
PUBLIC HEARING OF AUGUST 6, 2020

Taylor Ali Ziyad (Applicant & Business Owner), 12101 S. Western Avenue, Blue Island, IL 60406

On August 6, 2020, the Zoning Board of Appeals voted (6-0) to adopt the Findings of Fact recommending City Council approval of a zoning special use of the Blue Island Zoning Ordinance of 1971, as amended, for an "Automobile Body and Fender Shop and an Automobile Repair Shop" use within the City of Blue Island.

Three (3) conditions were attached by the Planning Commission and the Zoning Board of Appeals:

1. To restripe the customer parking areas adjacent to 121<sup>st</sup> Street and Western Avenue.
2. To provide for additional landscaping along the buildings (planters can be substituted).
3. To build a trash enclosure area for the new business adjacent to 121<sup>st</sup> Street.

Two (2) conditions were attached by the Community Development Committee:

1. To not allow for any overnight parking of customer's vehicles in the outdoor striped parking areas adjacent to 121<sup>st</sup> Street and Western Avenue and on city's streets.
2. To provide for additional exterior lighting to provide for added security against the natural and man-made elements.

In total, the City Council will need to approve the special use in conjunction with five (5) site conditions.

Section 8.10(6) [Section 166.095(F)]: No special use shall be recommended by the Zoning Board of Appeals unless such Board shall find that:

- 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;

*The applicant finds this location has historically been used to operate the exact type of business desired by the applicant.*

*The Zoning Board of Appeals finds the subject property contained a similar, less-intense use, which a new special use is being applied for as an automobile-related service. The new business will inhabit the two existing onsite buildings, and the applicant intends to keep the same associated parking scheme. The applicant will*

Special Use

*construct a new steel canopy to shield away from the natural elements, while the vehicles are being worked upon or parked in a temporary manner.*

- 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;

*The Applicant intends for the business to operate during normal business hours of 8:00 am to 6:00 pm Monday thru Saturday. The business will have no intention to serve food nor alcohol. The customer "waiting area" is inside the building and adequate to accommodate the number of appointments anticipated throughout the day. The applicant's work is "clean" and does not involve automotive repair.*

*The Zoning Board of Appeals finds the special use will be very similar to the prior use, and the new business will incorporate regular hours of operation. The applicant will improve the site where a new steel canopy will be constructed to shield and protect the vehicles from the natural elements. This new steel canopy will enhance the overall appearance of the subject property.*

- 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;

*The applicant finds 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.*

*The Zoning Board of Appeals finds this new automobile-related business will not impede or detract from the surrounding neighborhood. A new steel canopy will be constructed to shield and protect the vehicles from the natural elements. This will improve the aesthetics of the subject property in relationship to the surrounding neighborhood.*

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

*The applicant finds there are adequate provisions already on the premises to accommodate all needs of the applicant in these regards.*

*The Zoning Board of Appeals finds the applicant will continue to use the same utilities, access roads, and existing drainage system, which have been implemented for the prior automobile-related business.*

- 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;

Special Use

*The applicant finds adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in public streets.*

*The Zoning Board of Appeals finds the applicant will continue to incorporate the same existing circulating, traffic configuration pattern that was established for the prior automobile-related business. No new curb cuts are proposed for the subject property.*

- 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.

*The applicant finds 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.*

*The Zoning Board of Appeals finds the special use conforms with the requirements of the city as well.*



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

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RECOMMENDATION LETTER

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**SPECIAL USE**  
Date: 08-27-2020

Taylor Ali Ziyad (Applicant & Business Owner), 12101 S. Western Avenue, Blue Island, IL 60406

**I. Introduction and Purpose**

The City of Blue Island received an application to grant a special use from Taylor Ali Ziyad for the property located at 12101 S. Western Avenue in the Highway Commercial (C-2) District.

**II. Discussion and Highlights**

Taylor Ali Ziyad, the applicant, wants to open up a brand new business named *Tires R Us* at 12101 S. Western Avenue in Blue Island. He wants to specialize in "car toys," which deals with the installation of automotive electronics, and the physical enhancements of a vehicle – adding new spoilers, installing new LED lights bars/strips, lifting and lowering of vehicles, and upsizing vehicular wheels and tires.

On August 6, 2020, the Planning Commission and the Zoning Board of Appeals heard the case, and they approved a special use to allow for an "*automobile body and fender shop and an automobile repair shop*" in a Highway Commercial (C-2) District with three (3) site conditions.

1. To restripe the customer parking areas adjacent to 121<sup>st</sup> Street and Western Avenue.
2. To provide for additional landscaping along the buildings (planters can be substituted).
3. To build a trash enclosure area for the new business adjacent to 121<sup>st</sup> Street.

On August 19, 2020, the Community Development Committee heard the case, and they approved a special use to allow for an "*automobile body and fender shop and an automobile repair shop*" in a Highway Commercial (C-2) District with two (2) site conditions.

1. To not allow for any overnight parking of customer's vehicles in the outdoor striped parking areas adjacent to 121<sup>st</sup> Street and Western Avenue and on city's streets.
2. To provide for additional exterior lighting to provide for added security against the natural and man-made elements.

In total, the City Council will need to approve the special use in conjunction with five (5) site conditions.

Mr. Ziyad is strongly encouraged to apply for a business license application. The vote by the Zoning Board of Appeals was 6-0 in favor of approving the special use with site conditions.

**III. Conclusion and Recommendation**

Recommendation to grant the special use.

Staff Contact: Howard M. Coppari, LEED AP, Community Development Manager

Email: [hcoppari@cityofblueisland.org](mailto:hcoppari@cityofblueisland.org)