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

**ORDINANCE
NUMBER 2017-009**

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO
PROJECT ONE AUTOMOTIVE AT THE PROPERTY LOCATED AT
3500 W. 127TH STREET, BLUE ISLAND, ILLINOIS**

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

1st Ward	TOM HAWLEY	GEORGE POULOS
2nd Ward	LETICIA VIEYRA	FRED BILOTTO
3rd Ward	NANCY RITA	KEVIN DONAHUE
4th Ward	CANDACE CARR	ALECIA SLATTERY
5th Ward	JANICE OSTLING	KENNETH PITTMAN
6th Ward	DEXTER JOHNSON	JAIRO FRAUSTO
7th Ward	NANCY THOMPSON	JAMES JOHANSON

Aldermen

ORDINANCE NO. 2017-009

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO PROJECT ONE
AUTOMOTIVE AT THE PROPERTY LOCATED AT 3500 W 127TH STREET,
BLUE ISLAND, ILLINOIS**

WHEREAS, Project One Automotive filed an application with the City of Blue Island to grant a special use permit for a used car dealership located at and commonly known as 3500 W 127th Street, Blue Island, Illinois;

WHEREAS, the existing zoning classification is I-1 Limited Industry;

WHEREAS, the Zoning Board of Appeals held a public hearing on February 27, 2017 in accordance with Section 166.095(D) of the Blue Island Code of Ordinances;

WHEREAS, notice was given of the time and place of the hearing, not more than 30 nor less than 15 days before the hearing, by publishing a notice in the Daily Southtown, a newspaper published in the County of Cook, State of Illinois, of general circulation throughout that county and surrounding area, and is a newspaper as defined by 715 IL CS 515, on February 12, 2017;

WHEREAS, this notice was also placed on a statewide public notice website as required by 5 ILCS 512.1;

WHEREAS, proper notice of the meeting of the Zoning Board of Appeals was given and posted in accordance with the Illinois Open Meetings Act; and

WHEREAS, the Zoning Board of Appeals has recommended that a special use permit be granted for the operation of the business as described herein at the premises indicated. A true and correct copy of the Findings of Fact from the Blue Island Zoning Board of Appeals and Community Development Department Staff Report are attached hereto;

NOW BE IT ORDAINED, by the City Council of the City of Blue Island, County of Cook, and State of Illinois:

SECTION ONE

The recitals and findings set forth above and in the recommendation of the Blue Island Zoning Board of Appeals regarding the request for a special use are incorporated herein by reference the same as if they were fully set forth herein verbatim and the recitals and findings are adopted as the findings of City Council.

SECTION TWO

The Mayor and City Council, after due consideration, approve the issuance of a special use permit to allow the operation of the business as described herein and in the attached staff report subject to the following conditions and requirements:

- a) That the special use herein requested shall, except as varied by this ordinance, conform to all applicable district regulations, codes and ordinances of Blue Island.
- b) That future plans and specifications for building, construction, development or improvements of any kind or nature to the premises be approved by the building department of the City of Blue Island and any other department with authority under applicable regulations and codes.

The City Clerk is hereby authorized to issue a special use permit to Project One Automotive for the purpose of operating a used car dealership located at 3500 W 127th Street, Blue Island, Illinois. The City Clerk shall also forward a copy of this ordinance to the applicant as notification of the passage and approval of this ordinance.

SECTION THREE

That the special use permit hereby authorized may be revoked by the City Council upon application being made by the City Building Department or any interested department or party and

upon a finding by the City Council that the conditions herein established have not been complied with or otherwise violated.

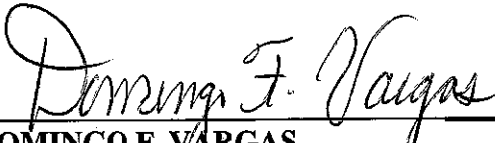
SECTION FOUR

This ordinance shall be in full force and effect upon the date of passage or as otherwise required by law and shall supersede all ordinances, or parts thereof, in conflict herewith. All other provisions of the Blue Island Zoning Code (Title XV Land Usage, Chapter 166 Zoning Code) shall remain unchanged and in full force and effect.

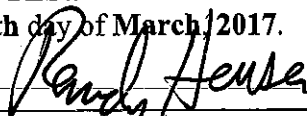
ADOPTED this 14th day of **March, 2017**, pursuant to a roll call vote as follows:

	YES	NO	ABSENT	PRESENT	ABSTAIN
Alderman Hawley	X				
Alderman Poulos			X		
Alderman Vieyra	X				
Alderman Bilotto	X				
Alderman Rita	X				
Alderman Donahue			X		
Alderman Carr	X				
Alderman Slattery	X				
Alderman Ostling	X				
Alderman Pittman	X				
Alderman Johnson			X		
Alderman Frausto			X		
Alderman Thompson			X		
Alderman Johanson	X				
Mayor Vargas					
TOTAL	9		5		

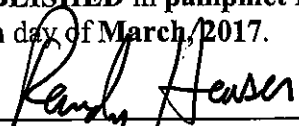
APPROVED by the Mayor on **March 14, 2017**.


DOMINGO F. VARGAS
MAYOR OF THE CITY OF BLUE ISLAND,
COUNTY OF COOK AND STATE OF ILLINOIS

ATTESTED and Filed in my office this
14th day of **March, 2017**.


RANDY HEUSER
CITY CLERK

PUBLISHED in pamphlet form this
14th day of **March, 2017**.


RANDY HEUSER
CITY CLERK

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

CERTIFICATE

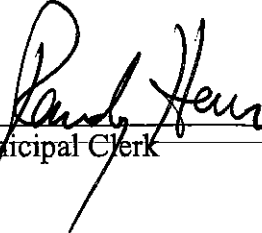
I, Randy Heuser, certify that I am the duly elected and acting Municipal Clerk of the City of Blue Island of Cook County, Illinois.

I further certify that on **March 14, 2017** the Corporate Authorities of such municipality passed and approved Ordinance No. **2017 - 009** entitled: **AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO PROJECT ONE AUTOMOTIVE AT THE PROPERTY LOCATED AT 3500 W. 127TH STREET, BLUE ISLAND, ILLINOIS.** Which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. **2017 – 009** including the Ordinance and a cover sheet thereof, was as prepared, and a copy of such Ordinance posted in the municipal building commencing **March 14, 2017** 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 **14th** day of **March, 2017**.

(SEAL)



Municipal Clerk

**CITY OF BLUE ISLAND ZONING BOARD OF APPEALS
FINDINGS OF FACT**

PUBLIC HEARING OF FEBRUARY 27, 2017

Project One Automotive, 3500 W 127th Street, Blue Island

On February 27, 2017, the Blue Island Zoning Board of Appeals voted unanimously (4-0) to adopt Findings of Fact recommending City Council approval of a special use permit for a used car dealership in the I-1 Limited Industry District.

Section 166.095(F) Standards: No special use shall be recommended by the Zoning Board of Appeals unless such Board shall find:

1) 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.

Finding: The Zoning Board of Appeals finds that the special use will not be detrimental or endanger the public. The use will be limited to indoor storage in a vacant factory building.

2) 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.

Finding: The Zoning Board of Appeals finds that the special use will not limit the use of other property on 127th Street or Homan Avenue. Warehousing and other industrial users are nearby.

3) 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.

Finding: The Zoning Board of Appeals finds that the special use at this site will not impede Blue Island's development. The granting this special use follows development trends for industrial sites for e-commerce.

4) That adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided.

Finding: The Zoning Board of Appeals finds that the location has adequate facilities for the special use.

5) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in public streets.

Finding: The Zoning Board of Appeals finds that the site has adequate existing access for the special use.

6) 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.

Finding: The Zoning Board of Appeals finds that the use is in conformance with other the regulations of the I-1 zoning district.



City of Blue Island
13051 Greenwood Ave
Blue Island, IL 60406
www.blueisland.org

**COMMUNITY DEVELOPMENT DEPARTMENT
STAFF RECOMMENDATION REPORT**

DATE: MARCH 6, 2017

PREPARED BY: JASON BERRY, AICP

This report is prepared by the City of Blue Island Community Development Department to provide a summary of information as it relates to projects reviewed by the Zoning Board of Appeal on the scheduled appeal hearing date: Monday, February 27, 2016.

APPLICANT: PROJECT ONE AUTOSPORTS

LOCATION: 3500 W 127TH STREET

OWNER: MR. DANIEL MCLACHLAN

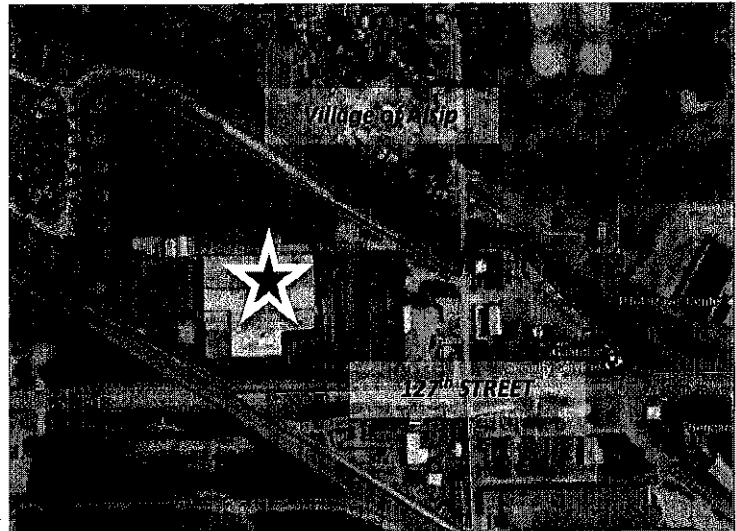
RE: SPECIAL USE PERMIT

Zoning: I-1 Limited Industry

Current Use: Vacant

Proposed Use: Used Vehicle Sales

Past Use: Manufacturing (former
G&W Electric)



I. Project Description

The applicant seeks a Special Use to permit the online sales of pre-owned vehicles.

Project One Autosports is an established online vehicle retailer based out of New Jersey. The proposed Blue Island location would be their first expansion. The approximately 151,000 SF warehouse would be used to store vehicles and to perform testing, reconditioning and repair. All vehicles would be stored indoors, with no outdoor display. Vehicles are delivered by the seller, Project One, to the purchaser. Dealer inventory is listed at <http://www.projectoneauto.com/> as well as major third party marketplaces. Blue Island will receive a portion of all vehicle sales tax for those units sold in Illinois. Project One anticipates selling approximately 175 vehicles in Year One (2017) at the proposed Blue Island location.

The proposed site is on the far western boundary of Blue Island, bounded to the north and east by the Village of Alsip.

II. Approvals Required

The special use process requires a public hearing before the Zoning Board of Appeals, which offers its recommendation to City Council for final determination.

III. Standards for Special Use

Per Blue Island Zoning Ordinance *Section 8.10 Special Uses (6) Standards for Special Uses* – No special use shall be recommended by the Zoning Board of Appeals unless such Board shall find:

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

IV. Conditions and Guarantees

Per *Section 8.10 Special Uses (7) Conditions and Guarantees* – Prior to the granting of any special use, the Zoning Board of Appeals may recommend, and the City Council shall stipulate, such conditions and restrictions upon the establishment, location, construction, maintenance, and operation of the special use as is deemed necessary for the protection of the public interest and to secure compliance with the standards and requirements specified herein. In all cases in which special uses are granted, the City Council shall require such evidence and guarantees as it may deem necessary as proof that the conditions stipulated in connection therewith are being and will be complied with.

V. Staff Summary

The former G&W building is an isolated parcel that will not be detrimental to welfare, will not be injurious to property values, and will not impede development. Adequate utilities and egress are already provided. There are no proposed changes to the structure and the use, in other respects, conforms to the I-1 district.

Project One's business plan was reviewed for Staff by Kane McKenna and Associates, which verified sales assumptions and the impact the potential for increased sales tax would have on Blue Island. In a difficult environment for manufacturing, support for online or "e-commerce" businesses signals the flexibility to adopt to current (and future) business trends.

VI. Attachments

- Zoning Relief Application
- Plat of Survey
- Project One Business Plan

PLAT OF SURVEY

TAX DIVISION

10/28/2014

THIS SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT COMES IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATUTES OF THE STATE OF ILLINOIS. I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE: 10/28/2014

THE SURVEYOR HAS BEEN LICENSED BY THE STATE OF ILLINOIS AND IS A MEMBER IN GOOD STANDING OF THE SURVEYORS ASSOCIATION OF ILLINOIS. THE SURVEYOR HAS BEEN LICENSED BY THE STATE OF ILLINOIS AND IS A MEMBER IN GOOD STANDING OF THE SURVEYORS ASSOCIATION OF ILLINOIS.

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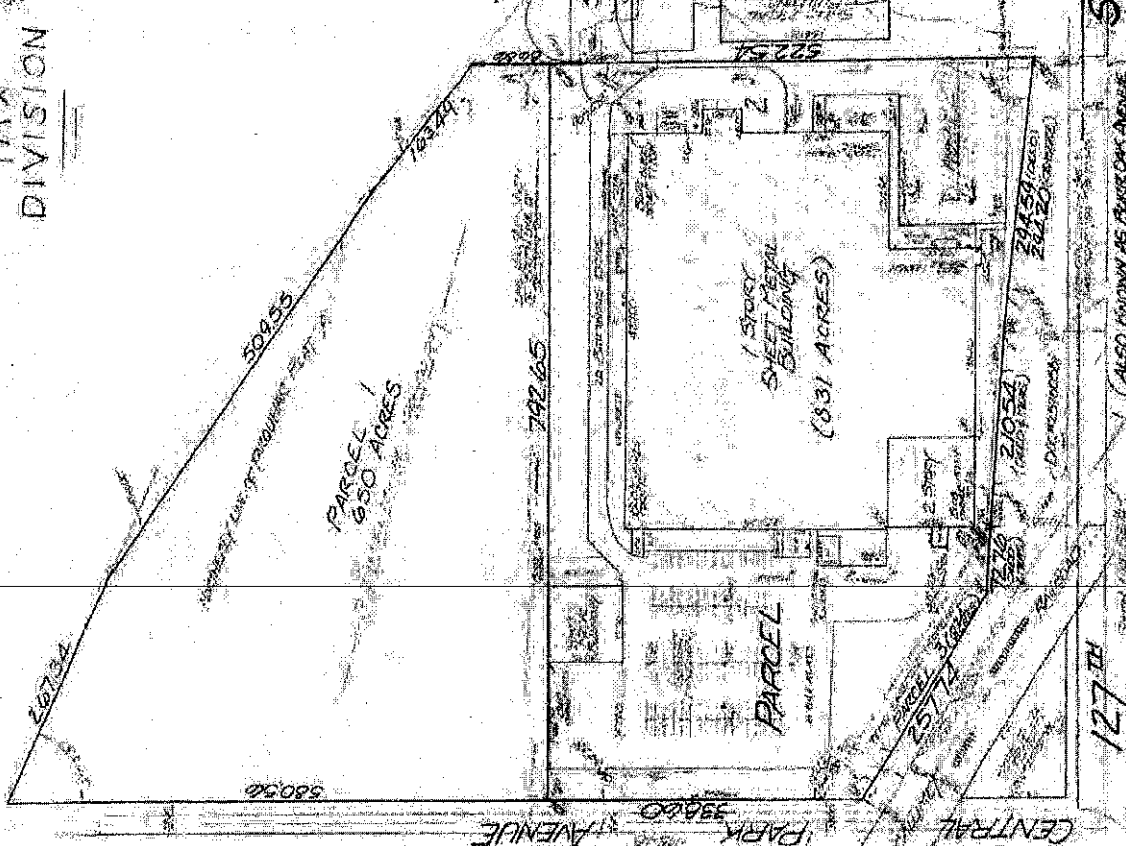
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- AREAS OF PROPERTY:
- PARCEL 1 (ACQUANT) * 6.50 ACRES
- PARCEL 2 (BUILDINGS) * 0.831 ACRES
- PARCEL 3 (REARSEMENT) * 2.1054 ACRES

STONELAKE SURVEY COMPANY, LTD. I HEREBY CERTIFY THAT THEY HAVE SURVEYED THE ABOVE PROPERTY AND THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

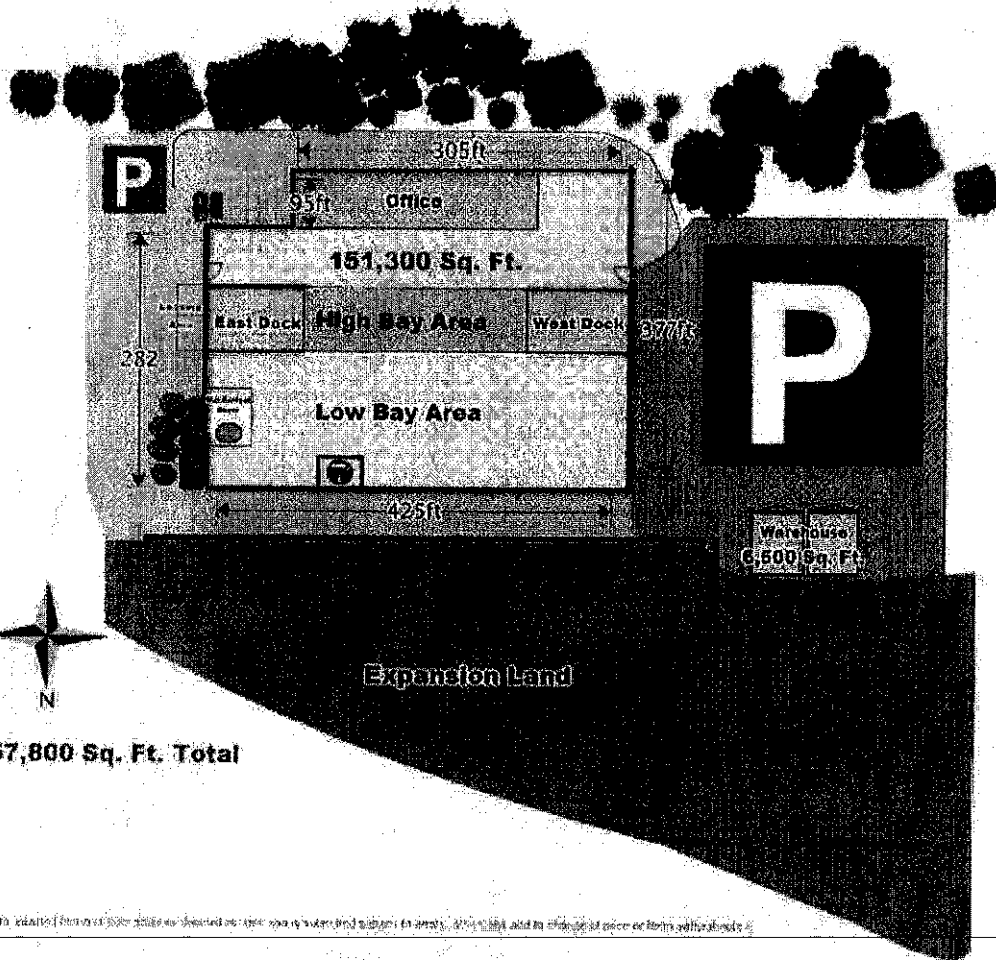
REGISTERED LAND SURVEYOR



INDUSTRIAL PROPERTY FOR SALE

3500 127TH STREET

Blue Island, IL



157,800 Sq. Ft. Total



Edward Wabick • 773.714.2141 • ewabick@paineandwetzel.com
Gerald Sullivan • 773.714.2092 • sullivan@paineandwetzel.com



**Special Use Permit: Project One Automotive
3500 W 127th Street
3/8/2017**

I. Introduction and Purpose

City of Blue Island received an application for a special use permit for Project One Automotive, located at 3500 W 127th Street in the I-1 Limited Industry zoning district. The property is the former G&W factory and has been vacant since 2013.

II. Discussion/Highlights

The applicant proposes to use the former factory as a warehouse for the online sales of used vehicles. State of Illinois dealer codes requires proof of commercial zoning. The applicant also anticipates submitting a Cook County property tax class incentive.

All in-state sales of vehicles would provide sales tax to the City of Blue Island. Sales and growth projections were reviewed by Kane McKenna & Associates. The proposed use is in line with current real estate trends, which has seen growth in the industrial market for e-commerce.

On February 27, 2017 the Zoning Board of Appeals (ZBA) voted unanimously in favor (4-0) to approve the special use permit.

III. Conclusion and Recommendation

Recommendation to approve the special use permit.

Staff contact: Jason Berry, ACIP, Deputy Director of Community Development
Email: jberry@cityofblueisland.org