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

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**ORDINANCE  
NUMBER 2021-060**

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**AN ORDINANCE OF THE CITY OF BLUE ISLAND, COOK  
COUNTY, ILLINOIS, GRANTING A SPECIAL USE  
PERMITTING STEVEN BARNAS / CHICAGOLAND DIESEL  
SALES TO OPERATE WITHIN THE I-2 GENERAL INDUSTRY  
DISTRICT  
(13820 SOUTH HARRISON AVENUE)**

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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 2021-060

**AN ORDINANCE OF THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS,  
GRANTING A SPECIAL USE PERMITTING STEVEN BARNAS / CHICAGOLAND  
DIESEL SALES TO OPERATE WITHIN THE I-2 GENERAL INDUSTRY DISTRICT  
(13820 SOUTH HARRISON AVENUE)**

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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 166 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 Steven Barnas/Chicagoland Diesel Sales (the “*Applicant*”) to allow within the I-2 General Industry District an “automobile repair shop” and “used car dealership” combined use (the “*Proposed Special Use*”) on the property located at 13820 South Harrison Avenue, Blue Island, Illinois and as legally described and depicted on Exhibit A (the “*Property*”); and

**WHEREAS**, the Planning and Zoning Board of Appeals (“*PZBA*”) held a public hearing on November 18, 2021 (the “*Public Hearing*”) as to whether the Proposed Special Use 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 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 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 zoning district within which the property is located;
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 I-2 General Industry District.

**Section 4.** A special use, subject to the conditions set forth below, is hereby granted and issued to Steven Barnas/Chicagoland Diesel Sales for an "automobile repair shop" and "used car dealership" combined use in the I-2 General Industry District located at 13816 South Harrison 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. That the special use, subject to the conditions set forth herein, provides vehicular access to the property designed so as not to create interference with traffic on surrounding public thoroughfare;
8. That the special use, subject to the conditions set forth herein, shall not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance;
9. This Ordinance shall be signed by the Applicant to signify acknowledgement of the terms hereof.

**Section 5.** 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 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 14th day of December, 2021, 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					
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APPROVED by the Mayor on December 14, 2021.

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

ATTESTED and Filed in my office this  
14th day of December, 2021.

RAEANN CANELO-ZYLMAN, CITY CLERK

PUBLISHED in pamphlet form this  
14th day of December, 2021.

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 **December 14, 2021** the Corporate Authorities of such municipality passed and approved Ordinance No. **2021 - 060** Entitled: **AN ORDINANCE OF THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS, GRANTING A SPECIAL USE PERMITTING STEVEN BARNAS/CHICAGOLAND DIESEL SALES TO OPERATE WITHIN THE 1-2 GENERAL INDUSTRY DISTRICT (13820 SOUTH HARRISON AVENUE)**

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

The pamphlet form of Ordinance No. **2021 - 060** including the Ordinance and a cover sheet thereof, was prepared, and a copy of such Ordinance posted in the municipal building commencing on **December, 2021** 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 **December, 2021**.

CORPORATE SEAL

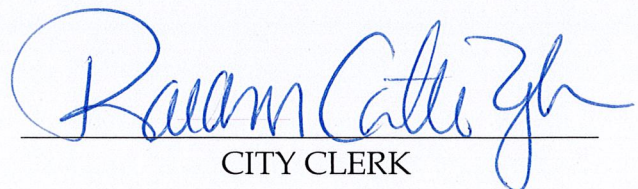
  
CITY CLERK

Exhibit A

*Legal Description*

ADDRESS: 13820 South Harrison Avenue, Blue Island, Illinois  
PIN: 28-01-204-025-0000

THE NORTH 119.00 FEET OF THE SOUTH 419.00 FEET OF THE WEST 137.00 FEET OF LOT 1 IN OWNER'S SUBDIVISION OF LOT 4 OF PETER ENGLAND'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



**ACKNOWLEDGMENT BY APPLICANT: THE UNDERSIGNED ACKNOWLEDGES  
THE CONDITIONS OF THIS ORDINANCE:**



Steven Barnas  
Chicagoland Diesel Sales

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10/10/21

\_\_\_\_\_  
Date



**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 PLANNING AND ZONING BOARD OF APPEALS (PZBA)  
PUBLIC HEARING OF NOVEMBER 18, 2021**

Applicant: Steven Barnas/Chicagoland Diesel Sales  
Property: 13816 South Harrison Avenue, Blue Island, IL 60406

On November 18, 2021, the Planning and Zoning Board of Appeals voted (6-0) to adopt the following Findings of Fact and recommend to the City Council approval of a special use of the Blue Island Zoning Ordinance of 1971, as amended, for an “automobile repair shop” and “used car dealership” combined use within the City of Blue Island.

The PZBA considered the standards for making a special use recommendation pursuant to Section 166.095(F) of the City Code and found as follows:

- 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 PZBA finds the former manufacturing machine parts company was recently discontinued, and the applicant would like to create a dual-use business that combines an auto repair and a used car dealership under a single roofed building. The main emphasis is to repair commercial and municipal vehicles, and then sell them online via the internet. This new business will be brought up to all applicable codes, and a new parking lot will be created to better improve the functionality of the subject property. The special use will not be detrimental or endangering. The applicant owns a similar business adjacent to the subject property and would like to create a unified property between his old and new properties. The applicant will inhabit the existing building.*

- 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 PZBA finds the two special uses will allow for an older building to be inhabited, once again, in a productive and meaningful manner. The applicant intends to build a brand new parking lot to park the vehicles that will be sold through the internet. The new parking lot should enhance the surrounding property values within the commercial 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;**

*The PZBA finds that the existing building will not be further expanded upon in a physical manner. The special use will not impede future development.*

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

*The PZBA finds the applicant will continue to use the same utilities, access roads, and drainage system for the existing building. A new parking lot will be built along the side of the existing building, but this should not create any additional burden on the existing roadway pattern or traffic system.*

*The commercial and municipal vehicles that will be repaired or sold will enter and exit on Harrison Street. The new parking lot will comply with all municipal ordinances that deal with a commercial parking lot. This new parking lot will provide for proper circulation, parking, lighting, landscaping, fencing, and drainage.*

*This new parking lot should improve the parking of commercial and municipal vehicles within the immediate commercial neighborhood. The former business owner used to park vehicles in a graveled area on the property. Now, a new paved parking lot will be created. The side parking lot will be used by the auto repair employees and for the storage of vehicles to be repaired or sold through the internet. A new privacy fence will be installed to shield the vehicles from being seen from Harrison Street.*

- 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**

*The PZBA finds the applicant will conform to the existing traffic pattern, and a new parking lot will be built onsite to help reduce onstreet parking on Harrison Street.*

- 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 Planning and Zoning Board of Appeals.**

*The PZBA finds the two special uses conform with the requirements of the city. The applicant will comply with all city ordinances, especially, that deals with vehicular circulation, vehicular parking, building signage, trash disposal, and property maintenance.*

Based on the foregoing, the Planning and Zoning Board of Appeals recommends that the City Council approve a special use for Steve Barnas/Chicagoland Diesel Sales, to operate an "automobile repair shop" and "used car dealership" combined use at 13816 Harrison Street, Blue Island, Illinois 60406.