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

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**ORDINANCE  
NUMBER 2022- 005**

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**AN ORDINANCE OF THE CITY OF BLUE ISLAND, COOK  
COUNTY, ILLINOIS, GRANTING A SPECIAL USE  
PERMITTING LUCAS W. DAULTON / PREFERRED  
AUTOMOTIVE TO OPERATE WITHIN THE I-2 GENERAL  
INDUSTRY DISTRICT  
(13844 SOUTH HARRISON STREET)**

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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**

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**ORDINANCE NUMBER 2022-005**

**AN ORDINANCE OF THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS,  
GRANTING A SPECIAL USE PERMITTING LUCAS W. DAULTON / PREFERRED  
AUTOMOTIVE TO OPERATE WITHIN THE I-2 GENERAL INDUSTRY DISTRICT  
(13844 SOUTH HARRISON STREET)**

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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 by Lucas W. Daulton/Preferred Automotive (the “*Applicant*”), with permission of the property owner, to allow within the I-2 General Industry District an “automobile repair shop” use (the “*Proposed Special Use*”) on the property located at 13844 South Harrison Street, 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 January 6, 2022 (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 Lucas W. Daulton/Preferred Automotive for an "automobile repair shop" use in the I-2 General Industry District located at 13844 South Harrison Street, 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 11th day of **January, 2022**, 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					
	6		1		

**APPROVED** by the Mayor on **January 11, 2022**.

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

**ATTESTED** and Filed in my office this  
**11th day of January, 2022.**

**RAEANN CANTELO-ZYLMAN, CITY CLERK**

**PUBLISHED** in pamphlet form this  
**11th day of January, 2022.**

**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.

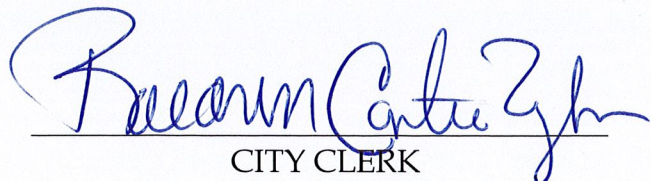
I further certify that on **January 11, 2022** the Corporate Authorities of such municipality passed and approved Ordinance No. **2022 - 005** Entitled: **AN ORDINANCE AMENDING THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS, GRANTING A SPECIAL USE PERMITTING LUCAS W. DAULTON/PREFERRED AUTOMOTIVE TO OPERATE WITHIN THE I-2 GENERAL INDUSTRY DISTRICT (13844 SOUTH HARRISON STREET).**

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

The pamphlet form of Ordinance No. **2022 - 005** including the Ordinance and a cover sheet thereof, was prepared, and a copy of such Ordinance posted in the municipal building commencing on **January 11, 2022** 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 **11th** day of **January, 2022**.

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 ORDINANCES 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 **ORDINANCE: AN ORDINANCE AMENDING THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS, GRANTING A SPECIAL USE PERMITTING LUCAS W. DAULTON/PREFERRED AUTOMOTIVE TO OPERATE WITHIN THE I-2 GENERAL INDUSTRY DISTRICT (13844 SOUTH HARRISON STREET).**

**ORDINANCE NO. 2022-005** which was adopted at a regular meeting of the City Council of the City of Blue Island, Illinois held on the **11th day of January, 2022**; that at said meeting **6** 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 **6** Alderman voted Aye and **0** Alderman voted Nay and **0** Alderman voted Abstain and **1** 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 **11th** day of **January, 2022**.

CORPORATE SEAL

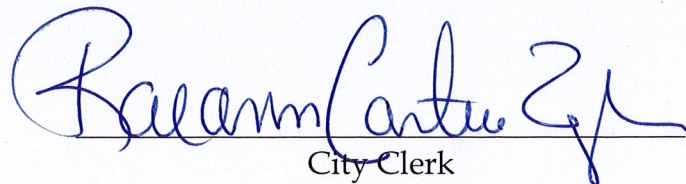
  
City Clerk



Exhibit A

*Legal Description*

ADDRESS: 13844 South Harrison Avenue, Blue Island, Illinois  
PIN: 28-01-204-316-0000

THE SOUTH 200.00 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:**

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Lucas W. Daulton

Preferred Automotive

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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 JANUARY 6, 2022**

Applicant: Lucas W. Daulton

Property: 13844 Harrison Street, Blue Island, IL 60406

On January 6, 2022 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” 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:

- 1) 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 vacant commercial space to be an ideal location to establish an automobile repair shop within a multi-tenant building. The subject property is already built out and contains a good mixture of businesses. The special use will not be detrimental or endangering, and the public health, safety, morals, comfort and general welfare will be preserved with this new tenant. The immediate area is already industrial in character, and this new use will only strengthen this industrial land use.*

- 2) 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 special use will allow for an older building to be inhabited in a productive and meaningful manner. The applicant will only lease a small portion of the multi-tenant building, and this will allow for a new business to open up in Blue Island. The automobile repair shop will enhance the existing property values of the surrounding neighborhood because it will bring brand new paying customers to an area of the city that is already industrial in nature, and the new sales tax collected by this business will go towards future street paving within the immediate neighborhood.*



## Special Use

- 3) 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 multi-tenant building will not be further expanded upon in a physical manner, and the accompanying parking lot will be used by this new tenant. No new construction or expansion of services will be needed for the subject property, therefore the development of surrounding property will not be impeded.*

- 4) 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 multi-tenant building. The vehicles to be repaired will enter and exit on Harrison Street, and the existing parking lot will be used to park the repaired vehicles. The existing amenities are sufficient.*

- 5) 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 the existing parking lot will continue to be used by the new tenant to reduce onstreet parking on Harrison Street. Basically, no vehicles will be parked on Harrison Street, which will minimize congestion.*

- 6) 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 special use will 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 Lucas W. Daulton to operate an "automobile repair shop" use at 13844 Harrison Street, Blue Island, Illinois 60406.