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

**ORDINANCE
NUMBER 2024-011**

**AN ORDINANCE OF THE CITY OF BLUE ISLAND, COOK
COUNTY, ILLINOIS, GRANTING A SPECIAL USE
PERMITTING CALIBER COLLISION AUTO BODY REPAIR
AND PAINT SHOP TO OPERATE A MOTOR VEHICLE REPAIR
SHOP WITHIN THE C-2 HIGHWAY COMMERCIAL DISTRICT
(12626 S. WESTERN 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 2024-011

**AN ORDINANCE OF THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS,
GRANTING A SPECIAL USE PERMITTING CALIBER COLLISION AUTO BODY
REPAIR AND PAINT SHOP TO OPERATE A MOTOR VEHICLE REPAIR SHOP
WITHIN THE C-2 HIGHWAY COMMERCIAL DISTRICT
(12626 S. WESTERN 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 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 Caliber Collision Auto Body Repair and Paint Shop (the “Applicant”), with permission of the Property owner, FCPT Holdings, LLC (the “Owner”), to allow within the C-2 Highway Commercial District a “motor vehicle repair shop” use (the “Proposed Special Use”) on property located at 12626 Western 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 February 15, 2024 (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 C-2 (Highway Commercial) 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 C-2 Commercial Highway District.

Section 4. A special use, subject to the conditions set forth below, is hereby granted and issued to Caliber Collision Auto Body Repair and Paint Shop for a “motor vehicle repair shop” use in the C-2 Highway Commercial District located at 12626 Western 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, in accordance with the plans submitted, 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. That the Applicant shall use historic masonry for the special use's building, which fits the historic aesthetic of Western Avenue, to be approved by the City Council or, at City Council's or City Staff's direction;
10. That existing signage on the Property shall be removed and replaced with signage that meets Sign Code requirements and matches the historic aesthetic of the building;
11. That permeable pavers shall be used throughout the Property;
12. That the placement of the building on the Property shall be optimized by bringing it forward toward Western Avenue, to be approved by the City Council or, at City Council's or City Staff's direction;
13. That landscaping shall be installed throughout the Property consistent with the City's streetscape design, to be approved by the City Council or, at City Council's or City Staff's direction;
14. That sidewalks be replaced between Western Avenue and the Property consistent with the City's streetscape design, to be approved by the City Council or, at City Council's or City Staff's direction;
15. That the Applicant shall replace the adjacent alley pavement;

16. That no cars shall be allowed to be parked on adjoining lots without the consent of the adjoining lot owner;
17. That the Applicant must obtain the WMO Permit and all other required approvals from MWRD and IDOT;
18. That no cars being actively repaired on the Property shall be visible from Western Avenue;
19. That no cars may be stored on the Property outdoors longer than 14 days, or 7 days once repairs are complete;
20. That storage of all merchandise, auto parts, and supplies must be within the building on the Property;
21. That no partially dismantled, wrecked, junked, or discarded vehicles may be stored outdoors on the Property;
22. No motor vehicles may be stored, and no repair work may be conducted, in the public right-of-way;
23. The sale of new or used vehicles is prohibited;
24. Tow trucks are not allowed to be stored on the Property. Towing drop-off and pick-up of vehicles is limited to third-party towing companies; and
25. This Ordinance shall be signed by the Applicant and property owner 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.

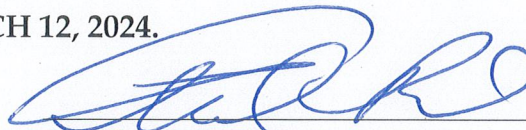
Section 7. All ordinances, resolutions, motions or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 8. This Ordinance shall be in full force and effect following its passage, approval and publication in pamphlet form as provided by law.

ADOPTED this 12th day of MARCH, 2024, pursuant to roll call as follows:

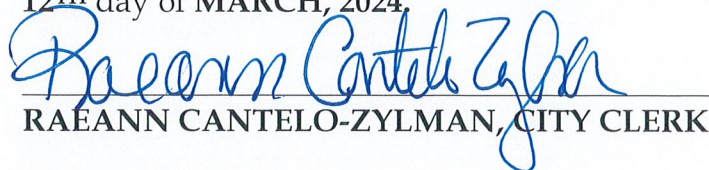
	YES	NO	ABSENT	PRESENT	ABSTAIN
Alderman JOHNSON	X				
Alderman FAHRENWALD	X				
Alderman RITA	X				
Alderman MONTOYA			X		
Alderman MCGEE	X				
Alderman CARR	X				
Alderman ROLL	X				
Mayor BILOTTO					
	6		1		

APPROVED by the Mayor on MARCH 12, 2024.



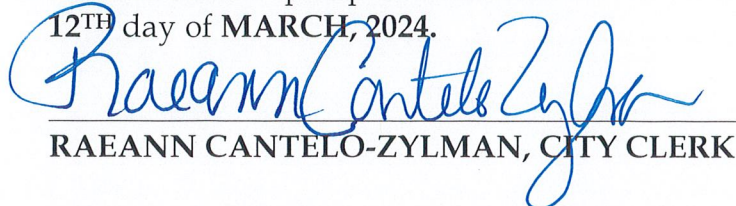
FRED BILOTTO
MAYOR OF THE CITY OF BLUE ISLAND,
COUNTY OF COOK AND STATE OF ILLINOIS

ATTESTED and Filed in my office this
12TH day of MARCH, 2024.



RAEANN CANELO-ZYLMAN, CITY CLERK

PUBLISHED in pamphlet form this
12TH day of MARCH, 2024.



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 **March 12, 2024**, the Corporate Authorities of such municipality passed and approved Ordinance No. **2024-011**.

Entitled:

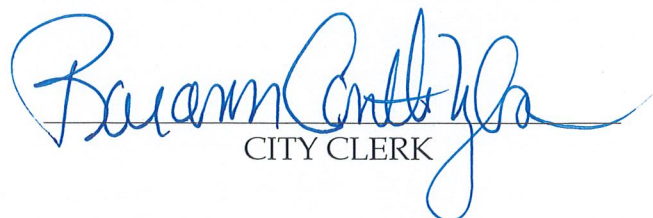
AN ORDINANCE OF THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS, GRANTING A SPECIAL USE PERMITTING CALIBER COLLISION AUTO BODY REPAIR AND PAINT SHOP TO OPEARTE A MOTOR VEHICLE REPAIR SHOP WITHIN THE C-2 HIGHWAY COMMERCIAL DISTRICT (12656 S. WESTERN AVENUE).

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

The pamphlet form of Ordinance No. **2024 - 011** including the Ordinance and a cover sheet thereof, was prepared, and a copy of such Ordinance posted in the municipal building commencing on **March 12, 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 **12th** day of **March, 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 - 011** Entitled: **ORDINANCE: AN ORDINANCE OF THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS, GRANTING A SPECIAL USE PERMITTING CALIBER COLLISION AUTO BODY REPAIR AND PAINT SHOP TO OPEARTE A MOTOR VEHICLE REPAIR SHOP WITHIN THE C-2 HIGHWAY COMMERCIAL DISTRICT (12656 S. WESTERN AVENUE).**

ORDINANCE NO. 2024-011 which was adopted at a regular meeting of the City Council of the City of Blue Island, Illinois held on the **12th day of March, 2024**; 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 **12th day of March, 2024**.

CORPORATE SEAL

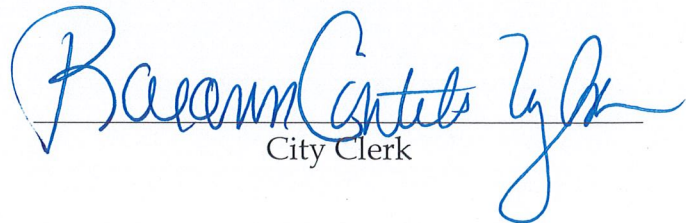

City Clerk

Exhibit A

Legal Description

ADDRESS: 12626 South Western Avenue, Blue Island, Illinois
PIN: 24-25-430-014-0000, 24-25-430-015-0000, 24-25-430-016-0000,
24-25-430-017-0000, 24-25-430-018-0000, 24-25-430-019-0000

LOTS 4 TO 7 AND THE SOUTH 37.5 FEET OF LOT 8 IN M.C. EARNE'S SUBDIVISION OF LOTS 1, 2, 3, 4, 6, 7, 8, AND 9 IN BETSY FOX SUBDIVISION OF LOT 4 OF ASSESSOR'S DIVISION OF THE SOUTH EAST QUARTER OF THE SOUTH EAST QUARTER OF SECTION 25, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS;

EXCEPTING THEREFROM THE EAST 7 FEET OF LOT 7;

AND ALSO EXCEPTING THEREFROM THAT PART OF LOT 4 CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS, FOR THE USE OF THE DEPARTMENT OF TRANSPORTATION DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH EAST CORNER OF AFORESAID LOT 4; THENCE WESTERLY ALONG THE SOUTH LOT LINE OF AFORESAID LOT 4 A DISTANCE OF 9.6 FEET TO A POINT; THENCE NORTHEASTERLY ALONG A STRAIGHT LINE A DISTANCE OF 20.25 FEET MORE OR LESS TO A POINT; SAID POINT BEING 6.4 FEET NORMALLY DISTANT WEST OF THE EAST LOT LINE OF AFORESAID LOT 4 AND 20.0 FEET NORMALLY DISTANT NORTH OF THE SOUTH LOT LINE OF AFORESAID LOT 4; THENCE NORTHERLY ALONG A LINE PARALLEL WITH AND 6.4 FEET WEST OF THE EAST LOT LINES OF AFORESAID LOTS 4 AND 5 A DISTANCE OF 70.0 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 47.2 FEET OF AFORESAID LOT 5; THENCE EASTERLY ALONG THE NORTH LINE OF THE SOUTH 47.2 FEET OF AFORESAID LOT 5 A DISTANCE OF 6.4 FEET TO THE EAST LOT LINE OF AFORESAID LOT 5; THENCE SOUTHERLY ALONG THE EAST LOT LINES OF AFORESAID LOTS 5 AND 4 A DISTANCE OF 90.0 FEET TO THE POINT OF BEGINNING) ALL IN COOK COUNTY, ILLINOIS.

**ACKNOWLEDGMENT BY APPLICANT AND OWNER: THE UNDERSIGNED
AUTHORIZED REPRESENTATIVES ACKNOWLEDGE THE CONDITIONS OF THIS
ORDINANCE:**

Caliber Collision Auto Body Repair
and Paint Shop

FCPT Holdings, LLC

By: _____

By: _____

Its: _____

Its: _____

Dated: _____

Dated: _____



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

**CITY OF BLUE ISLAND PLANNING AND ZONING BOARD OF APPEALS (PZBA)
PUBLIC HEARING OF FEBRUARY 15, 2024**

Applicant: Caliber Collision Auto Body Repair and Paint Shop

Address: 12626 Western Avenue, Blue Island, IL 60406

On February 15, 2024 the Planning and Zoning Board of Appeals voted [5-0] to adopt the Findings of Fact recommending City Council approval of a special use of the Blue Island Zoning Ordinance of 1971, as amended, for a “motor vehicle repair shop” use within the C-2 (Highway Commercial) District of the City of Blue Island for the applicant and at the address listed above.

The PZBA considered the standards for making a special use recommendation pursuant to Section 165.089(F) of the Zoning Ordinance and found as follows:

- 1) The use of the property for a motor vehicle repair shop will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.
- 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.
- 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.
- 4) Adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided.
- 5) Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in public streets.
- 6) The special use shall, in all other respects, conform to the applicable regulations of the C-2 District.

Additionally, per §165.089(G) of the Zoning Ordinance, the PZBA may recommend “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.” Thus, the PZBA also recommends that the City Council

Special Use – Motor Vehicle Repair

include the following conditions on the special use permit to protect the public interest and ensure compliance with the City's standards and requirements:

- A. That the Applicant shall use historic masonry for the special use's building, which fits the historic aesthetic of Western Avenue, to be approved by the City Council or, at City Council's direction, City Staff;
- B. That existing signage on the Property shall be removed and replaced with signage that meets Sign Code requirements and matches the historic aesthetic of the building;
- C. That permeable pavers shall be used throughout the Property;
- D. That the placement of the building on the Property shall be optimized by bringing it forward toward Western Avenue, to be approved by the City Council or, at City Council's direction, City Staff;
- E. That landscaping shall be installed throughout the Property consistent with the City's streetscape design, to be approved by the City Council or, at City Council's direction, City Staff;
- F. That the Applicant shall replace the adjacent alley pavement;
- G. That no cars shall be allowed to be parked on adjoining lots without the consent of the adjoining lot owner;
- H. That the Applicant must obtain the WMO Permit and all other required approvals from MWRD and IDOT;
- I. That no cars being actively repaired on the Property shall be visible from Western Avenue;
- J. That no cars may be stored on the Property outdoors longer than 14 days, or 7 days once repairs are complete;
- K. That storage of all merchandise, auto parts, and supplies must be within the building on the Property;
- L. That no partially dismantled, wrecked, junked, or discarded vehicles may be stored outdoors on the Property;
- M. No motor vehicles may be stored, and no repair work may be conducted, in the public right-of-way;
- N. The sale of new or used vehicles is prohibited; and
- O. Tow trucks are not allowed to be stored on the Property. Towing drop-off and pick-up of vehicles is limited to third-party towing companies.

Based on the foregoing, the Planning and Zoning Board of Appeals recommends that the City Council approve a special use for Caliber Collision to establish a "motor vehicle repair shop" use at 12626 Western Avenue, Blue Island, Illinois 60406