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

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**ORDINANCE  
NUMBER 2024-047**

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**AN ORDINANCE OF THE CITY OF BLUE ISLAND,  
COOK COUNTY, ILLINOIS, GRANTING A SPECIAL USE  
PERMITTING GOLD STANDARD TRUCK CENTER LLC  
TO OPERATE A MOTOR VEHICLE REPAIR SHOP  
WITHIN THE I-1 LIMITED INDUSTRY DISTRICT  
(2933 WIRETON ROAD)**

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**FRED BILOTTO, Mayor  
RAEANN CANTELO-ZYLMAN, City Clerk  
NANCY RITA, City Treasurer**

**DEXTER JOHNSON  
LUIZ MONTOYA  
THEODORE "TEDDY" RUTHENBERG  
BILL FAHRENWALD  
GABRIEL McGEE  
CANDACE CARR  
JOSH ROLL**

**Alderman**

**ORDINANCE NUMBER 2024-047**

**AN ORDINANCE OF THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS,  
GRANTING A SPECIAL USE PERMITTING GOLD STANDARD TRUCK CENTER  
LLC TO OPERATE A MOTOR VEHICLE REPAIR SHOP WITHIN THE  
I-1 LIMITED INDUSTRY DISTRICT  
(2933 WIRETON ROAD)**

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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 Gold Standard Truck Center LLC (the “*Applicant*”), as lessee with permission of the property owner, to allow within the I-1 Limited Industry District a “motor vehicle repair shop” use (the “*Proposed Special Use*”) on the property located at 2933 Wireton Road, 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 7, 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 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-1 Limited Industry District.

**Section 4.** A special use, subject to the conditions set forth below, is hereby granted and issued to Gold Standard Truck Center LLC for a "motor vehicle repair shop" use in the I-1 Limited Industry District located on the property at 2933 Wireton Road, 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 portion of the Property beyond the entrance gate shall be completely screened with permanent barriers so that no gaps exist to allow unauthorized entry onto the Property;
10. That no vehicles may be stored on the Property outdoors longer than 20 days, or 7 days once repairs are complete;
11. That storage of all merchandise, auto parts, and supplies must be within the building on the Property;
12. That no partially dismantled, wrecked, junked, or discarded vehicles may be stored outdoors on the Property;
13. The sale of new or used vehicles is prohibited;
14. 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.

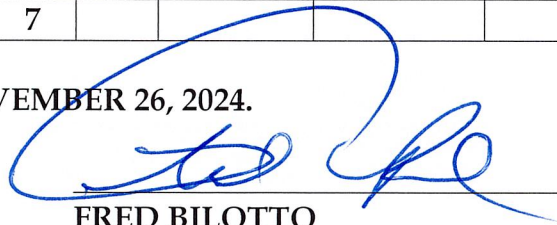
**Section 8.** This Ordinance shall be in full force and effect following its passage, approval and publication in pamphlet form as provided by law.

*[Intentionally left blank]*

ADOPTED this 26<sup>TH</sup> day of NOVEMBER, 2024, pursuant to roll call as follows:

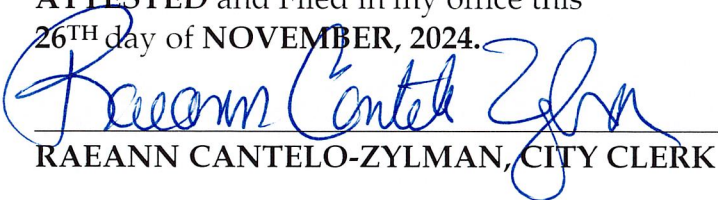
	YES	NO	ABSENT	PRESENT	ABSTAIN
Alderman JOHNSON	X				
Alderman FAHRENWALD	X				
Alderman RUTHENBERG	X				
Alderman MONTOYA	X				
Alderman MCGEE	X				
Alderman CARR	X				
Alderman ROLL	X				
Mayor BILOTTO					
	7				

APPROVED by the Mayor on NOVEMBER 26, 2024.



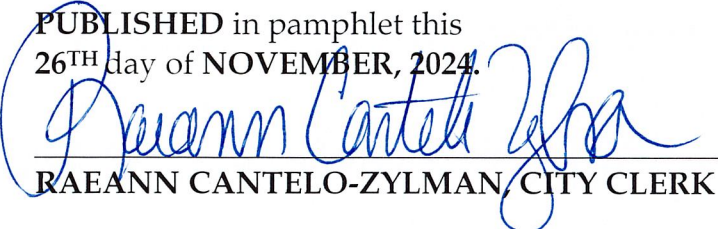
FRED BILOTTO  
MAYOR OF THE CITY OF BLUE ISLAND,  
COUNTY OF COOK AND STATE OF ILLINOIS

ATTESTED and Filed in my office this  
26<sup>TH</sup> day of NOVEMBER, 2024.



RAEANN CANTELO-ZYLMAN, CITY CLERK

PUBLISHED in pamphlet this  
26<sup>TH</sup> day of NOVEMBER, 2024.



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 **November 26, 2024**, the Corporate Authorities of such municipality passed and approved Ordinance No. **2024-047**.

Entitled:

**AN ORDINANCE OF THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS, GRANTING A SPECIAL USE PERMITTING GOLD STANDARD TRUCK CENTER LLC TO OPERATE A MOTOR VEHICLE REPAIR SHOP WITHIN THE I-1 LIMITED INDUSTRY DISTRICT (2933 WIRETON ROAD).**

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

The pamphlet form of Ordinance No. **2024 - 047** including the Ordinance and a cover sheet thereof, was prepared, and a copy of such Ordinance posted in the municipal building commencing on **November 26, 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 **26<sup>TH</sup>** day of **November, 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 - 047** Entitled: **AN ORDINANCE OF THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS, GRANTING A SPECIAL USE PERMITTING GOLD STANDARD TRUCK CENTER LLC TO OPERATE A MOTOR VEHICLE REPAIR SHOP WITHIN THE I-1 LIMITED INDUSTRY DISTRICT (2933 WIRETON ROAD).**

**ORDINANCE NO. 2024-047** which was adopted at a regular meeting of the City Council of the City of Blue Island, Illinois held on the **26<sup>TH</sup> day of NOVEMBER, 2024;** that at said meeting **7** 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 **7** Alderman voted Aye and **0** Alderman voted Nay and **0** Alderman voted Abstain and **0** 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 **26<sup>TH</sup> day of NOVEMBER, 2024.**

CORPORATE SEAL

  
\_\_\_\_\_  
City Clerk

Exhibit A

*Legal Description*

ADDRESS: 2933 Wireton Road, Blue Island, Illinois  
PIN: 24-36-116-037-0000 and 24-36-111-025-0000

**Parcel 1:** That part lying Southwesterly of the center of public highway known as the Wireton Highway and Northerly of the center of a creek, of that part of the Northwest 1/4 of Section 36, Township 37 North, Range 13, East of the Third Principal Meridian, described as follows: Commencing at a point in the center of a creek, which said point is 7.65 chains East of the West line of said Section 36 and 984.13 feet, more or less, North of the South line thereof, running thence North 494.27 feet, more or less, to the center of what was the Canal Feeder; thence South 46 1/2 degrees East along the center of said Feeder 567.6 feet; thence South 327.56 feet, more or less, to the center of said creek and running thence Northwesterly along center of said creek to the place of beginning (excepting, however, from said premises the West 12 feet thereof and except the West 3 acres), in Cook County, Illinois.

**Parcel 2:** That part of Lot 1 in Lorinda Marr's Subdivision of Lot 2 in Haase and Marr's Subdivision of a portion of the Southwest 1/4 and the South 1/2 of the Northwest 1/4 of Section 36, Township 37 North, Range 13, East of the Third Principal Meridian, described as follows: Commencing at the Northwest corner of said Lot 1; thence South 2 degrees, 11 minutes, 35 seconds East along the West line of said Lot 1, 93.39 feet to a nail on a line that is 66.00 feet Southwest of and parallel to the Northeast line of said Lot 1 for a point of beginning; thence South 47 degrees, 9 minutes, 46 seconds East along said parallel line, 684.85 feet to an iron pipe; thence North 61 degrees, 27 minutes, 47 seconds West 563.07 feet to an iron pipe on the West line of said Lot 1; thence North 2 degrees, 11 minutes, 35 seconds West, along said West line 196.70 feet to the point of beginning, all in Cook County, Illinois, and containing 1.09 acres therein; and

That part of Lot 1 in Lorinda Marr's Subdivision of Lot 2 in Haase and Marr's Subdivision of a portion of the Southwest 1/4 and the South 1/2 of the Northwest 1/4 of Section 36, Township 37 North, Range 13, East of the Third Principal Meridian, described as follows: Commencing at the Northwest corner of said Lot 1; thence South 2 degrees, 11 minutes, 35 seconds East along the West line of said Lot 1, 93.39 feet to a nail on the South line of Wireton Road, being a line that is 66.00 feet Southwest of and parallel to the Northeast line of said Lot 1; thence South 47 degrees, 9 minutes, 46 seconds East along said South and parallel line, 684.85 feet to an iron pipe for a point of beginning; thence North 61 degrees, 27 minutes, 47 seconds West 563.07 feet to an iron pipe on the West line of said Lot 1; thence North 2 degrees, 11 minutes, 35 seconds East along said West line, 3.13 feet to a point on the North line of Tract A-108-1 per Document Number 20964577; thence South 60 degrees, 42 minutes, 28 seconds East along said North line, 475.00 feet; thence South 61 degrees, 52 minutes, 14 seconds East, continuing along said North line, 118.32 feet to a point on aforesaid South line of Wireton Road; thence North 47 degrees, 9 minutes, 46 seconds West along said South line, 32.82 feet to the point of beginning, all in Cook County, Illinois, and containing approximately 0.08 acres therein.

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

\_\_\_\_\_  
Gold Standard Truck Center LLC

By: \_\_\_\_\_

Its: \_\_\_\_\_

Dated: \_\_\_\_\_

\_\_\_\_\_

By:  \_\_\_\_\_

Its: MAYOR \_\_\_\_\_

Dated: 12/12/24



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

**Date:** Wednesday, October 9th @ 7:00 PM  
**To:** Members of the Planning and Zoning Board of Appeals (PZBA)  
**From:** AJ Weir, Community Development Director  
**Subject:** Special Use for a “Motor Vehicle Repair Shop” in the I-1 (Limited Industry) District.  
@ 2933 Wireton Road

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### **Overview**

The Applicant, represented by Michael Ladani of 1100 Jorie Boulevard, Suite 243, Oak Brook, Illinois 60523, as lessee of the Property—which is owned by Alfredo Alvarado of 10051 S. 80<sup>th</sup> Court, Palos Hills, Illinois 60405—has submitted a special use application under the Blue Island Zoning Ordinance to allow a “motor vehicle repair shop” for truck and trailer repair on the Property in the I-1 (Limited Industry) District.

### **Property**

The Property at 2933 Wireton Road is owned by Alfredo Alvarado, who would enter into a lease agreement with the Applicant. The most recent tenant was More Pallets LLC who manufactures and recycles wood pallets.

PIN: 24-36-116-037-0000, 24-36-111-025-0000

### **Proposed Use**

The Applicant intends to open a truck and trailer repair shop.

### **Applicant Materials**

The application was submitted on September 16, 2024 and included the following documents:

- (A) Property survey
- (B) Building wall height diagrams
- (C) Current floor plans
- (D) Site plan
- (E) Site photos
- (F) Responses complying with the use standards

Other information was also provided to comply with the municipal code (e.g. lease agreement), but those items were not included with this memo as they do not require PZBA review.

**Staff Comments**

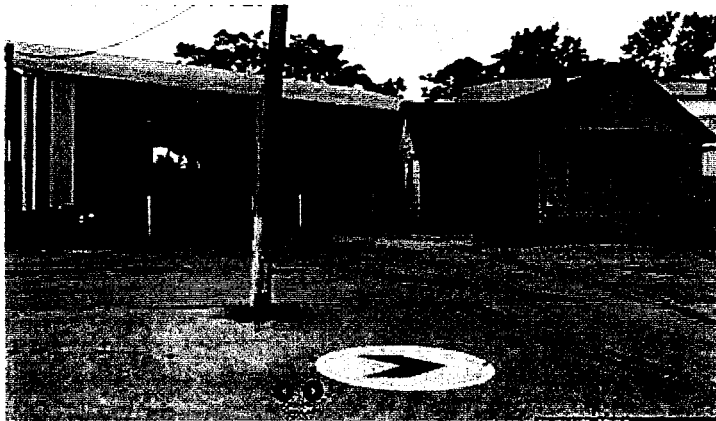
Based on zoning ordinance, parking requirements for this location would call for 15 parking spaces based on the square footage of the facility (7,500) plus 2 spaces per service bay. Based on the site plan we are seeing two truck repair bays and one trailer repair bay. Their current site plan shows 6 parking spaces.

Warehouse has 14-18' ceiling heights, floor drains with a triple catch basin and new lighting. There are six (6) drive in doors that allow drive-through access. The yard is gated with a concrete fence and an iron gate.

Part of the concrete fence seems to have been altered/damaged at some point and currently has a trailer blocking the opening. This may be something the PZBA may want to impose a condition on for repair if they deem necessary.



Based on the proposed traffic flow plan, trucks would enter through gate and exit out of the warehouse towards Wireton. There is a large pole as you exit. PZBA may want to understand clearly how vehicles have historically been able to turn safely onto Wireton while exiting.



As always, the PZBA can recommend conditions to be placed on the special use permit. Staff does not have any additional suggested conditions in this case, beyond the standard conditions which will be included in the City Council ordinance.

### **Definition**

**MOTOR VEHICLE, SERVICE AND REPAIR.** Includes, but shall not be limited to, establishments involved in engine rebuilding or major reconditioning of worn or damaged motor vehicles, towing and collision service, including body, frame or fender straightening or repair, and painting of motor vehicles. This use also includes establishments where gasoline and/or fuel oil are sold and where oil, grease, batteries, tires and automobile accessories may be supplied and dispensed at retail and/or where the following services may be rendered in fully enclosed bays: sale and servicing of spark plugs, batteries, and distributors and distributor parts, tire servicing and repair, but not recapping, replacement or adjustments of mufflers, tail pipes, water hose, fan belts, brake fluid, grease retainers and wheel bearings, radiator cleaning and flushing; provision of water, antifreeze and the like, washing, polishing, detailing, and sale of washing and polishing materials, greasing and lubrication.

### **Parking Requirements**

1 per 500 sq. ft. + 2 per service bay + additional outdoor spaces for parking

### **§ 165.029(F) PARKING AND LOADING FACILITIES**

(F) *Parking requirements.* Off-street parking spaces shall be provided in accordance with the following standards:

(1) *Availability of spaces.* All parking spaces approved as part of the issuance of an occupancy permit shall be made available to the residents, customers, employees, guests, and/or other users of the principal use. Spaces shall not be utilized for long-term storage, display of vehicles, materials, or goods.

(2) *Accessible parking.* Per state requirement, accessible parking spaces shall be designed and provided as required by the Illinois Accessibility Code, as amended from time to time, and all additional applicable laws. Accessible parking shall be provided for all off-street parking lots that provide parking for employees, visitors, or both, with the exception of single-family, two-family, and three-family dwellings. The number of accessible parking spaces may be counted toward the total number of off-street parking spaces required.

### **§ 165.025(H) Motor vehicle repair and service**

(H) *Motor vehicle repair and service.*

(1) Any use involving the repair or service of motor vehicles shall be limited to the districts identified in § 165.023 - Schedule of Use Controls. In addition, no use involving motor vehicle repair or service shall be allowed, either as a permitted use or a special use, on Western Avenue, regardless of whether that use is allowed in the property's underlying zoning district.

(2) Vehicle repair/service establishments may not store vehicles outdoors on the site for longer than 14 days, or seven days once repairs are complete.

- (3) Repair of vehicles in prohibited outdoors. Storage of all merchandise, auto parts, and supplies must be within an enclosed structure.
- (4) No partially dismantled, wrecked, junked, or discarded vehicles may be stored outdoors on the premises. This standard does not apply to vehicles under repair.
- (5) No motor vehicles may be stored and no repair work may be conducted in the public right-of-way.
- (6) The sale of new or used vehicles is prohibited unless separately approved.
- (7) Tow trucks are not allowed to be stored on site. Towing drop-off and pick-up of vehicles is limited to third party towing companies.
- (8) Vehicle repair/service establishments that share a lot line with a residential district must be screened along interior side and rear lot lines with a solid wall or fence, a minimum of six feet in height

### **Special Use Standards**

Per Section 165.089(F) of the Zoning Ordinance, *"No special use shall be recommended by the Planning and Zoning Board of Appeals unless such Board shall find that:*

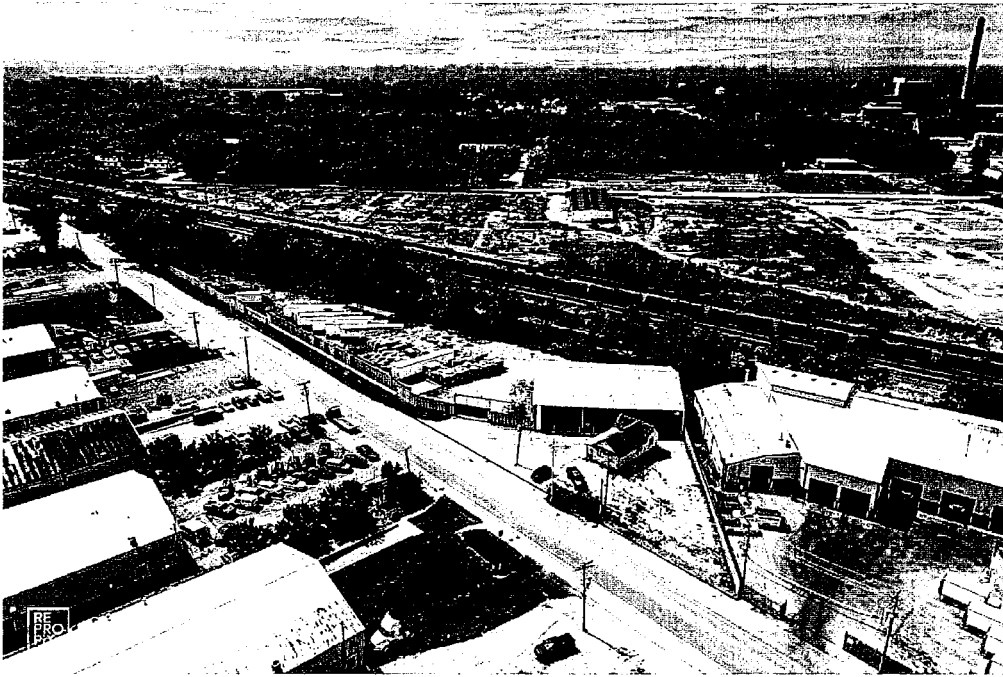
- (1) The establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare;*
- (2) The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes 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; and*
- (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 must determine that each of these standards is met before recommending approval of a special use.

### **Advertisement**

Notification requirements for this special use application have been satisfied. A legal notice was published in the *Daily Southtown*, which is part of the Chicago Tribune Media Group, and a zoning sign was posted on the physical property.

Site







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

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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 7, 2024**

Applicant: Gold Standard Truck Center LLC  
Address: 2933 Wireton Road, Blue Island, IL 60406

Following a hearing on November 7, 2024, the Planning and Zoning Board of Appeals voted [4-0] to adopt the Findings of Fact recommending City Council approval of a special use under the Blue Island Zoning Ordinance of 1971, as amended, for a "motor vehicle repair" use within I-1 (Limited Industry) 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 I-1 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) The Applicant shall comply with all building and landscaping codes; and
- (B) No vehicles may be stored on the Property outdoors longer than 20 days.

Based on the foregoing, the Planning and Zoning Board of Appeals recommends that the City Council approve a special use for Gold Standard Truck Center LLC to establish a "motor vehicle repair" use at 2933 Wireton Road, Blue Island, Illinois 60406, with the conditions above.