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

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**ORDINANCE  
NUMBER 2024-052**

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**AN ORDINANCE OF THE CITY OF BLUE ISLAND, COOK  
COUNTY, ILLINOIS, GRANTING A SPECIAL USE  
PERMITTING PLATINUM ASSETS SOLUTIONS, LLC. TO  
OPERATE A MOTOR VEHICLE REPAIR SHOP WITHIN THE  
LIMITED INDUSTRIAL DISTRICT  
(2320 138<sup>TH</sup> STREET)**

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

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

**Aldermen**

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**ORDINANCE NUMBER 2024- 052**

**AN ORDINANCE OF THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS,  
GRANTING A SPECIAL USE PERMITTING PLATINUM ASSETS SOLUTIONS, LLC.  
TO OPERATE A MOTOR VEHICLE REPAIR SHOP WITHIN THE LIMITED  
INDUSTRIAL DISTRICT  
(2320 138TH 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 Platinum Assets Solutions LLC. (the “*Applicant*”), as contract purchaser of the Property, to allow within the I-1 (Limited Industrial) District a “motor vehicle repair shop” use (the “*Proposed Special Use*”) on the property located at 2320 138<sup>th</sup> 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 December 5, 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 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 R-1 District.

**Section 4.** A special use, subject to the conditions set forth below, is hereby granted and issued to Platinum Assets Solutions LLC for a “motor vehicle repair shop” use in the I-1 District located at 2320 138<sup>th</sup> 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, 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 work with neighboring property owners, and show proof of such discussions, to develop a plan for limiting negative effects on those bordering residential properties. The plan shall include landscaping and other barriers, and the plan must be approved by the City prior to operation of the special use;
10. All lighting on the Property shall comply with City ordinances to include down lighting to avoid light trespass on other properties;
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 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.

*(Left intentionally blank)*

ADOPTED this 17<sup>TH</sup> day of DECEMBER, 2024, pursuant to roll call as follows:

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

APPROVED by the Mayor on DECEMBER 17, 2024.

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

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

RAEANN CANTELO-ZYLMAN, CITY CLERK

PUBLISHED in pamphlet this  
17<sup>TH</sup> day of DECEMBER, 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 **December 17, 2024**, the Corporate Authorities of such municipality passed and approved Ordinance No. **2024-052**.

Entitled:

**AN ORDINANCE OF THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS, GRANTING A SPECIAL USE PERMITTING PLATINUM ASSETS SOLUTIONS, LLC TO OPERATE A MOTOR VEHICLE REPAIR SHOP WITHIN THE LIMITED INDUSTRIAL DISTRICT (2320 138<sup>TH</sup> STREET).**

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

The pamphlet form of Ordinance No. **2024 - 052** including the Ordinance and a cover sheet thereof, was prepared, and a copy of such Ordinance posted in the municipal building commencing on **December 17, 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 **17<sup>TH</sup>** day of **December, 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 - 052** Entitled: **AN ORDINANCE OF THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS, GRANTING A SPECIAL USE PERMITTING PLATINUM ASSETS SOLUTIONS, LLC TO OPERATE A MOTOR VEHICLE REPAIR SHOP WITHIN THE LIMITED INDUSTRIAL DISTRICT (2320 138<sup>TH</sup> STREET).**

**ORDINANCE NO. 2024-052** which was adopted at a regular meeting of the City Council of the City of Blue Island, Illinois held on the **17<sup>TH</sup> day of DECEMBER, 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 **17<sup>TH</sup>** day of **DECEMBER, 2024**.

CORPORATE SEAL

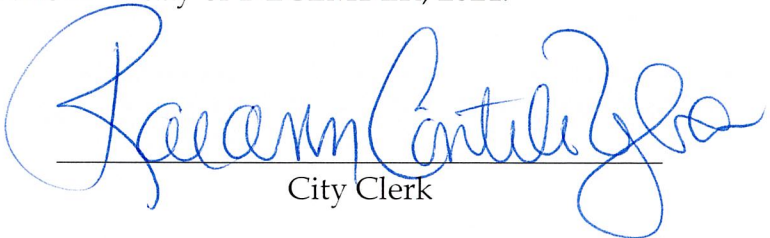
  
\_\_\_\_\_  
City Clerk

Exhibit A

*Legal Description*

Address: 2320 138<sup>th</sup> Street, Blue Island, IL 60406

PINs: 29-06-106-031-0000, 29-06-106-032-0000, 29-06-106-068-0000, 29-06-106-089-0000, 29-06-106-091-0000

PARCEL 1:

PART OF THE SUBDIVISION OF LOTS 27, 28 AND 28A, AND THAT PART OF THE CALUMET SLOUGH WHICH LIES NORTH OF SAID LOTS AND SOUTH OF THE CENTER OF SAID SLOUGH IN ENGLAND'S SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL, AND THAT PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE WABASH ROAD AND SOUTH OF THE CALUMET SLOUGH DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCING AT A POINT IN THE SOUTH LINE OF SAID SUBDIVISION WHICH IS 212.99 FEET WEST OF THE SOUTHEAST CORNER OF SAID SUBDIVISION AND RUNNING THENCE NORTH 00 DEGREES 03 MINUTES 30 SECONDS EAST ON A LINE PARALLEL WITH THE EAST LINE OF SAID SUBDIVISION 428.78 FEET; THENCE SOUTH 80 DEGREES 18 MINUTES 31 SECONDS WEST 163.32 FEET; RUNNING THENCE SOUTH 00 DEGREES 03 MINUTES 30 SECONDS WEST PARALLEL WITH EAST LINE OF SAID SUBDIVISION 400.85 FEET TO THE SOUTH LINE OF SAID SUBDIVISION; THENCE EAST ON THE SOUTH LINE OF SAID SUBDIVISION; THENCE EAST ON THE SOUTH LINE OF SAID SUBDIVISION 160.95 FEET TO THE POINT OF BEGINNING, EXCEPT THEREOF THAT PART THEREOF FALLING IN THE SOUTH 725 FEET OF THE WEST 75 FEET OF THE EAST 287.99 FEET OF LOT 1 IN THE SUBDIVISION OF LOTS 27, 28 AND 28A AND THAT PART OF THE CALUMET SLOUGH WHICH LIES NORTH OF SAID LOTS AND SOUTH OF THE CENTER OF SAID SLOUGH IN THE SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN AND THAT PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE WABASH ROAD AND SOUTH OF THE CALUMET SLOUGH, AND EXCEPT ALSO THEREOF THAT PART THEREOF DESCRIBED AS FOLLOWS; BEGINNING AT A POINT IN THE SOUTH LINE OF SAID LOT 28, 287.99 FEET WEST OF THE SOUTHEAST CORNER OF LOT 28A IN SAID SUBDIVISION AND RUNNING THENCE IN A NORTHERLY DIRECTION ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID LOT 28A FOR A DISTANCE OF 125 FEET; THENCE IN A WESTERLY DIRECTION ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID LOT 28 FOR A DISTANCE OF 70 FEET TO A POINT; THENCE IN A SOUTHERLY DIRECTION ALONG A LINE PARALLEL WITH THE SAID EAST LINE OF LOT 28A; THENCE FOR A DISTANCE OF 125 FEET TO A POINT IN THE SOUTH LINE OF SAID LOT 28; THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTH LINE OF

SAID LOT 28 FOR A DISTANCE OF 70 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

CALUMET SLOUGH, WHICH LIES NORTH OF SAID LOTS AND SOUTH OF THE CENTER OF SAID SLOUGH IN THE SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THAT PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE WABASH ROAD AND SOUTH OF CALUMET SLOUGH DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 00 DEGREES 03 MINUTES 30 SECONDS EAST ON THE EAST LINE THEREOF, 465.73 FEET; THENCE SOUTH 80 DEGREES 18 MINUTES 31 SECONDS WEST 216.13 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 30 SECONDS WEST ON A LINE PARALLEL TO THE EAST LINE OF SAID LOT 1, 426.78 FEET TO THE SOUTH LINE THEREOF; THENCE EAST ON SAID SOUTH LINE 212.99 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE WEST 12.5 FEET OF LOT 6 IN OWNER'S SUBDIVISION OF LOT 29 IN PETER ENGLAND'S SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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

\_\_\_\_\_  
Platinum Assets Solutions LLC

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

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

Date: \_\_\_\_\_



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 DECEMBER 5, 2024**

Applicant: Platinum Assets Solutions LLC  
Address: 2320 138<sup>th</sup> Street, Blue Island, IL 60406

Following a hearing on December 5, 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 service and 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 Service and 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 work with neighboring property owners, and show proof of such discussions, to develop a plan for limiting negative effects on those bordering residential properties. The plan shall include landscaping and other barriers, and the plan must be approved by the City prior to operation of the special use; and
- (B) All lighting on the Property shall comply with City ordinances to include down lighting to avoid light trespass on other properties.

Based on the foregoing, the Planning and Zoning Board of Appeals recommends that the City Council approve a special use for Platinum Assets Solutions LLC to establish a "motor vehicle service and repair" use at 2320 138<sup>th</sup> Street, Blue Island, Illinois 60406, with the conditions above.