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

**ORDINANCE
NUMBER 2025- 010**

**AN ORDINANCE OF THE CITY OF BLUE ISLAND, COOK
COUNTY, ILLINOIS, GRANTING A SPECIAL USE
PERMITTING TOSHIRO'S TRUCK REPAIR, LLC TO
OPERATE A MOTOR VEHICLE SERVICE AND REPAIR USE
WITHIN THE LIMITED INDUSTRIAL DISTRICT
(2001 W. 119TH STREET)**

**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

ORDINANCE NUMBER 2025- 010

**AN ORDINANCE OF THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS,
GRANTING A SPECIAL USE PERMITTING TOSHIRO'S TRUCK REPAIR, LLC TO
OPERATE A MOTOR VEHICLE SERVICE AND REPAIR USE WITHIN THE
LIMITED INDUSTRIAL DISTRICT
(2001 W. 119TH STREET)**

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 Toshiro’s Truck Repair, LLC (the “*Applicant*”), as contract purchaser of the Property, to allow within the I-1 (Limited Industrial) District a “motor vehicle service and repair” use (the “*Proposed Special Use*”) on the property located at 2001 W. 119th 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 9, 2025 (the “*Public Hearing*”) as to whether the Proposed Special Use should be approved, at which time all persons present were afford 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 I-1 District.

Section 4. A special use, subject to the conditions set forth below, is hereby granted and issued to Toshiro's Truck Repair, LLC for a "motor vehicle service and repair" use in the I-1 District located at 2001 W. 119th 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 repair work on the Property shall be limited to trucks and trailers;
10. That the Property shall not be used for the storage or parking of vehicles, trailers, materials, or equipment except for those vehicles, trailers, materials, and equipment directly related to this approved special use permit for motor vehicle service and repair;
11. That the portion of the Property being used for temporary parking of vehicles and trailers shall be paved;
12. That all vehicles and trailers shall be parked/stored in designated parking spaces on the Property;
13. That vehicles may not be stored outdoors on the Property for longer than 14 days, or longer than 7 days once repairs have been completed;
14. That no vehicles shall be repaired outdoors;
15. That all storage of materials, auto parts, supplies, and equipment shall be within an enclosed structure;
16. That no sales of vehicles shall be conducted the Property;
17. That the Property shall be properly screened in compliance with fence struction requirements of the Zoning Ordinance;
18. That all tractor trailers, vehicles, and materials existing on the Property at the time of the Applicant's purchase shall be removed from the Property before this special use becomes effective; and

19. 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 25TH day of FEBRUARY, 2025, 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 FEBRUARY 25, 2025.

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

ATTESTED and Filed in my office this
25TH day of FEBRUARY, 2025.

RAEANN CANTELO-ZYLMAN, CITY CLERK

PUBLISHED in pamphlet this
25TH day of FEBRUARY, 2025.

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 **February 25, 2025**, the Corporate Authorities of such municipality passed and approved Ordinance No. **2025-010**.

Entitled:

AN ORDINANCE OF THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS, GRANTING A SPECIAL USE PERMITTING TOSHIRO'S TRUCK REPAIR, LLC TO OPERATE A MOTOR VEHICLE SERVICE AND REPAIR USE WITHIN THE LIMITED INDUSTRIAL DISTRICT (2001 W. 119TH STREET).

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

The pamphlet form of Ordinance No. **2025 - 010** including the Ordinance and a cover sheet thereof, was prepared, and a copy of such Ordinance posted in the municipal building commencing on **February 25, 2025**, 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 **25TH** day of **February, 2025**.

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 **2025 - 010** Entitled: **AN ORDINANCE OF THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS, GRANTING A SPECIAL USE PERMITTING TOSHIRO'S TRUCK REPAIR, LLC TO OPERATE A MOTOR VEHICLE SERVICE AND REPAIR USE WITHIN THE LIMITED INDUSTRIAL DISTRICT (2001 W. 119TH STREET).**

ORDINANCE NO. 2025-010 which was adopted at a regular meeting of the City Council of the City of Blue Island, Illinois held on the **25TH day of FEBRUARY, 2025**; 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 **25TH day of FEBRUARY, 2025**.

CORPORATE SEAL



City Clerk

Exhibit A

Legal Description

Address: 2001 W. 119th Street, Blue Island, IL 60406

PINs: 25-30-200-018-0000

THE NORTH 212.28 FEET, AS MEASURED AT RIGHT ANGLE TO THE NORTH LINE OF THAT PART OF LOTS 4 AND 5 IN KRUEGER'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING WESTERLY OF THE WESTERLY LINE OF DIVISION STREET AS DEDICATED BY PLAT RECORDED SEPTEMBER 27, 1988 AS DOCUMENT NUMBER 88442106, EXCEPTING THEREFROM THAT PART THEREOF DEDICATED FOR PUBLIC STREET BY PLAT OF DEDICATION RECORDED APRIL 19, 1995 AS DOCUMENT NUMBER 95257934, ALL IN COOK COUNTY, ILLINOIS.

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

Toshiro's Truck Repair, 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

FINDINGS OF FACT

CITY OF BLUE ISLAND PLANNING AND ZONING BOARD OF APPEALS (PZBA)
PUBLIC HEARING OF JANUARY 9, 2025

Applicant: Toshiro's Truck Repair, LLC (Arturo Jimenez)
Address: 2001 W. 119th Street, Blue Island, IL 60406

After a hearing on January 9, 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 of the Blue Island Zoning Ordinance of 1971, as amended, for a "motor vehicle service and repair" use within 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 truck and trailer 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) Repair work shall be limited to trucks and trailers;
- (B) The property will not be used for the storage or parking of vehicles, trailers, materials, or equipment except for those vehicles, trailers, materials, and equipment directly related to the approved special use permit for motor vehicles service and repair;
- (C) The parts of the Property being used for temporary parking of truck and trailers shall be paved;
- (D) All vehicles and trailers shall be parked/stored in designated parking spaces on the property;
- (E) Vehicles may not be stored outdoors on the property for longer than 14 days, or longer than 7 days once repairs are complete;
- (F) No vehicles shall be repaired outdoors, and all storage of materials, auto parts, supplies, and equipment shall be within an enclosed structure;
- (G) No sales of vehicles shall comply with fence construction requirements of the Zoning Ordinance' and;
- (H) Remove existing tractor trailers and other vehicles and materials from the propreryt.

Based on the foregoing, the Planning and Zoning Board of Appeals recommends that the City Council approve a special use for Toshiro's Truck Repair, LLC to establish a "motor vehicle service and repair" use at 2001 W. 119th Street, Blue Island, Illinois 60406, with the conditions listed above.