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

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**ORDINANCE  
NUMBER 2021-062**

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**AN ORDINANCE OF THE CITY OF BLUE ISLAND, COOK  
COUNTY, ILLINOIS, AMENDING CHAPTER 166 OF THE  
CODE OF ORDINANCES REGARDING THE ZONING CODE**

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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 2021-062**

**AN ORDINANCE OF THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS,  
AMENDING CHAPTER 166 OF THE CODE OF ORDINANCES REGARDING THE  
ZONING CODE**

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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 previously adopted the Blue Island Zoning Ordinance of 1971 (the “*Zoning Code*”), which is codified in Chapter 166 of Title XV of the Code of Ordinances of the City (the “*City Code*”) and the Uptown-Transit Oriented Development (“*U-TOD*”) District Ordinance of 2012 (“*U-TOD District Ordinance*”), which is also referenced and incorporated in the Zoning Code; and

**WHEREAS**, a text amendment application has been submitted by the City requesting amendments to certain sections of the City Code regarding definitions and schedule of use controls, to allow new business operations in certain zones of the City, including the U-TOD District (the “*Proposed Amendments*”); and

**WHEREAS**, the Proposed Amendments also include revisions to the planned development process, establishing preliminary and final phases and additional required submittals; and

**WHEREAS**, the Planning and Zoning Board of Appeals (“*PZBA*”) held public hearings on November 18, 2021 and December 2, 2021 (the “*Public Hearings*”) as to whether the Proposed Amendments 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 the Public Hearings by publication not more than thirty (30) days nor less than fifteen (15) days prior to said Public Hearing; and

**WHEREAS**, the PZBA has filed its findings of fact and recommendations that the Proposed Amendments 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 have determined that adoption of the Proposed Amendments is advisable and in the best interest of the health, safety, and welfare of the residents of the City.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Aldermen of the City of Blue Island, Cook County, Illinois as follows:

**Section 1.** That 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.** That 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 City Council 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.** That the Mayor and Aldermen find and determine that the adoption of this Ordinance is in the best interests of the City as well as in the public interest.

**Section 4.** That Section 166.003 (“Definitions”) of Chapter 166 (“Zoning Code”) of Title XV (“Land Usage”) of the Blue Island Code of Ordinances is hereby amended by adding the underlined language and deleting the stricken language, to read as follows:

§ 166.003 DEFINITIONS.

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**CARPORT.** An open-sided roofed automobile shelter, usually formed by extension of the roof from the side of a building.

**CATERING SERVICE.** An establishment in which the principal use is the preparation of food and meals on the premises, and where such food and meals are delivered to another location for consumption.

**CHANGEABLE COPY.** A sign or portion of a sign that is devoted to and designed for manually or automatically changeable copy text and graphics. **CHANGEABLE COPY** signs do not include time, date and/or temperature signs and electronic signs as hereinafter defined.

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**INDUSTRIAL PARK.** A unified development designed to accommodate a community of compatible and non-nuisance types of industry. **INDUSTRIAL PARKS** may be promoted or sponsored by private developers, community organizations or government organizations.

~~**INTEGRATED CENTER.** A grouping of compatible uses on a single zoning lot, such uses being in single ownership or under unified control.~~

**INTENSE BURNING.** Implies a rate of combustion described by a material that burns with a high degree of activity and is consumed rapidly.

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**LIMITED ACCESS HIGHWAY.** A traffic way, including expressways and toll roads for through traffic, in respect to which owners or occupants of abutting property or lands and other persons have no legal right of access to or from the same, except at such points only and in such manner as may be determined by the public authority having jurisdiction over such traffic way.

**LIVE/WORK BUILDING.** A building or portion of a building that combines a commercial or manufacturing activity allowed in the zone with a residential living space for the owner of the commercial or manufacturing activity or the owner's employee, and that person's household, where the resident owner or employee is responsible for the commercial or manufacturing activity performed.

**LODGE.** A hall or meeting place of a local branch or the members composing such a branch of a fraternal order or society, such as the Masons, Knights of Columbus, Moose, American Legion and other similar organizations. It shall be permissible to serve food and meals on such premises; providing, adequate dining room space and kitchen facilities are available.

The sale of alcoholic beverages to members and their guests shall be allowed provided it is secondary and incidental to the promotion of some other common objective by the organization; and, further provided that, such sale of alcoholic beverages is in compliance with all applicable federal, state and county laws.

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**PERMANENT SIGN.** A sign attached to a structure or the ground which is made of materials intended for long-term use.

**PLANNED UNIT DEVELOPMENT.** A parcel of land or contiguous parcels of land controlled by a single landowner or by a group of landowners in common agreement as to control, group of two or more principal buildings designed to be maintained and operated as a unit in single entity, the environment of which is compatible with adjacent parcels and the intent of the zoning district or districts in which it is located, and the development of which is controlled by a planned development plan, approved by the city council, and which has certain facilities in common, such as yards and open spaces, recreation areas, garages, and parking areas.

**POLITICAL SIGN.** A sign whose function is to draw attention to or communicate a position on any issue, candidate or measure in any national, state or local election.

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**TRAVEL TRAILER.** A trailer designed and constructed for travel and temporary lodging purposes and intended for camping, recreational, travel or vacation use.

**TRUCK TERMINAL:** Means a building, structure, or place where trucks or transports are rented, leased, kept for hire, or stand or park for remuneration, or from which trucks or transports, stored, or parked on the property, are dispatched for hire as common carriers or where goods are stored temporarily for further shipment. A truck terminal property shall be constructed with concrete or asphalt surfaces, and shall also contain proper drainage, landscaping, lighting, circulation, and fencing.

**USE.** The purpose or activity for which the land or building thereon is “designed,” “arranged,” or “intended,” or for which it is occupied or maintained, and shall include any manner of performance of such activity with respect to the performance standards of this chapter.

- (1) **USE, PRINCIPAL.** The main use of land or buildings as distinguished from a subordinate or accessory use. A PRINCIPAL USE may be either “permitted” or “special.”
- (2) **USE, SPECIAL.** Includes, but is not limited to public and quasi-public uses affected with the public interest, and may include a private use, any one or more of which may have a unique, special, or unusual impact upon the use or

enjoyment of neighboring property, which because of such characteristics could be properly classified as a permitted use in any particular district or districts.

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**Section 5.** That Section 166.023 (“Schedule of Use Controls”) of Chapter 166 (“Zoning Code”) of Title XV (“Land Usage”) of the Blue Island Code of Ordinances is hereby amended by adding the underlined language and deleting the stricken language, to read as follows:

**§ 166.023 SCHEDULE OF USE CONTROLS.**

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(C) *District C-1.*

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(2) *Special uses.*

- (a) Any permitted or special use in the R-1 or R-2 Residential District;
- (b) Automobile showrooms;
- (c) Post offices;
- (d) Outdoor amusement establishments;
- (e) Arenas or stadium auditoriums;
- (f) Public storage garages;
- (g) Automobile body and fender shop; ~~and~~
- (h) Adult-use cannabis dispensing organizations; and
- (i) Catering services.

(D) *District C-2.*

(1) *Permitted principal uses.*

- (a) Any use permitted in the C-1 Commercial District;
- (b) Drive-in restaurants;
- (c) Motels;
- (d) Automobile showrooms;

- (e) Automobile repair shops and washing establishments;
- (f) Gasoline service stations;
- (g) Used car dealers;
- (h) Warehousing;
- (i) Wholesale establishments;
- (j) Landscape nurseries, garden supplies, pounds;
- (k) Animal hospitals, kennels and pounds;
- (l) Boat sales and marinas;
- (m) Trade schools;
- (n) Mortuaries; ~~and~~
- (o) Catering services; and
- ~~(p)~~(p) Accessory uses as defined.

(2) *Special uses.*

- (a) Any special use permitted in the C-1 Commercial District;
- (b) Fabrication of metal products, wood products, paper products, cloth products, plastic products, and electronics; ~~and~~
- (c) Automobile body and fender shop; and-
- (d) Banquet hall.

(E) *District I-1.*

(1) *Permitted principal uses.*

- (a) Manufacturing of light machinery;
- (b) Fabrication of metal products, wood products, paper products, concrete and plastic products, glass products, electronics and cloth products;
- (c) Food and associated industries;
- (d) Laboratories;
- (e) Warehousing with no retail sales permitted on the premises;
- (f) Truck terminals;
- ~~(g)~~(g) Signs as permitted in §§ 166.105 through 166.131 of this chapter; and
- ~~(g)~~(h) Accessory uses as defined.

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**Section 6.** That Section 166.033 (“Planned Development”) of Chapter 166 (“Zoning Code”) of Title XV (“Land Usage”) of the Blue Island Code of Ordinances is hereby amended by adding the underlined language and deleting the stricken language, to read as follows:

**§ 166.033 PLANNED DEVELOPMENT.**

(A) *Special use.* Planned development shall be permitted as a special use in appropriate zones only after specific approval by the Planning and Zoning Board of Appeals and the City Council as set forth under § 166.095 of this chapter and this section. as follows.

(B) *Purpose.* The purpose of planned development regulations is to allow more creative and imaginative design for land developments than is possible under more conventional zoning regulations. In this regard, the bulk and use regulations of any district may be modified within a planned development. Preservation of natural site qualities, better urban amenities, more open space, and a higher quality project are the desired results of the planned development process.

In addition to the purposes detailed in § 166.095, the following objectives are sought through the use of the planned development procedure:

- (1) To permit a creative approach to the use of land and related physical facilities that results in better design and development, with the inclusion of aesthetic amenities.
- (2) To encourage a pattern of development to preserve natural vegetation, topographic and geological features and environmentally appropriate features.
- (3) To create a method for the permanent preservation of common open space for the continued use and enjoyment of the residents of the development.
- (4) To provide for more usable and suitably located recreation facilities and other public and private facilities.
- (5) To encourage a land use which promotes the public health, safety, comfort, morals, and welfare.

~~(A) The application shall show the proposed use or uses, dimensions and locations of proposed structures and of areas to be reserved for vehicular and pedestrian traffic, parking, public uses such as schools and playgrounds, landscaping and other open spaces; architectural drawings and sketches showing the design of structures and their relationship; and such other information as may be requested by the bodies referred to above for a determination that it is desirable to deviate from certain other provisions of this chapter.~~



~~(B) The application shall be filed with the City Clerk as provided in § 166.095(C) of this chapter. Where deemed advisable by the Planning and Zoning Board of Appeals, all information required for preliminary approval of subdivision plats may also be required in the application for a planned development.~~

(C) *Pre-application procedure.* Prior to the filing of an application for approval of a planned development, the developer may request an informal meeting with the City administration and key department heads and/or with the Planning & Zoning Board of Appeals at a regularly-scheduled meeting of that body. The pre-application conference is not mandatory. It is intended that the informal proposal submitted will be in preliminary conceptual form, and the substance and detail of the matters presented shall, beyond complying with the requirements of this chapter, be largely within the discretion of the developer. However, the City and/or Planning & Zoning Board of Appeals may request the submission of other specified information or documentation. The purpose of the conference shall be informal communication, information, and discussion, and no commitments shall be given nor shall statements or opinions of the City or Planning & Zoning Board of Appeals be deemed binding. No recommendations need be made to, or acted upon, by the City Council.

(D) *Preliminary plan stage.* The purpose of the preliminary plan is to obtain tentative approval and/or commitments from the City that the plans, design, and program that the developer intends to build and follow are acceptable, and that the developer can reasonably proceed into final detailed architecture, engineering, surveying, and landscape architecture in anticipation of final plan approval and subsequent construction. This is a relatively detailed submission that assures the developer that its plan is acceptable and that it can invest the money necessary to prepare final plans with the assurance that the final plat and plans will be accepted if they substantially conform to the preliminary plat and plans. It is at this stage that final modifications, adjustments, and interpretations are made to the conceptual plan.

(1) *Procedure.* Every application for planned development shall begin with a request for preliminary plan approval, unless waived by the Zoning Administrator. Applications shall be submitted to the City Clerk who shall refer same to the Zoning Administrator and Planning and Zoning Board of Appeals for a public hearing and report and recommendation as to whether the City Council should approve the preliminary plan.

(2) *General requirements.* Applications for review of preliminary plans must include all information and materials required in this section and § 166.095(C). Seventeen (17) copies of all required information shall be submitted, which will then be given to members of the Planning and Zoning Board of Appeals, the City Council, and staff. The application shall be accompanied by a fee as provided in § 166.096.

(3) *Specific requirements.* The following plans and other documentation must be submitted as part of planned development applications, unless waived by the

Zoning Administrator. The Zoning Administrator may also require additional documents be provided before the preliminary hearing.

(a) Detailed Plan/Plat: A drawing of the planned development shall be prepared at a scale of not less than one inch to 100 feet (1" = 100') and shall show such designations as proposed streets (public and private), all buildings and their use, common open space, recreation facilities, parking areas, service areas, and other facilities to indicate the character of the proposed development. The submission shall include:

- (i) Boundary lines – bearings and distance;
- (ii) Easements – location, width, and purpose;
- (iii) Streets on and adjacent to the tract street names, right-of-way widths, existing or proposed centerline elevations, pavement type, walks, curbs, gutters, culverts, etc.;
- (iv) Utilities – a preliminary engineering study providing information on existing and proposed sanitary, storm, water, and other utilities unnecessary to adequately service the development;
- (v) Ground elevations on the tract;
- (vi) Other conditions on the tract – watercourses, flood plains, marshes, rock outcrops, wooded areas, isolated preservable trees one foot or more in diameter, houses, accessory buildings, and other significant features.
- (vii) Other conditions on adjacent land – approximate direction and gradient of ground slope, including any embankments or retaining walls; character and location of major buildings, railroads, power lines, towers, and other non-residential land uses or adverse influences; owners of adjacent unplatted land (adjacent platted land shall be referred to by subdivision plat name and show approximate percent built-up, typical lot size, and dwelling type);
- (viii) Zoning – show zoning districts on and adjacent to the tract;
- (ix) Proposed public improvements – highways or other major improvements planned by public authorities for future construction on or near the tract;
- (x) Open space – all parcels of land intended to be dedicated for

public use or reserved for the use of all property owners with the purpose indicated;

- (xi) Structures – general location, purpose, and height of each building;
  - (xii) Map data – name of development, name of site planner, north point, scale, date of preparation, and acreage of site; and
  - (xiii) Miscellaneous – such additional information as may be required by the Planning and Zoning Board of Appeals.
- (b) Objectives. A statement of planning objectives to be achieved by the planned development. This statement should include a description of the character of the proposed development and the rationale behind the assumptions and choices of the developer.
- (c) Ownership. Statement of present and proposed ownership of all land within the project, including present tract designation according to official records in offices of the county recorder of deeds. If legal title to the property is in trust, then a statement of names and percentage of interest of all the beneficiaries shall be submitted. If legal title to the property is in a corporation, limited partnership, or other legal entity, then a statement of the names of all persons or entities owning 10% or more of the stock or other ownership interest shall be submitted.
- (d) Schedule. Development schedule indicating: (i) the stages in which the project will be built with an emphasis on area, density, use, and public facilities such as open space to be developed with each stage; and (ii) approximate dates for beginning and completing each stage. The overall design of each stage shall be shown on the plat and through supporting graphic material.
- (e) Density. In residential planned developments, information on the density of residential uses, including the number of dwelling units per acre, the number of dwelling units by type, the number of buildings by type, and the number of bedrooms in each dwelling unit type.
- (f) Non-residential use. In all planned developments, information on the type and amount of ancillary and non-residential uses, including the amount of open space.
- (g) Service facilities. Information on all service facilities and off-street parking facilities.
- (h) Architectural renderings/plans. Preliminary architectural

renderings/plan for all primary buildings shall be submitted in sufficient detail to permit an understanding of the style of the development, the design of the building, and the number, size, and type of dwelling units. Also, provide floor area of building types and total ground coverage and height of buildings.

- (i) Landscape plans. Preliminary plans for vegetation, earth sculpturing, berming, and aesthetic features, which will adhere to chapter 163.
  - (j) Facilities plans. Preliminary plans or information, adequate to indicate that the proposed development can be serviced, shall be submitted for:
    - (i) Roads, including classification, width of right-of-way, width of pavement, and typical construction details;
    - (ii) Sanitary sewers;
    - (iii) Storm drainage;
    - (iv) Water supply system;
    - (v) Lighting programs; and
    - (vi) Sidewalks, paths, and trails.
  - (k) School impact study. For residential planned developments, information on the student load and financial impact on the local school districts, including expected scheduling of potential students.
  - (l) Tax impact study. Information on the taxes to be generated by the proposed project and the cost to the various taxing bodies to provide the necessary services to the project.
  - (m) Traffic analysis. Information on the adequacy of the local transportation and thoroughfare system to handle anticipated traffic volumes generated by the planned development. Also, an analysis should be made of the adequacy of the internal vehicular circulation pattern.
  - (n) Market study. An economic feasibility study of the planned development, including information on land utilization and marketing potential. Evidence should be presented showing the need and feasibility of the proposed development.
- (4) Preliminary hearing. The Planning and Zoning Board of Appeals shall hold a public hearing on the application for a planned development, in accordance with the requirements and standards contained in this section and § 166.095. The

Planning and Zoning Board of Appeals shall make written findings of fact and shall submit same together with its recommendation to the City Council within 30 days of the public hearing.

- (5) City Council action. The City Council shall not act upon an application until it has received the report and recommendation of the Planning and Zoning Board of Appeals. After receipt, the City Council shall approve, modify, or disapprove the preliminary plan, considering the requirements and standards contained in this section and §166.095. The City Council may require such special conditions in the approval of the preliminary plan as it may deem necessary to ensure conformity with the intent of all comprehensive plan elements, the stated purpose of the planned development, and the general and specific purposes for planned developments.
- (6) Preliminary approval. If the preliminary plan is approved by the City Council, the final plan, once submitted and considered by the Planning and Zoning Board of Appeals and the City Council, shall be approved and the planned development, as a form of conditional use, granted by ordinance, if it conforms with the preliminary plan, including any conditions and/or modifications imposed by the City Council. Approval of a preliminary plan shall not constitute approval of the final plan; rather, it shall be deemed an expression of approval of the layout submitted on the preliminary plan as a guide to the preparation of the final plan(s). No building permit shall be issued for any structure until a final planned development plan has been filed and approved.

(E) Final plan stage. The developer shall submit the final plan(s) for the planned development not later than one year (or such additional time, as may be authorized by resolution of the City Council) after approval of the preliminary plan. Preliminary and final plans may be filed and approved simultaneously, or the final plan approved without the preliminary plan, if all of the land is to be developed at one time and if all requirements of both the preliminary and final plan procedures are met.

- (1) Procedure. Final plans shall be submitted to the Zoning Administrator, who shall refer same to the Planning and Zoning Board of Appeals for a public hearing and report and recommendation as to whether the City Council should approve the final plan. All documents required in the preliminary plan stage must also be provided in the final plan stage, with updates made for any known or contemplated changes to the preliminary plan. Such alterations shall not substantially alter the approved preliminary plans beyond any conditions imposed by the City.
- (2) Final Plat. A final planned development plat, suitable for recording with the county recorder of deeds, shall be prepared and submitted to the Planning and Zoning Board of Appeals. The purpose of the final plat is to designate with particularity the land subdivided into conventional lots as well as the division of other land not so treated into common open areas and building areas. The final

plat shall include, but not be limited to:

- (a) An accurate legal description of the entire area under immediate development within the planned development.
  - (b) A subdivision plat of all subdivided lands in the same form and meeting all the requirements of a normal subdivision plat.
  - (c) An accurate legal description of each separate unsubdivided use area, including common open space.
  - (d) Designation of the exact location of all buildings to be constructed.
  - (e) Certificates, seals, and signatures required for the dedication of lands and recording the documents.
  - (f) Tabulations on separate unsubdivided use area, land area, number of buildings, number of dwelling units, and dwelling units per acre.
- (3) Final plans. Any preliminary documents submitted as part of the approved preliminary plan must be provided in final, updated form, including, but not limited, architectural plans, landscaping plans, and facilities plans.
- (4) Common open space. All common open space may be either conveyed to a municipal or public corporation, conveyed to a not-for-profit corporation or entity established for the purpose of benefitting the owners and residents of the planned development, or retained by the developer. In any event, the City Council may require legally binding covenants and other guarantees, in a form approved by the city attorney, that the common open space will be permanently preserved as an open area. All land conveyed to a not-for-profit corporation or like entity shall be subject to the right of said corporation to impose a legally enforceable lien against the individually owned property in the planned development for maintenance and improvement of the common open space. Such documents shall also provide that the City shall have the right, but not the obligation, to perform necessary maintenance of the common open space and shall have a lien against the individually owned property in the planned development for the costs thereof.
- (5) Public facilities. All public facilities and improvements made necessary as a result of the planned development shall be either constructed in advance of the approval of the final plan, or at the election of the City, escrow deposits, irrevocable letters of credit in a form approved by the city attorney, or performance bonds shall be delivered to the City to guarantee construction of the required improvements.
- (6) Construction plan. Detailed plans shall be submitted for the design, construction,

or installation of site amenities, including buildings, landscaping, lakes, and other site improvements. A final construction schedule shall be submitted for that portion of the planned development for which approval is being requested.

- (7) Covenants. In residential planned developments, agreements, provisions, or covenants that will govern the use, maintenance, and continued protection of the planned development and any of its common open space shall be provided. Said covenants shall be reviewed and approved by the City attorney prior to recordation.
- (8) Final hearing. Within thirty (30) days after receiving the final plan and supporting documents, the Planning and Zoning Board of Appeals shall review the final plan at a public meeting to determine whether the final plan is in substantial conformance with the approved preliminary plan. The Planning and Zoning Board of Appeals shall determine whether the final plan is in conformity with the regulations provided in this section and the approved preliminary plan. The Planning and Zoning Board shall recommend approval, approval with conditions, or denial of approval of the final plat. The Planning and Zoning Board of Appeals shall make written findings and shall submit same together with its recommendation to the City Council within 30 days of the public hearing. If the applicant opted to submit preliminary and final plans together, or final plans alone, the hearing shall be as provided in section (D)(4) herein.
- (9) City Council action. The City Council shall not act upon a final planned development plan until it has received the report and recommendation of the Planning and Zoning Board of Appeals. After receipt, the City Council shall approve, approve with conditions, or disapprove the preliminary plan. The City Council may require such special conditions in the approval of the final plan as it may deem necessary to ensure conformity with the intent of all comprehensive plan elements, the stated purpose of the planned development, and the general and specific purposes for planned developments. Approval of a final plan by the City Council is valid for a time period of one year, within which time the final plat must be recorded. If the applicant opted to submit preliminary and final plans together, or final plans alone, approval shall be considered as provided in section (D)(5) herein.

(F) Notice. Notice of the time and place of any preliminary hearing, or any final hearing when a preliminary hearing has been bypassed, shall be given in the following manner:

- (1) By publishing notice at least once in one or more newspapers of general circulation within the city, not more than 30, nor less than 15 days prior to such hearing;
- (2) By posting notice as provided in § 166.091 for special uses;
- (3) By mailing via certified mail notice to all owners of property within 250 feet

of the boundaries of the planned development, with a description of the proposed planned development and a legal description of the subject property; and

- (4) By mailing via certified mail the same notice to owners of property beyond 250 feet of the boundaries of the planned development, as required by the Zoning Administrator if he deems it necessary and reasonable because of the size or nature of the development, unusual configuration of the property involved, or any other reason likely to result in a direct impact of the development on residents beyond 250 feet.

(EG) The following regulations shall also apply, unless waived by the City Council after consideration by the Planning and Zoning Board of Appeals.

(1) *Spacing and orientation of building groups - residential.*

- (a) Walls containing main window exposures or main entrances shall be so oriented as to insure adequate light and air exposure.
- (b) Such buildings shall be so arranged as to avoid undue exposure to concentrated loading or parking facilities and shall be so oriented as to preserve visual and audible privacy between adjacent buildings.
- (c) A building wall containing windows and an entrance way shall be located no closer to another building than a distance equal to the height of the taller building of the two, but in no case less than 50 feet.
- (d) A building wall containing only windows or only an entranceway shall be located no closer to another building than a distance equal to the height of the taller building of the two, but in no case less than 25 feet.
- (e) A building group shall not be so arranged that any temporary or permanently inhabited building is inaccessible to emergency vehicles.
- (f) The proposed site shall be properly landscaped, so as to further enhance the natural qualities of the land. Where adjacent land use dictates, proper screening and buffer zones may be required. No certificate of occupancy shall be issued for any such building or buildings, unless the same conforms in all respects to such site plans and unless all facilities included in the site plan are in accordance with the requirements set forth herein. Proper landscaping shall be provided along all walks and streets, around recreation areas and along the outer property line of the site.
- (g) The maximum length of any group of attached structures shall not exceed 150 feet. A building group may not be so arranged as to be inaccessible by emergency vehicles.



(2) *Spacing and orientation of building groups - business and industrial.*

(a) Exterior walls of opposite buildings shall be located no closer than a distance equal to the height of the taller building.

(b) A building group shall not be so arranged that any permanently or temporarily occupied building is inaccessible to emergency vehicles.

(3) *Circulation.*

(a) There shall be an adequate, safe and convenient arrangement of pedestrian circulation, facilities, roadways, driveways and off-street parking and loading space.

(b) There shall be an adequate amount in a suitable location, of pedestrian walks, malls and landscaped spaces, to prevent pedestrian use of vehicular ways and parking spaces and to separate pedestrian walks, malls and public transportation loading places from general vehicular circulation facilities.

(c) Buildings and vehicular circulation open spaces shall be arranged so that pedestrians moving between buildings are not unnecessarily exposed to vehicular traffic.

(4) *Paving and drainage.* There shall be an adequate design of grades, paving, gutters, drainage and treatment of turf to handle storm waters, prevent erosion, and to prevent the formation of dust.

(5) *Driveways.* All driveways and parking areas shall be developed with all-weather hard surfaces and shall contain facilities for night illumination.

(6) *Signs and lighting.* Signs and lighting devices shall be properly arranged with respect to traffic-control devices and adjacent residential districts.

(7) *Open space.*

(a) Permanent open space refers to parks, playgrounds, parkway medians, landscaped green space, landscape swales (or similar drainage practices), schools, community centers, parking amenities (including, but not limited to, ride-sharing spots, charging stations, and bicycle racks), or other similar areas in public ownership or areas covered by an open easement.

(b) Pervious open space shall be limited to any land used as yards, parks, recreational areas, landscaped green areas, and landscape swales (or similar drainage practices), but shall not include areas used for off-street

parking and any area, the use of which notwithstanding, that has been compacted or covered with a layer of material so that it does not readily absorb or retain water.

- (c) No plan for a planned development shall be approved unless such plan provides for a certain percentage of total area classifiable as permanent open space. That percentage is 20 percent in the R-1 district and 10 percent in the U-TOD district.
- (d) No plan for a planned development shall be approved unless such plan provides for a certain percentage of gross land area classifiable as pervious open space. That percentage is 20 percent in the R-1 district, 10 percent in the C-2 district, 15 percent in the I-1 and I-2 districts, and 10 percent in the U-TOD district.
- (e) Any applicant for a planned development who desires a variance reducing these open space requirements shall be responsible for demonstrating that the proposed development will not increase the area's runoff and will include sufficient green space.
- (f) Stormwater Facilities. As used in this subsection (7), "stormwater facilities" shall include the following:
  - (i) Vegetated Swale – a shallow, landscaped area designed to capture, convey, and potentially infiltrate stormwater runoff as it moves from a paved surface.
  - (ii) Infiltration/Flow-Through Planter – a contained landscaped area designed to capture and retain stormwater runoff.
  - (iii) Rain Garden – a shallow, landscaped area that can collect, slow down, filter, and absorb large volumes of water and can also delay discharge into a connected watershed system, either natural or man-made.

All three stormwater facilities can be used in an urban, suburban, or rural area of the city. They can be used in street or parking lot applications.

- (8) Minimum lot area in residential planned developments. Provided the overall number of dwelling units per acre (density) is not increased beyond the provisions of division 166.095(D)(4) of this chapter, and provided that the permanent open space in accord with division (E)(7) above, the minimum individual lot area per dwelling unit provisions of the district in which the development is located may be waived.

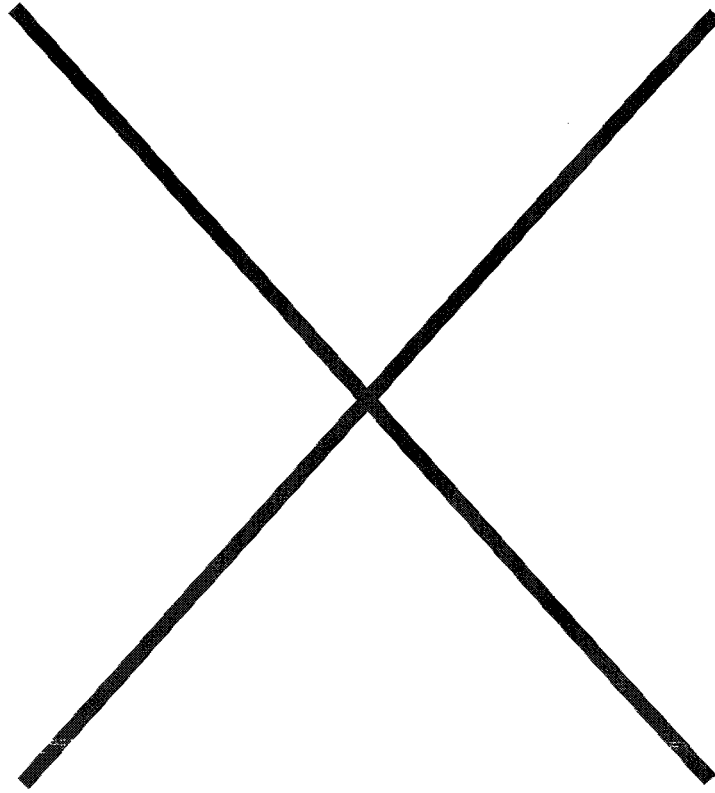
**Section 7.** That Section 166.043 (“General U-TOD District Regulations”) of Chapter 166 (“Zoning Code”) of Title XV (“Land Usage”) of the Blue Island Code of Ordinances is hereby amended by deleting the existing U-TOD District Boundary Map, shown with an “X” over it, and adding an amended U-TOD District Boundary Map, shown directly below the existing map, as “Map 1,” as follows:

**§ 166.043 GENERAL U-TOD DISTRICT REGULATIONS.**

**(A) Establishment of Districts**

The boundaries of the U-TOD District and lands uses for blocks or parcels shall be as described in the Blue Island Uptown Zoning District, or any subsequent amendment thereto.

*[Intentionally left blank]*



*Map 1. U-TOD District Boundary Map*

\*\*\*

**Section 8.** That Section 166.044 (“U-TOD District Land Use Regulations”) of Chapter 166 (“Zoning Code”) of Title XV (“Land Usage”) of the Blue Island Code of Ordinances is hereby amended by adding the underlined language and deleting the stricken language, and by deleting the existing U-TOD District Land Use Map, shown with an “X” over it, and adding an amended U-TOD District Land Use Map, shown directly below the existing map, as “Map 2,” to read as follows:

**§ 166.044 U-TOD DISTRICT LAND USE REGULATIONS.**

**(A) Table of Use Regulations**

The Table of Use Regulations lists the uses allowed within zoning districts, according to the following:

- (1) All Special Uses permitted in the U-TOD District are subject to the application procedures in Section 166.047 and Article VIII.
- (2) The “Use Standards” column contains references to the applicable standards that apply to the listed use type. The Use Standards are presented in Paragraph B of this Section 166.044.

**§ 166.044.1 Table of Use Regulations**

<b>Uses</b>	<b>P = Permitted Use</b>	<b>Use Standards</b>
Uses in the Uptown TOD are organized in this table as follows:		
<b>Residential</b>		
Assisted living	S	
Attached single family dwelling	P	
Dwelling unit, ground floor	P	<u>Zone A: Only in live/work buildings and in Use</u>
		<u>Zone B: Any residential building</u>

Dwelling unit, second floor P

\*\*\*

\*\*\*

### Eating and Drinking Establishments

\*\*\*

• Carryout or fast food S

• Catering service S

• Full service P

\*\*\*

\*\*\*

### Miscellaneous and Accessory Uses

\*\*\*

Outdoor seating P If associated with a permitted principal use; § 166.044(B)(2)

Planned development S

Shelters, gazebos, band shells P

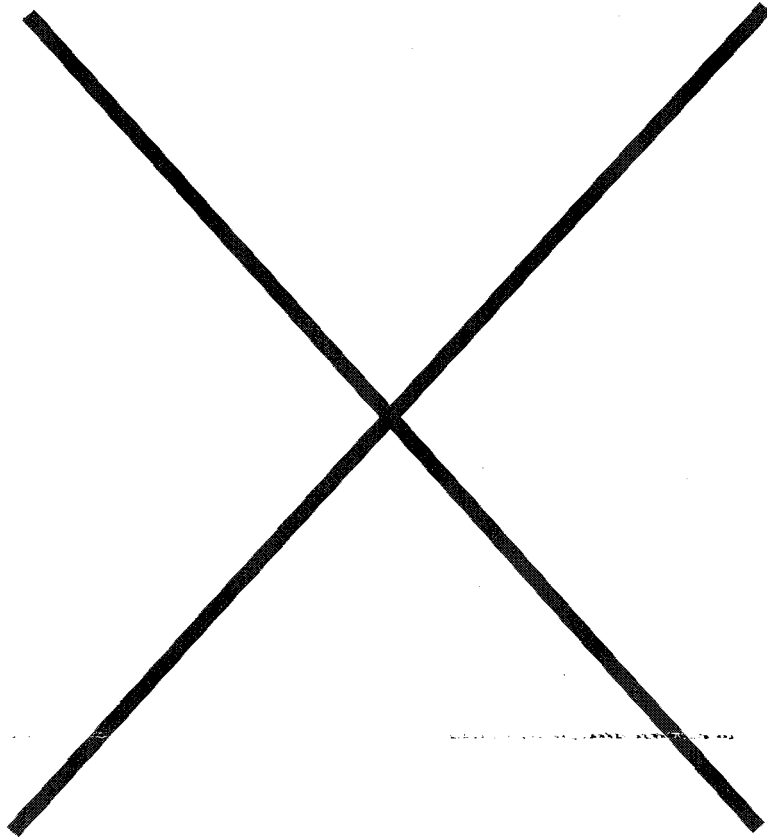
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### (C) Land Use and Building Form Regulations

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(6) Building Scale. To preserve the existing character of residential neighborhoods new construction or expansion of existing single-family residential uses shall not result in the consolidation of more than two existing residential lots. Commercial and multiple family buildings cannot be more than two stories taller than adjacent existing single-family homes.



*Map 2. U-TOD District Land Use Map*

\*\*\*

**Section 9.** That Section 166.096 (“Special Use Permits”) of Chapter 166 (“Zoning Code”) of Title XV (“Land Usage”) of the Blue Island Code of Ordinances is hereby amended by adding the underlined language and deleting the stricken language, to read as follows:

**§ 166.095 SPECIAL USE PERMITS**

\*\*\*

- (I) *Planned developments.* Planned developments are of such substantially different character from other special uses that specific and additional standards are hereby established to govern the report and of the Planning Commission, the recommendation of the Planning and Zoning Board of Appeals and the action of the City Council.

\*\*\*

(2) *Required information.* The developer shall be required to submit plans and other documentation to the following information, and any other information that may be required by the Planning and Zoning Board of Appeals as detailed in § 166.033.:

(a) ~~A site plan indicating the arrangement and tentative location of buildings, uses permitted, land to be preserved as permanent common open space, parking and loading spaces, and other special features of the development plan;~~

(b) ~~A draft of the proposed protective covenants whereby the owner proposes to regulate land use and otherwise protect the proposed development;~~

(c) ~~A draft of any proposed incorporation agreement and a draft of any by-law or easement declarations concerning maintenance of recreational and other common facilities; and~~

(d) ~~Data on the market potential necessary to support the location of the site and the size of uses in any planned development.~~

\*\*\*

~~(5) Designation of permanent common open space.~~

(a) ~~**PERMANENT COMMON OPEN SPACE** shall be defined as parks, playgrounds, parkway medians, landscaped green space, schools, community centers or other similar areas in public ownership or covered by an open space easement.~~

(b) ~~No plan for a planned development shall be approved unless such plan provides for permanent open space equivalent to 10% of the total area in single family residential planned developments, 20% in multiple-~~



family planned developments and 5% in business and industrial planned developments.

(5) Additional standards. In addition to meeting the special use standards provided in § 166.095(F), no planned development shall be recommended by the Zoning Board of Appeals and approved by the City Council unless the Board and Council find that the development meets the following standards:

- (a) Size and Ownership: the site of the planned development must be under single ownership and/or unified control and be not less than two acres in area.
- (b) Compatibility: the planned development shall be demonstrated by developer to be of a type, and to be so located as to exercise no undue detrimental influence upon surrounding properties and to be compatible with the surrounding uses.
- (c) Need: A showing of the desirability of the plan and its benefit to the community must be made.
- (d) Yards: The required yards along the periphery of the planned development shall be at least equal in width or depth to that of the adjacent zoning district or districts.
- (e) Parking requirements: Adequate parking shall be provided as required in other sections of this chapter.
- (f) Traffic: Adequate provision shall be made to provide ingress and egress so designated as to minimize traffic congestion on the public streets and promote safety.

The planned development may depart from strict conformance with the required density, dimension, area, height, bulk, use and other regulations for the zoning district in which the property is located, as long as all special use and planned development standards are met.

~~(6) Minimum lot area in residential planned developments.~~ Provided the overall number of dwelling units per acre (density) is not increased beyond the provisions of division (I)(4) above, and provided that the permanent common open space is in accord with division (I)(5) above, the minimum individual lot area per dwelling unit provisions of the district in which the development is located may be waived.

(6) Conditions and restrictions. Prior to the granting of any planned development, the Planning and Zoning Board of Appeals and/or the City Council may require such conditions and restrictions upon the establishment, location, design, layout, height, density, construction, maintenance, aesthetics, operation, and other elements of the

planned development as deemed necessary for the protection of the public interest, protection of the adjacent area, and to secure compliance with the standards specified in this section. In all cases in which planned developments are granted, the City Council shall require such evidence and guarantees as it may deem necessary as proof that the developer is complying and will comply with the conditions stipulated.

\*\*\*

**Section 9.** That Section 166.113 (“Establishment of Sign Overlay Districts”) of Chapter 166 (“Zoning Code”) of Title XV (“Land Usage”) of the Blue Island Code of Ordinances is hereby amended by adding the underlined language, deleting the stricken language, and adding a map, to read as follows:

**§ 166.113 ESTABLISHMENT OF SIGN OVERLAY DISTRICTS.**

(A) The following Sign Overlay Districts are established, and are mapped in § 166.~~114~~113(C):

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(B) *Hospital Use.* A hospital that falls within any of the Sign Overlay Districts established is subject to the regulations for a hospital, as defined in this subchapter, provided under § 166.117(H).

(C) *Sign Overlay District Location.*

*[Intentionally left blank]*

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**Section 10.** 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 11.** All ordinances, resolutions, motions or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

**Section 12.** This Ordinance shall be in full force and effect immediately upon its passage and approval to ensure the public health, safety and welfare of the residents of the City.

**ADOPTED** this **14th** day of **December, 2021**, 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 **December 14, 2021**.

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

**ATTESTED** and Filed in my office this  
**14th** day of **December, 2021**.

**RAEANN CANTELO-ZYLMAN, CITY CLERK**

**PUBLISHED** in pamphlet form this  
**14th** day of **December, 2021**.

**RAEANN CANTELO-ZYLMAN, CITY CLERK**



**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 ZONING BOARD OF APPEALS (ZBA)  
PUBLIC HEARING – November 18 & December 2, 2021**

Applicant: City of Blue Island, 13051 Greenwood Avenue, Blue Island, IL 60406

On November 18 and December 2, 2021, the Planning and Zoning Board of Appeals (PZBA) voted (6-0, and then 4-0) to adopt Findings of Fact recommending that the City Council approve text amendments to the City of Blue Island Zoning Ordinance.

The Blue Island Zoning Code prescribes the requirements of the Findings of Fact:

Section 166.094(F)(2):

*The Planning and Zoning Board of Appeals shall not recommend the adoption of a proposed amendment unless it finds that the adoption of such amendment is in the public interest and is not solely for the interest of the applicant.*

In accordance with the foregoing requirements, the Planning and Zoning Board of Appeals finds as follows:

***The proposed additions to the definitions in the Zoning Ordinance will provide more concrete standards for certain uses that are becoming more prevalent. The elimination of “integrated centers,” combined with the revised planned development process, will help the City better facilitate multi-use developments to ensure code compliance, thus protecting the health, safety, and welfare of city residents. The new process involving “preliminary” and “final” phases will involve more oversight from the City and transparency for the public prior to approval of planned developments. Developers will also benefit from more specific expectations and procedures. With the expansion of the Uptown-Transit Oriented Development (U-TOD) District, the maps showing that District need to be updated within the City Code. This amendment clearly is in the best interest of the public as well as the City.***



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.

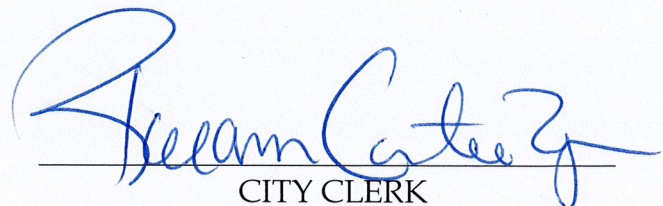
I further certify that on **December 14, 2021** the Corporate Authorities of such municipality passed and approved Ordinance No. **2021 - 062** Entitled: **AN ORDINANCE OF THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS, AMENDING CHAPTER 166 OF THE CODE OF ORDINANCES REGARDING THE ZONING CODE**

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

The pamphlet form of Ordinance No. **2021 - 062** including the Ordinance and a cover sheet thereof, was prepared, and a copy of such Ordinance posted in the municipal building commencing on **December, 2021** 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 **14th** day of **December, 2021**.

CORPORATE SEAL

  
CITY CLERK

