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

**ORDINANCE
NUMBER 2024-004**

**AN ORDINANCE OF THE CITY OF BLUE ISLAND, COOK COUNTY,
ILLINOIS, GRANTING PRELIMINARY APPROVAL OF A PLANNED
DEVELOPMENT FOR SENIOR HOUSING, URGENT CARE, ADULT DAY
CARE, LIMITED-SERVICE HOTEL, GROCER, AND OTHER MEDICAL
AND COMMERCIAL USES WITHIN THE UPTOWN-TRANSIT
ORIENTED DEVELOPMENT (UTOD) DISTRICT
(12829, 12831, 12843, and 12935 GREGORY ST; 2250, 12834, 12836, 12850,
and 13000 IRVING AVE; 12921 and 12955 WESTERN AVE; and 2329
UNION ST.)**

**FRED BILOTTO, Mayor
RAEANN CANTELO-ZYLMAN, City Clerk
JAIRO FRAUSTO, City Treasurer**

**DEXTER JOHNSON
LUIZ MONTOYA
NANCY RITA
BILL FAHRENWALD
GABRIEL McGEE
CANDACE CARR
JOSH ROLL**

Aldermen

ORDINANCE NUMBER 2024-004

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GRANTING PRELIMINARY APPROVAL OF A PLANNED DEVELOPMENT FOR
SENIOR HOUSING, URGENT CARE, ADULT DAY CARE, LIMITED-SERVICE
HOTEL, GROCER, AND OTHER MEDICAL AND COMMERCIAL USES WITHIN THE
UPTOWN-TRANSIT ORIENTED DEVELOPMENT (UTOD) DISTRICT
(12829, 12831, 12843, and 12935 GREGORY ST; 2250, 12834, 12836, 12850, and 13000
IRVING AVE; 12921 and 12955 WESTERN AVE; and 2329 UNION ST.)**

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, Lockwood Development Partners (the “Applicant”), with authority of the Property owner, Veterans Services, LLC (the “Owner”) has submitted a planned development application to the City pursuant to Section 165.033 of the Zoning Code to redevelop the former MetroSouth Medical Center located at 12935 Gregory Street, Blue Island, Illinois, as well as other adjacent and nearby properties, all within the Uptown Transit Oriented Development (“UTOD”) District, which are all legally described and identified on Exhibit A (the *Property*”); and

WHEREAS, the Applicant’s proposed use of the Property would be for senior housing, urgent care, adult day care, limited-service hotel, grocer, and other medical and commercial uses (the “Proposed Planned Development”); and

WHEREAS, the Planning and Zoning Board of Appeals (“*PZBA*”) held a public hearing on October 5, 2023 (the “*Public Hearing*”) as to whether the Proposed Planned Development should be preliminarily 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 subsequently voted to recommend preliminary approval of the Proposed Planned Development, sending its findings of fact and recommendations to the Mayor and Aldermen of the City, who 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 preliminary approval of the Proposed Planned Development 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 prior 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 Planned Development, which would be a special use, as follows:

1. That the Proposed Planned Development, 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 Planned Development, 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 Planned Development, 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 Planned Development, 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 Planned Development, 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 Planned Development, 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 Planned Development, subject to the conditions set forth herein; and
8. That the Proposed Planned Development, subject to the conditions set forth herein, complies with all additional regulations in the City's Zoning Ordinance specific to the UTOD District.

Section 4. The Proposed Planned Development to include senior housing, urgent care, adult day care, limited-service hotel, grocer, and other medical and commercial uses is hereby preliminarily approved. The Proposed Planned Development shall receive final approval upon submission of final plans, as detailed in Section 165.033(E) of the Zoning Code, within one year of

the adoption of this Ordinance. Other than any changes required by the conditions below, the final plan submissions shall be in substantially the same form as the following plans and specifications relating to the development of the Proposed Planned Development (collectively, the “*Plans and Specifications*”):

- i. Development Proposal, including the Master Plan, the Senior Housing Typical Unit Renderings, the Senior Housing Amenities Matrix, and the Floor Plans: submitted by Applicant supplementally on 11/2/2023 (Exhibit B-1; the “*Development Proposal*”);
- ii. Landscape Plan (L100) and Landscape Details (L200): submitted by Applicant supplementally, prepared by Eriksson Engineering Associates, Ltd., with an issue date of 6/23/21 (Exhibit B-2; the “*Landscaping Plan*”);
- iii. Redevelopment Parking Study: submitted by Applicant, prepared by Eriksson Engineering Associates, Ltd., with an issue date of 10/23/23 (Exhibit B-3; the “*Parking Study*”);
- iv. Project Narrative: submitted by Applicant with the Application on 6/12/23 (Exhibit B-4; the “*Project Narrative*”);
- v. Market Demand Analysis: submitted by Applicant with the Application, with an issue date of 2/1/23 (Exhibit B-5; the “*Housing Analysis*”); and
- vi. Survey: prepared by Zarko Sekerez & Associates, Inc., with an issue date of 11/5/20 (Exhibit B-6; the “*Survey*”).

Section 4. Final approval of the Proposed Planned Development will be subject to the following conditions:

1. This preliminary approval for a planned development shall be limited to the Applicant and the Owner and shall not be transferable by either the Applicant or the Owner except upon reapplication and approval in the manner provided in the Zoning Code;
2. This preliminary approval for a planned development is not transferable to other properties;
3. Any modification or intensification of the planned development that alters the essential character or operation of the use in a way not intended at the time preliminary approval was granted, as evidenced by the record or text of the ordinance, shall require a new planned development approval;

4. The Applicant shall provide the City with a phasing plan for the various uses in the Planned Development. At the end of each phase of the PUD development, the Applicant and/or Owner shall present an update to the City Council at a City Council meeting regarding the progress of the PUD development to date and compliance with the PUD conditions;
5. Preliminary approval of the planned development does not authorize the establishment or extension of any use, nor development, construction, reconstruction, alteration, or moving of any building, structure, or parking lot before final approval is given by the Corporate Authorities;
6. The Applicant, Owner, Property, and Proposed Planned Development, subject to the conditions set forth herein, shall comply with all other codes and ordinances of the City of Blue Island, the County of Cook, the State of Illinois, and the federal government;
7. All final plans shall be approved by each applicable City department, and such approval shall not be unreasonably withheld (e.g., Fire, Police, Public Works, etc.);
8. The Applicant shall designate new yellow “striped” areas within its parking lots that allow for taxis and other car-sharing companies to drop off and pick up its passengers. Adult day care service will also have its designated area for its shuttle service, which will be located near the former medical center ambulatory entranceway. These areas shall be clearly marked and their corresponding signage shall be properly erected;
9. The Applicant shall provide for an adequate amount of handicapped parking in all of its parking areas, including the multi-story garage building;
10. The Applicant shall provide for analog or battery assisted bicycles and scooters to be stored onsite inside of its buildings (i.e., the multi-story building and parking garage) and outside within its numerous parking areas. Such areas should be designated with proper signage, lighting, and striping;
11. All existing signage shall be removed and new signage, in accordance with a master sign plan, must be approved by the City;
12. All past-due City accounts (including water bills and any liens) shall be paid in full within 60 days of the adoption of this Ordinance;
13. No portion of the planned development, including any use thereof, shall use the word “Metro” in its name;
14. The average square footage of residential units must be a minimum of 365 square feet;

15. Each residential unit shall include at least a two-burner cook-top;
16. The Applicant shall install and maintain a flock camera on Gregory Street;
17. An agreement with the City regarding fire suppression at the building before, during, and after construction must be approved within sixty (60) days of the execution of this Ordinance. The Applicant/Owner is responsible for drafting the initial agreement, which will then be submitted to the Fire Chief and City administration for review and revision;
18. The back-up generator on the Property must be brought up-to-date with current municipal codes;
19. Due to the expected increase in residential and commercial activity created by this PUD, the park located on the Property (PIN: 25-31-115-008-0000) shall be transferred to the City via quit claim deed within thirty (30) days of final approval of this Ordinance to provide sufficient recreation for residents and visitors and to reduce the impact on the neighboring area;
20. The parking lot adjacent to Western Avenue between Union Street and High Street shall be accessible to the public for free parking during the same hours the public is allowed to park in City-owned parking lots. No portion of the parking lots shall be leased;
21. The Applicant/Owner shall provide evidence that utilities have been separated between the Property and the Pavilion, and that cross-access between the Property and the Pavilion has been removed;
22. Within six (6) months of the approval of this Ordinance, the Applicant/Owner shall provide City Council and City Administration with a proposal regarding financial mechanisms it will implement to protect residents from Bankruptcy, Default, or other business failure of the Applicant or its Successors. This proposal will be discussed amongst the parties and must be approved by City Council prior to the occupancy of the PUD; and
23. This Ordinance shall be signed by the Applicant and the Owner to signify acknowledgement of the terms hereof.

Section 5. Upon final approval, the Planned Development will be subject to the following conditions, in addition to maintaining those conditions above:

1. That this special use for a planned development shall be limited to the Applicant and the Owner and shall not be transferable by the Applicant or the Owner except upon reapplication, hearing and approval in the manner provided in the Zoning Code;

2. That this special use for a planned development 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 the planned development 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 and planned development approval;
4. That the approval of the planned development authorizes the Property to be used in the manner proposed, 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 planned development, 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 planned development, 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 planned development, 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 thoroughfares;
8. That the planned development, 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. Permitted uses on the planned development shall be limited to those identified in the application: Senior Housing, Urgent Care, Adult Day Care, Limited-Service Hotel, Grocer, Occupational Health, Ambulatory Surgical Treatment, Wound Therapy, Physical Therapy & Occupational Therapy, Medical Technicians, MRI Imaging, Laboratory, Pharmacy, General Office, Medical/Dental Clinics, and General Retail;
10. The “senior housing” or residential use within the planned development shall be limited to residents 55 years of age or older;
11. Studio units will be occupied by only one resident; and One Bedroom Units will be occupied by no more than two residents;
12. No portion of the Property, including residential units, shall be sold separately;

13. No subletting of residential units shall be allowed by tenants. This does not preclude the Applicant from leasing out units; and
14. Upon occupancy of the Property, the Applicant shall provide 24-hour security, interior and exterior, and a security plan shall be formulated in cooperation with the Blue Island Police Department.
15. Due to the expected increase in residential and commercial activity created by this PUD, the parking lots adjacent to Western Avenue between Union Street and High Street PIN Numbers: 25-31-113-021; 25-31-113-001; and 25-31—113-002, shall be transferred to the City via quit claim deed within thirty (30) days of final approval of the PUD in order to provide sufficient parking for residents and visitors and to reduce the impact on neighboring areas. Once transferred, the Applicant and/or Owner may still utilize the parking spaces within these City-owned lots to meet any parking requirements that may be required by the City Code in relation to future projects.

Section 6. The Applicant hereunder shall at all times comply with the terms and conditions of this Ordinance and, in the event of non-compliance, the preliminary approval of the planned development shall be subject to revocation.

Section 7. 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 8. All ordinances, resolutions, motions or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 9. 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 23rd day of JANUARY, 2024, pursuant to roll call as follows:

| | YES | NO | ABSENT | PRESENT | ABSTAIN |
|---------------------|-----|----|--------|---------|---------|
| Alderman JOHNSON | X | | | | |
| Alderman FAHRENWALD | | X | | | |
| Alderman RITA | X | | | | |
| Alderman MONTOYA | X | | | | |
| Alderman MCGEE | | | X | | |
| Alderman CARR | X | | | | |
| Alderman ROLL | X | | | | |
| Mayor BILOTTO | | | | | |
| | 5 | 1 | 1 | | |

APPROVED by the Mayor on JANUARY 23, 2024.

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

ATTESTED and Filed in my office this
23rd day of JANUARY, 2024.

RAEANN CANTELO-ZYLMAN, CITY CLERK

PUBLISHED in pamphlet form this
23rd day of JANUARY, 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 **January 23, 2024**, the Corporate Authorities of such municipality passed and approved Ordinance No. **2024-004**.

Entitled:

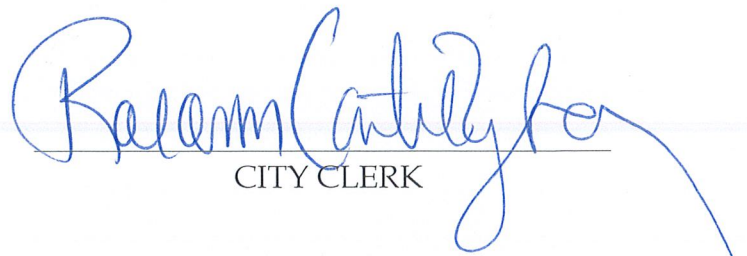
ORDINANCE: AN ORDINANCE OF THE CITY OF BUE ISLAND, COOK COUNTY, ILLINOIS, GRANTING PRELIMINARY APPROVAL OF A PLANNED DEVELOPMENT FOR SENIOR HOUSING, URGENT CARE, ADULT DAY CARE, LIMITED-SERVICE HOTEL, GROCER, AND OTHER MEDICAL AND COMMERCIAL USES WITHIN THE UPTOWN-TRANSIT ORIENTED DEVELOPMENT (UTOD) DISTRICT (12829, 12831, 12843, AND 12935 GREGORY ST; 2250, 12834, 12836, 12850, AND 13000 IRVING AVE; 12921 AND 12955 WESTERN AVE; AND 2329 UNION ST.)

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

The pamphlet form of Ordinance No. **2024 - 004** including the Ordinance and a cover sheet thereof, was prepared, and a copy of such Ordinance posted in the municipal building commencing on **January 23, 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 **23rd** day of **January, 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 - 004** Entitled: **ORDINANCE: ORDINANCE: AN ORDINANCE OF THE CITY OF BUE ISLAND, COOK COUNTY, ILLINOIS, GRANTING PRELIMINARY APPROVAL OF A PLANNED DEVELOPMENT FOR SENIOR HOUSING, URGENT CARE, ADULT DAY CARE, LIMITED-SERVICE HOTEL, GROCER, AND OTHER MEDICAL AND COMMERCIAL USES WITHIN THE UPTOWN-TRANSIT ORIENTED DEVELOPMENT (UTOD) DISTRICT (12829, 12831, 12843, AND 12935 GREGORY ST; 2250, 12834, 12836, 12850, AND 13000 IRVING AVE; 12921 AND 12955 WESTERN AVE; AND 2329 UNION ST.)**

ORDINANCE NO. 2024-004 which was adopted at a regular meeting of the City Council of the City of Blue Island, Illinois held on the **23RD day of January, 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 **5** Alderman voted Aye and **1** 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 **23RD day of January, 2024**.

CORPORATE SEAL


City Clerk

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

Lockwood Development Partners

By: _____

Its: _____

Dated: _____

Veterans Services, LLC

By: _____

Its: _____

Dated: _____