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

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**ORDINANCE  
NUMBER 2024-020**

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**AN ORDINANCE OF THE CITY OF BLUE ISLAND, COOK COUNTY,  
ILLINOIS, AMENDING ORDINANCE 2024-004, THAT GRANTED  
PRELIMINARY APPROVAL OF A PLANNED DEVELOPMENT 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.)**

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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 2024- 020**

**AN ORDINANCE OF THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS,  
AMENDING ORDINANCE 2024-004, THAT GRANTED PRELIMINARY APPROVAL  
OF A PLANNED DEVELOPMENT 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.)**

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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 passed Ordinance 2024-004 on January 23, 2024, which granted preliminary approval of a planned development within the UTOD. Ordinance 2024-004 premised final approval of the Proposed Plan Development on certain listed conditions, including but not limited to: 12) all past due accounts (including water bills and any liens) shall be paid in full within 60 days of the adoption of this Ordinance; 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; and 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;

**WHEREAS**, on April 9, 2024, Lockwood Development Partners (the “Applicant”) informed City Council of its inability to complete the aforementioned conditions within the timeframe originally provided and requested the City amend the 2024-004 Ordinance to allow for additional time to complete these conditions; and

**WHEREAS**, after due and proper consideration, the Mayor and Aldermen of the City of

Blue Island deem it advisable and in the best interest of the health, safety, and welfare of the residents of the City to allow an amendment to Ordinance 2024-004.

**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 following provisions of Ordinance 2024-004 are hereby amended by adding the underlined language and striking existing language and as amended shall read as follows:

- a. Section 4, Number 12: All past-due City accounts (including water bills and any liens) shall be paid in full within 150 ~~60~~ days of the adoption of this Ordinance;
- b. Section 4, Number 17: An agreement with the City regarding fire suppression at the building before, during, and after construction must be approved ~~within sixty~~ (60) one hundred and fifty (150) 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; and
- c. Section 4, Number 19: 19. Due to the expected increase in residential and commercial activity created by this PUD, the park located on the Property (PINs: 25-31-115-008-0000; 25-31-114-005) shall be transferred to the City via quit claim deed within ~~30~~ one hundred and fifty thirty (150) days of final approval of this Ordinance to provide sufficient recreation for residents and visitors and to reduce the impact on the neighboring area.

**Section 3.** The Applicant hereunder shall at all times comply with the terms and conditions of this Amendment to Ordinance 2024-004 in addition to all conditions within Ordinance 2024-004 and, in the event of non-compliance, the preliminary approval of the planned development shall be subject to revocation.

**Section 4.** 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 5.** All ordinances, resolutions, motions or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

**Section 6.** 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 23<sup>RD</sup> day of APRIL, 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					
	6		1		

APPROVED by the Mayor on APRIL 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  
23<sup>RD</sup> day of APRIL, 2024.

RAEANN CANTELO-ZYLMAN, CITY CLERK

PUBLISHED in pamphlet form this  
23<sup>RD</sup> day of APRIL, 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 **April 23, 2024**, the Corporate Authorities of such municipality passed and approved Ordinance No. **2024-019**.

Entitled:

**AN ORDINANCE OF THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS, AMENDING ORDINANCE 2024-004, THAT GRANTED PRELIMINARY APPROVAL OF A PLANNED DEVELOPMENT 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.)**

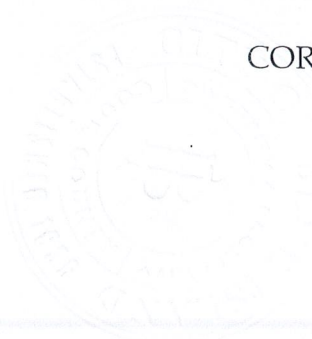
Which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. **2024 - 019** including the Ordinance and a cover sheet thereof, was prepared, and a copy of such Ordinance posted in the municipal building commencing on **April 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 **23<sup>RD</sup>** day of **April, 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.

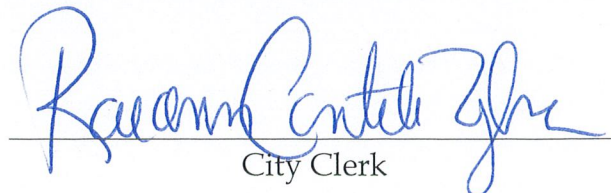
**I DO FURTHER CERTIFY** that the attached and foregoing is a true and correct copy of the certain **2024 - 019** Entitled: **ORDINANCE: AN ORDINANCE OF THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS, AMENDING ORDINANCE 2024-004, THAT GRANTED PRELIMINARY APPROVAL OF A PLANNED DEVELOPMENT WITHIN THE UPTOWN-TRANSIT 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. 2024-019** which was adopted at a regular meeting of the City Council of the City of Blue Island, Illinois held on the **23<sup>RD</sup> day of APRIL, 2024**; that at said meeting **6** Alderman were present; that at said meeting, on motion duly made and seconded that the Ordinance did pass and on the roll being called the vote of each Aldermen present on the question of the passage of said Ordinance was duly and separately taken by Ayes and Nays and their names and votes recorded in the minutes of **6** Alderman voted Aye and **0** Alderman voted Nay and **0** Alderman voted Abstain and **1** Alderman Absent.

**I DO FURTHER CERTIFY** that the original Ordinance which the foregoing is a true copy, is entrusted to my care for safe keeping, and that I am the lawful keeper of the same.

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the Corporate Seal of the City of Blue Island aforesaid, at the said City in the County and State aforesaid, this **23<sup>RD</sup> day of APRIL, 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: \_\_\_\_\_