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

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**ORDINANCE  
NUMBER 2015-029**

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**AN ORDINANCE AMENDING ORDINANCE 2151 AND  
ORDINANCE 2012-185 COMMONLY REFERRED TO AS THE  
BLUE ISLAND ZONING CODE OF 1971 FOR THE  
CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS.**

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**DOMINGO F. VARGAS, Mayor  
Randy Heuser, City Clerk**

<b>1st Ward</b>	<b>TOM HAWLEY</b>	<b>GEORGE POULOS</b>
<b>2nd Ward</b>	<b>LETICIA VIEYRA</b>	<b>FRED BILOTTO</b>
<b>3rd Ward</b>	<b>NANCY RITA</b>	<b>KEVIN DONAHUE</b>
<b>4th Ward</b>	<b>CANDACE CARR</b>	<b>ALECIA SLATTERY</b>
<b>5th Ward</b>	<b>JANICE OSTLING</b>	<b>KENNETH PITTMAN</b>
<b>6th Ward</b>	<b>DEXTER JOHNSON</b>	<b>JAIRO FRAUSTO</b>
<b>7th Ward</b>	<b>NANCY THOMPSON</b>	<b>JAMES JOHANSON</b>

**Aldermen**



**Zoning Text Amendment: Residential Uses**  
**09/22/2015**

I. Introduction and Purpose

City of Blue Island has begun consideration of amendments to the schedule of uses in the zoning ordinance. This proposed use table will amend residential uses in all of the City's zoning districts and provide definitions for various residential uses. Single and multi unit regulations remain the same as already adopted. The use table introduces a new category of Group residential uses that includes elderly housing, community homes and transitional residences.

Existing, established use of land may continue. Where an existing use may become non-conforming it will be considered legally established.

II. Discussion/Highlights

In June 2015, Plan Commission recommended the adoption of a new, comprehensive use table. The residential portion of this recommendation was discussed and reviewed by the Community Development Committee in August 2015. With their recommendation, a public hearing was scheduled pursuant to Section 8.9(5) in the Blue Island Zoning Ordinance. The Zoning Board of Appeals heard the application on September 8, 2015 and unanimously recommended adoption with the condition of 0.5 mile distance between community and transitional group uses. The Judiciary Committee amended this recommendation to 800 feet, consistent with State statute.

III. Conclusion and Recommendation

Recommendation to adopt the amended Residential Use Table

Staff contact: Jason Berry, ACIP, Deputy Director of Community Development  
Email: [jberry@cityofblueisland.org](mailto:jberry@cityofblueisland.org)

**CITY OF BLUE ISLAND ZONING BOARD OF APPEALS  
FINDINGS OF FACT**

**PUBLIC HEARING OF SEPTEMBER 8, 2015**

City of Blue Island, 13051 Greenwood Avenue, Blue Island

On September 8, 2015 the Blue Island Zoning Board of Appeals voted unanimously (4-0) to adopt Findings of Fact recommending City Council approval of a zoning text amendment of the Blue Island Zoning Ordinance of 1971, as amended, for residential uses within the City of Blue Island.

**Section 8.9(6) Findings of Fact and Recommendation of the Zoning Board of Appeals:** The Zoning Board of Appeals shall make written findings of fact and shall submit same together with its recommendations to the City Council within 30 days of the public hearing. Where the purpose and effect of the proposed amendment is to change the zoning classification of particular property, the Zoning Board of Appeals shall make findings based upon the evidence presented to it in each specific case with respect to the following matters:

- a. Existing uses of property within the general area of the property in question.

Finding: The Zoning Board of Appeals finds that the proposed amendments are compatible with the existing uses within these districts. In order to enhance the integration of adults or children living in community homes or transitional residences, the Zoning Board of Appeals recommends a distance requirement of 0.5 miles between these uses.

- b. The zoning classifications of property within the general area of the property in question.

Finding: The proposed amendment affects properties in the R-1, C-1, C-2, UTOD, I-1 and I-2 zoning districts. The Zoning Board of Appeals finds that the proposed amendments are compatible and enhance the zoning classifications within these districts.

- c. The suitability of the property in question to the uses permitted under the existing zoning classification

Finding: The Zoning Board of Appeals finds that the proposed uses are suitable to the uses permitted under the existing zoning classification.

- d. The trend of development, if any, in the general area of the property in question

Finding: The Zoning Board of Appeals finds that the proposed uses are consistent with the development trends in Blue Island, including Transit Oriented Development in the Vermont Street Station area.

- e. Projected use of the property, as indicated in the Comprehensive Plan

Finding: The Zoning Board of Appeals finds that the proposed amendment is consistent with the map illustrating Future Land Uses and the goals and objectives of the Blue Island Comprehensive Plan.

## ORDINANCE NO. 2015-029

### AN ORDINANCE AMENDING ORDINANCE 2151 AND ORDINANCE 2012-185 COMMONLY REFERRED TO AS THE BLUE ISLAND ZONING CODE OF 1971 FOR THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS

Whereas, the Blue Island Zoning Board of Appeals held a public hearing on September 8, 2015 at 6:30 p.m. within the City of Blue Island for the purpose of considering zoning code text amendments; and

Whereas, notice was given of the time and place of the hearing, not more than 30 nor less than 15 days before the hearing, by publishing a notice in the Daily South Town newspaper, a newspaper published in the City, on August 23, 2015; and

Whereas, proper notice of the meeting of the Zoning Board of Appeals was given and posted in accordance with the Illinois Open Meetings Act.

BE IT ORDAINED by the Mayor and City Council of the City of Blue Island, Cook County, Illinois (the "City"), as follows:

#### SECTION ONE

Article III, Section 3.2 of the Blue Island Zoning Code shall be amended with additions and insertions indicated by **bold** text and deletions indicated by stricken text, and amended to otherwise read as set forth herein:

**ASSISTED LIVING.** A facility that meets the definition of: (1) an "assisted living establishment" or (2) a "shared housing establishment" as those terms are defined in the Assisted Living and Shared Housing Act, 210 ILCS 9/1, et seq., as amended.

**BLOCK.** A tract of land bounded by streets, or by a combination of streets and public parks, cemeteries, railroad rights-of-way, bulkhead lines or shore lines of waterways, or boundary lines of the corporate limits of the City of Blue Island. **Where blocks are unusually long or short, of unusual shape, and for the purpose of determining the distance between Community Homes or Transitional Residences, block length shall be determined by address ranges.**

~~BOARDING HOUSE. A "boarding house" is a residential building, or portion thereof other than a motel, apartment hotel, or hotel containing lodging rooms for accommodation of three or more persons who are not members of the keeper's family and where lodging or meals or both are provided by pre-arrangement and for definite periods.~~

**BUILDING, RESIDENTIAL.** A "residential building" is a building which is arranged, designed, used, or intended to be used for residential occupancy by one or more families or lodgers and which includes, but is not limited to, the following types:

- a. Single-family detached dwellings.
- b. Two and Three-family dwellings.
- c. Multiple-family dwellings.
- d. A row of single or two-family attached dwellings developed initially under single ownership or control.

**COMMUNITY HOME.** A single dwelling unit that complies with the regulations of the zoning district in which it is located, and which is occupied on a permanent basis by a group of not more than 8 unrelated persons with service-dependent or developmentally disabled people living in a family-like environment who are undergoing treatment or rehabilitation and constitute a single housekeeping unit in which residents share responsibilities, meals and recreation; and also meeting the requirements set forth in Section 5.4 (6).

~~CONVALESCENT, NURSING, OR HOME FOR AGED. A "Convalescent, Nursing or Home for Aged" is a building devoted to the maintenance, personal care or nursing of three or more persons not related to the owner or lessee by blood or marriage, who by reason of illness, physical infirmity or age, require such maintenance, personal care or nursing, but not including hospitals, clinics or similar institutions devoted primarily to the diagnosis and treatment of human illness.~~

**CONVENT, MONESTARY, RECTORY.** A residential building housing persons under religious vows.

~~DWELLING. A "dwelling" is a building or portion thereof designed or used exclusively for residential occupancy, including single family, two family, three family and multiple family dwellings, but not including hotels, motels, or rooming houses.~~

**DWELLING.** A building or part of a building, containing living, sleeping, housekeeping accommodations, and sanitary facilities for occupancy by one or more households not including motor homes, trailers, mobile homes, hotels, motels, or inns.

**DWELLING UNIT.** A ~~"dwelling unit"~~ **consists of One or more rooms, which are arranged, designed, or used as living quarters for one family household only. Individual bathrooms and complete kitchen facilities, permanently installed, shall be included for each "dwelling unit."**

**DWELLING, SINGLE-DETACHED.** A ~~"single family dwelling"~~ **is a building containing one dwelling unit only.**

**DWELLING, TWO-THREE UNIT.** A ~~"two-unit, three-unit dwelling"~~ **is a building containing two (2) or three (3) dwelling units respectively.**

**DWELLING, MULTIPLE-UNIT.** A ~~"multiple-unit dwelling"~~ **is a building, or portion thereof, containing four (4) or more dwelling units.**

~~EFFICIENCY UNIT. An "efficiency unit" is a dwelling unit consisting of one principal room exclusive of bathroom, kitchen, hallway, closets, or dining alcove directly off the principal room, provided such dining alcove does not exceed 125 square feet in area.~~

~~FAMILY. A "family" consists of one or more persons each related to the other by blood (or adoption), together with such blood relatives' respective spouses, who are living together.~~

**FAMILY.** **Two or more individuals related by blood, marriage or law, or two or more nonrelated persons, living together as a single housekeeping unit in a dwelling unit. FAMILY does not include sororities, fraternities or other similar organizations.**

**HOUSEHOLD.** **One or more persons related by blood, marriage, legal adoption or guardianship, plus not more than 3 additional persons, all of whom live together as a single housekeeping unit; or one or more handicapped persons, as defined in the Fair Housing Amendments Act of 1988, plus not more than 3 additional persons, all of whom live together as a single housekeeping unit.**

~~GUEST HOUSE. A "guest house" is a detached accessory building located on the same zoning lot as the principal building and containing living quarters for temporary guests; such quarters shall not be rented.~~

~~GUEST, PERMANENT. A "permanent guest" is a person who occupies or has the right to occupy a rooming house, boarding house, hotel, apartment hotel, or motel accommodation as his domicile and place of permanent residence.~~

**LIVE/WORK SPACE.** **Buildings or spaces within buildings that are used jointly for artisan, commercial and residential purposes where the**

**residential use of the space is secondary or accessory to the primary use as a place of work.**

~~LODGING HOUSE. A "lodging house" is a building originally designed for or used as a single family or two family dwelling, all or a portion of which contains lodging rooms which accommodate persons who are not members of the keeper's family. Lodging or meals, or both, are provided for compensation on a weekly or monthly basis.~~

~~LODGING ROOM. A "lodging room" is a room rented as sleeping and living quarters, but without cooking facilities and with or without an individual bath room. In a suite of rooms without cooking facilities, each room which provides sleeping accommodations shall be counted as one "lodging room" for the purpose of this comprehensive ordinance.~~

~~NURSING HOME, SHELTERED CARE HOME, OR HOME FOR AGED. See definition of Convalescent, Nursing or Home for Aged above.~~

**NURSING HOME. A "skilled care facility," "intermediate care facility," "sheltered care facility" or similar "long-term care facility," as those terms are defined in the Illinois Nursing Home Care Act (210 ILCS 45/) and/or Title 77 Ill. Adm. Code Part 300.**

~~STREET. A "street" is a permanent public way, which affords a primary means of access to abutting property.~~

**STREET. A public way, other than an alley, which affords a primary means of access to abutting property.**

**TOWNHOUSE. A single-household attached dwelling unit in structures housing two or more dwelling units sharing one or more party walls.**

**TRANSIT-ORIENTED DEVELOPMENT. Moderate and high-density housing concentrated in mixed-use development located within one-quarter-mile radius of transit stations.**

**TRANSITIONAL RESIDENCE. A temporary residential living arrangement for persons who are receiving therapy or counseling for purposes such as, but not limited to, the following: (a) to help recuperate from the effects of drugs or alcohol addiction; (b) to help re-enter society while housed under supervision and the constraints of alternatives to imprisonment including, but not limited to, pre-release, work-release and probationary programs; or (c) to help with family or *school* adjustment problems that require specialized attention and care in order to achieve personal independence; and also meeting the requirements set forth in Section 5.4 (5).**

## SECTION TWO

Article IV, Section 4.4 “Schedule of Use Controls and Bulk Coverage” of Ordinance 2151 governing permitted principal uses in District R-1 shall be amended with additions and insertions indicated by **bold** text and deletions indicated by stricken text, and amended to otherwise read as set forth herein:

### DISTRICT R-1 Permitted Principal Uses

- 1) One family detached dwellings
- 2) Churches, Rectories, Parish houses and Convents
- 3) Libraries, parks and playgrounds, publicly owned and operated
- 4) Elementary schools, public and private, non-boarding, including playgrounds, incidental thereto
- 5) Temporary buildings for construction purposes for a period not to exceed the duration of such construction
- 6) Home occupations as defined
- 7) Signs as permitted in Section 5.14 (scrivener’s error corrected by Ord. 2358)
- 8) Accessory uses as defined
- 9) **Community home**

## SECTION THREE

Article IV, Section 4.4 “Schedule of Use Controls and Bulk Coverage” of Ordinance 2151 governing special uses in District R-1 shall be amended with additions and insertions indicated by **bold** text and deletions indicated by stricken text, and amended to otherwise read as set forth herein:

- 19) Accessory Uses as defined
- 20) **Transitional residence**

## SECTION FOUR

Article IV, Section 4.06.5.1 of Ordinance 2051, as amended by Ordinance 2012-185, establishing a table of use regulations within the UT-TOD District shall be amended with additions and insertions indicated by **bold** text and deletions indicated by stricken text, and amended to otherwise read as set forth herein:

Uses  Uses in the Uptown TOD are organized in this table as follows:	P = Permitted Use  S = Special Use	Use Standards
<b>Residential</b>		
<del>Group home</del> <b>Community Home</b>	S	<b>Must be separated by no less than eight hundred (800) feet in every direction to avoid clustering.</b>
Multiple family dwellings	P	
Nursing home	S	
Single-family residence	P	
Two-family residence	P	
<b>Transitional residence</b>	P	<b>Must be separated by no less than eight hundred (800) feet in every direction to avoid clustering.</b>

SECTION FIVE

Article V, Section 5.4 “Regulations for Specific Uses” of Ordinance 2151 shall be amended with additions and insertions indicated by **bold** text and deletions indicated by stricken text, and amended to otherwise read as set forth herein:

**(5) TRANSITIONAL RESIDENCE**

**The Transitional Residence shall be licensed as required by the appropriate State of Illinois agency or agencies and may be occupied by paid professional support staff provided by a sponsoring agency. To enable its residents to achieve normalization and integration into the community, Transitional Residences must be separated by no less than eight hundred (800) feet in every direction to avoid clustering.**

**(6) COMMUNITY HOME**

**The Community Home shall be licensed as required by the appropriate State of Illinois agency or agencies and may be occupied by paid professional support staff provided by a sponsoring agency. To enable its residents to achieve normalization and integration into the community, Community Homes must be separated by no less than eight hundred (800) feet in every direction to avoid clustering.**

## SECTION SIX

This ordinance shall be in full force and effect upon the date of passage or as otherwise required by law and shall supersede all ordinances, or parts thereof, in conflict herewith. All other provisions of the Blue Island Zoning Ordinance (Ordinance No. 2151), as amended by Ordinance No. 2012-185, shall remain unchanged and in full force and effect.

**ADOPTED** this 22nd day of September, 2015, pursuant to a roll call vote as follows:

	<b>YES</b>	<b>NO</b>	<b>ABSENT</b>	<b>PRESENT</b>	<b>ABSTAIN</b>
Alderman Hawley	X				
Alderman Poulos	X				
Alderman Vieyra	X				
Alderman Bilotto	X				
Alderman Rita	X				
Alderman Donahue	X				
Alderman Carr	X				
Alderman Slattery	X				
Alderman Ostling	X				
Alderman Pittman	X				
Alderman Johnson			X		
Alderman Frausto	X				
Alderman Thompson	X				
Alderman Johanson	X				
Mayor Vargas					
<b>TOTAL</b>	13		1		

**APPROVED** by the Mayor on September 22, 2015.

*Domingo F. Vargas*

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

**ATTESTED** and Filed in my office this

22nd day of September, 2015.

*Randy Heuser*  
CITY CLERK

**PUBLISHED** in pamphlet form this

22nd day of September, 2015.

*Randy Heuser*  
CITY CLERK

STATE OF ILLINOIS        )  
                                  )  
COUNTY OF COOK        )        ss.

CERTIFICATE

I, Randy Heuser, 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 **September 22, 2015** the Corporate Authorities of such municipality passed and approved Ordinance No. **2015 - 029** entitled: **AN ORDINANCE AMENDING ORDINANCE 2151 AND ORDINANCE 2012-185 COMMONLY REFERRED TO AS THE BLUE ISLAND ZONING CODE OF 1971 FOR THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS.**

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

The pamphlet form of Ordinance No. **2015 – 029** including the Ordinance and a cover sheet thereof, was prepared, and a copy of such Ordinance posted in the municipal building commencing on **September 22, 2015** 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 **22nd** day of **September, 2015**.

(SEAL)

\_\_\_\_\_  
Municipal Clerk