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

**ORDINANCE
NUMBER 2019-042**

**AN ORDINANCE AMENDING TITLE XV, LAND USAGE, CHAPTER
150, BUILDING REGULATIONS; CONSTRUCTION PROVISIONS
OF THE CODE OF ORDINANCES FOR THE CITY OF
BLUE ISLAND, COOK COUNTY, ILLINOIS**

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

**DEXTER JOHNSON
FRED BILOTTO
NANCY RITA
TOM HAWLEY
MICHAEL MECH
CANDACE CARR
ALECIA SLATTERY**

**ANNETTE ALEXANDER
WILLIAM CAZARES
KEVIN DONAHUE
BILL FAHRENWALD
JOHNNY RINGO HILL
RAEANN CANTELO-ZYLMAN
JAMES KLINKER**

Aldermen

ORDINANCE NO. 2019-042

ORDINANCE AMENDING TITLE XV, LAND USAGE, CHAPTER 150, BUILDING REGULATIONS; CONSTRUCTION PROVISIONS OF THE CODE OF ORDINANCES FOR THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS

WHEREAS, the City of Blue Island, Illinois (“City”), is a municipal corporation of the State of Illinois; and

WHEREAS, the Blue Island Code of Ordinances, Title XV, Land Usage, Chapter 150, Building Regulations; Construction provisions address the subject matter of building permits and fees for building permits.

WHEREAS, in certain circumstances it is in the best interests of the City to waive or reduce the permit fees to encourage residents to participate in programs that are beneficial to the City.

WHEREAS, in the past numerous single-family residences and garages located in R-1 Single Family Residential Zoning Districts and UTOD Zoning Districts were converted to multi-family homes and coach houses.

WHEREAS over time these conversions have resulted in parking problems, congestion, overcrowding and greater reliance on emergency and city services.

WHEREAS, conversion of multi-family residences and coach houses back into single-family homes and garages in R-1 and UTOD Zoning Districts should be encouraged to help relieve some of the problems caused by past conversions to multi-family residences.

WHEREAS, waiver or reduction of building permit fees may encourage residents to consider conversion of multi-family residences and coach houses to single-family residences and garages.

WHEREAS, conversions of multi-family residences and coach houses to single family residences and garages will be in the best interest of the City because they will help to alleviate some of the parking problems, congestion, overcrowding and reliance on emergency and city services.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Blue Island, Cook County, Illinois, by and through its statutory powers, as follows:

Section 1. That the above recitals are incorporated herein and made a part hereof, as if fully set forth in their entirety.

Section 2. That Title XV, Land Usage, Chapter 150, Building Regulations; Construction, is amended by adding the underlined sections 150.052 and 150.053 below:

§ 150.052 PERMIT FEE WAIVER FOR CONVERSIONS OF MULTI-FAMILY RESIDENCES TO SINGLE FAMILY RESIDENCES AND FOR CONVERSIONS OF COACH HOUSES TO GARAGES

- A) All building permit fees assessed pursuant to Chapter 150 of the Code of Ordinances will be waived for qualified applicants who fully comply with the provisions set for in subsections A through K, inclusive, of this section.
- B) To qualify for the permit fee waiver the building to be converted from a multi-family residence or coach house into a single family residence or garage must be located in an R-1 Residential Zoning District or a UTOD Zoning District.
- C) The property owner must apply for a permit at the Building and Zoning Department. The application form is attached hereto.
- D) At the time of application the property owner must provide plans, specifications, and

drawings prepared in accordance with §150.046 of this Code describing and depicting the proposed conversion.

- E) A pre-permit inspection will be scheduled and conducted by the Building Department to determine whether the proposed conversion can be completed in accordance with applicable building regulations.
- F) The plans for the conversion must only allow for one kitchen and must provide that all interior spaces be joined so that access to the exterior to gain entry to any portion of the residence is not required.
- G) Converted coach houses must have kitchens and plumbing removed and disconnected from the source of the water supply. A coach house that originally was a garage prior to being converted into a residence may only be converted to use as a garage.
- H) All utilities serving the building that is being converted must be changed and limited to use for a single family residence or garage.
- I) After the “rough inspection” is performed by the Building Department the property owner will be required to record in the Office of the Cook County Recorder of Deeds a revised deed which includes a covenant, acceptable to the City, stating the residence on the premises is a single family residence and will not be converted into or occupied as a multi-family residence at any time after the date of recording of the revised deed.
- J) A copy of the recorded deed must be delivered by the property owner to the Building and Zoning Department.
- K) After the revised deed is recorded and delivered to the Building and Zoning Department, the owner shall apply for a final inspection to be performed by the Building Department.

When all work is completed and is in compliance with the building regulations a certificate of completion will be issued to the owner by the Building Department.

- L) All work performed for the conversion must be completed and in compliance with the building regulations within twelve (12) months of the date of the application or all building permit fees normally charged by the city will be reinstated.

§150.053 RESPONSIBILITY OF BUILDING AND ZONING DEPARTMENT

- A) The Building and Zoning Department will keep a copy of the recorded deed which includes the covenant of the owner stating the residence will not be converted or used as a multi-family residence in the file the Building and Zoning Department maintains for the property.
- B) The Building and Zoning Department will also prepare a current list of all buildings converted and will deliver an updated copy of this list to the Community Development Committee of the City Council on a quarterly basis. The first quarter will begin with the first conversion pursuant to this program and will continue every three months thereafter.

Section 3. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity shall not affect any of the other provisions of this Ordinance.

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

Section 5. This Ordinance shall be in full force and effect upon its passage, approval and publication as provided by law.

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ADOPTED this 27th day of August, 2019, pursuant to a roll call vote as follows:

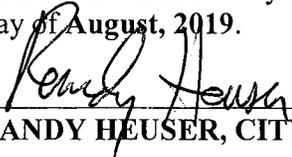
	YES	NO	ABSENT	PRESENT	ABSTAIN
Alderman Johnson			X		
Alderman Alexander	X				
Alderman Bilotto	X				
Alderman Cazares			X		
Alderman Rita	X				
Alderman Donahue	X				
Alderman Hawley	X				
Alderman Fahrenwald	X				
Alderman Mech	X				
Alderman Hill	X				
Alderman Cantelo-Zylman	X				
Alderman Carr	X				
Alderman Slattery			X		
Alderman Klinker	X				
Mayor Vargas					
TOTAL	11		3		

APPROVED by the Mayor on August 27, 2019.



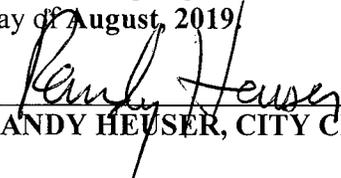
DOMINGO F. VARGAS
MAYOR OF THE CITY OF BLUE ISLAND,
COUNTY OF COOK AND STATE OF ILLINOIS

ATTESTED and Filed in my office this
27th day of August, 2019.



RANDY HEUSER, CITY CLERK

PUBLISHED in pamphlet form this
27th day of August, 2019.



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 **August 27, 2019** the Corporate Authorities of such municipality passed and approved Ordinance No. **2019 – 042** entitled: **AN ORDINANCE AMENDING TITLE XV, LAND USAGE, CHAPTER 150, BUILDING REGULATIONS; CONSTRUCTION PROVISIONS OF THE CODE OF ORDINANCES 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. **2019 – 042** including the Ordinance and a cover sheet thereof, was as prepared, and a copy of such Ordinance posted in the municipal building commencing **August 27, 2019** 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 **27th** day of **August, 2019.**

(SEAL)



Municipal Clerk



City of Blue Island
13051 Greenwood Avenue
Blue Island, IL 60406
www.blueisland.org

PERMIT FEE WAIVER APPLICATION

Property Address

Property Owner

Phone #

Number of Units Reduced

Number of Units at Present

Couch House Conversion

Contractor

Phone #

This application is for the waiver of permit fees for the conversion of a multifamily building to a single family house in an R1 or UTOD zone. All permits must be applied for and issued, a copy of the revised deed that is recorded at Cook County shall be filed with the City of Blue Island between the rough and final inspection, and all work must be completed within twelve (12) months or all fees will be reinstated. This application must be reviewed and approved before permits are issued for the fees to be waived.

Owners Signature

Date

Approved by

Date