



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

ORDINANCE NO. 2151

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BLUE ISLAND,
COOK COUNTY, ILLINOIS.

SECTION I

That the Zoning Ordinance, originally passed by the City Council of the City of Blue Island, Cook County, Illinois, on January 11, 1926, the same being Ordinance No. 1135, and as amended, is herewith and now comprehensively amended to read as follows: and the Zoning Plan contained in and made a part of the original Zoning Ordinance passed by the City Council of the City of Blue Island on January 11, 1926, as amended, is amended by the maps attached hereto:

SECTION II

This Comprehensive Amendment shall be in full force and effect upon its passage and due publication as provided by law.

ARTICLE I
TITLE

This Comprehensive Amendment shall be known, cited, and referred to as:

THE BLUE ISLAND ZONING ORDINANCE OF 1971

ARTICLE II INTENT AND PURPOSE

This comprehensive amendment to the Blue Island Zoning Ordinance is adopted for the following purposes:

- (1) To promote and to protect the public health, safety, morals, comfort, convenience, and the general welfare of the people.
- (2) To zone all properties in such a manner as to reflect their best use and to conserve and enhance their value.
- (3) To check existing congestion and to prevent future congestion by limiting the development of land to a degree consistent with the capacity of the city to furnish adequate public services.
- (4) To prevent overcrowding of land with buildings and thereby insure maximum living and working conditions and prevent blight and slums.
- (5) To protect residential, business, and industrial areas alike from harmful encroachment by incompatible uses and to insure that land allocated to a class of uses shall not be usurped by other inappropriate uses.
- (6) To fix reasonable zoning standards to which buildings or structures shall conform.
- (7) To prevent such additions to, and alterations or remodeling of, existing buildings or structures as would not comply with the restrictions and limitations imposed hereinafter.
- (8) To insure high standards of light, air, and open space in areas where people live and work.
- (9) To relieve street congestion through adequate requirements for off-street parking and loading facilities.
- (10) To foster a more rational pattern of relationships between residential, business and industrial areas for the mutual benefit of all.
- (11) To isolate or control the location of unavoidable nuisance-producing uses.
- (12) To provide protection against fire, explosion, noxious fumes, and other hazards, in the interest of the public health, safety, comfort, and the general welfare.
- (13) To define the powers and duties of the administrative officers and bodies, as provided hereinafter.

- (14) To prescribe penalties for the violations of the provisions of this comprehensive amendment, or of any amendment thereto.
- (15) To classify, to regulate and restrict the use of property on the basis of family relationship, which family relationship may be defined as one or more persons each related to the other by blood, marriage or adoption and maintaining a common household.

ARTICLE III RULES AND DEFINITIONS

3.1 RULES

In the construction of this comprehensive amendment, the rules and definitions contained in this Article shall be observed and applied, except when the context clearly indicates otherwise:

- (1) Words used in the present tense shall include the future; and words used in the singular number shall include the plural number, and the plural the singular.
- (2) The word "shall" is mandatory and not discretionary.
- (3) The word "may" is permissive.
- (4) The word "lot" shall include the words "piece" and "parcel"; the word "building" includes all other structures of every kind regardless of similarity to buildings; and the phrase "used for" shall include the phrases "arranged for", "designed for", "intended for", "maintained for", and "occupied for".

3.2 DEFINITION OF WORDS AND PHRASES

The following words and phrases when used in this comprehensive amendment shall, for the purposes of this comprehensive amendment have the meanings respectively ascribed to them except when the context otherwise requires.

- (1) ACCESSORY BUILDING OR USE.
 - a. An "accessory building or use" is one which: (1) is subordinate to and serves a principal building or principal use; (2) is subordinate in area, extent, or purpose to the principal building or principal use served; (3) contributes to the comfort, convenience, or necessity of occupants of the principal building or principal use served; and (4) is located on the same zoning lot as the principal building or principle use served, with the single exception of such accessory off-street parking facilities as are permitted to locate elsewhere than on the same zoning lot with the building or use served.
 - b. An "accessory building or use" includes, but is not limited to, the following: (1) a children's playhouse; (2) a garage, carport, shed, or building for storage incidental to a permitted use; (3) storage of goods used in or produced by manufacturing activities on the same zoning lot with such activities, unless such storage is excluded by the district regulations; (4) the production, processing, cleaning, servicing, altering, testing, repair, or storage of merchandise normally incidental to a retail

service or a business use if conducted by the same ownership as the principal use; (5) private guest house (without kitchen facilities) or rooms for guests within an accessory building, provided such facilities are used for the occasional housing of guests of the occupants of the principal building and not for permanent occupancy by others as housekeeping units, whether or not gratuitous; (6) off-street motor vehicle parking areas and loading facilities; and (7) signs as permitted and regulated in each district incorporated in this ordinance.

ADULT BOOK STORE: An establishment having a substantial or significant portion of its stock in trade, books, magazines and other periodicals which are distinguished or characterized by their emphasis on matter depicting, describing or relating to "Specified Sexual Activities" or "Specified Anatomical Areas", or an establishment with a segment or section devoted to the sale or display of such material. (added by Ord. 2482, passed 10/9/79)

ADULT ENTERTAINMENT CABARET: A public or private establishment which is licensed to serve food and/or alcoholic beverages, which features topless dancers, go-go dancers, exotic dancers, strippers, male or female impersonators, or similar entertainers. (added by Ord. 2482, passed 10/9/79)

ADULT MINI OTION PICTURE THEATER: An enclosed building with a capacity for less than 50 persons used for presenting materials distinguished or characterized by an emphasis on matter depicting, describing or relating to "Specified Sexual Activities" or "Specified Anatomical Areas" for observation by patrons therein. (added by Ord. 2482, passed 10/9/79)

ADULT MOTION PICTURE THEATER: An enclosed building with a capacity of 50 or more persons used for presenting material distinguished or characterized by an emphasis on matter depicting, describing or relating to "Specified Sexual Activities" or "Specified Anatomical Areas" for observation by patrons therein. (added by Ord. 2482, passed 10/9/79)

- (2) ADVERTISING DEVICE. An "advertising device" is any advertising sign, billboard, or poster panel which directs attention to a business, commodity, service, or entertainment not exclusively related to the premises where such sign is located or to which it is affixed; but does not include those advertising signs, billboards, or poster panels which direct attention to the business on the premises or to a brand name of a product or commodity with which the business is specifically identified and which is sold on the premises.
- (3) ALLEY. An "alley" is a public right-of-way which normally affords a secondary means of access to abutting property.

(4) ALTERATION. "Alteration" shall mean any change in size, shape, character, occupancy, or use of a building or structure.

(5) ANIMAL HOSPITAL. An "animal hospital" is a building or portion thereof designed or used for the care, observation, or treatment of domestic animals.

AUTOMOBILE BODY AND FENDER SHOP. An automobile body and fender shop is a building or business, or portion thereof, used primarily for the repair, replacement, painting, modification, or change to the body, fenders, frames, windows or other parts of any kind of motor vehicle. (see Ord. 99-256, passed 5/25/99)

(6) AUTO LAUNDRY. An "auto laundry" is a building or portion thereof containing facilities for washing more than two automobiles, using production-line methods with a chain conveyor, blower, steam-cleaning device, or other mechanical Devices.

AUTOMOBILE REPAIR SHOP. An automobile repair shop is a building or business, or portion thereof, used primarily for the repair, replacement, modification or change to the mechanical, operating or moving parts of any kind of motor vehicle, including motorcycles, but not used in any way to perform the type or kind of work performed in a body and fender repair shop as defined above. This definition shall not include a business whose primary purpose is the sale of new or used motor vehicles and which operates an automobile repair shop on the same premises as the primary business in conjunction with the primary business. (see Ord. 99-256, passed 5/25/99)

(7) AUTOMOBILE SERVICE STATION. An "automobile service station" is a building or portion thereof or premises used for dispensing, or offering for sale at retail, gasoline when stored only in underground tanks, kerosene, lubricating oil or grease, for operation of automobiles, and where tires, batteries, and similar automobile accessories may be offered for sale on the premises at retail; including minor services and installations customarily incidental thereto; and facilities other than an automobile laundry, for washing cars, if enclosed in a building. Automobile service stations do not include open sales lots as defined herein.

(8) AUTOMOBILE WRECKING YARD. An "automobile wrecking yard" is an area of land where three or more motor vehicles, not in running condition, or parts thereof are stored in the open and any land, building, or structure used for wrecking or storing of such motor vehicles or parts thereof. All wrecking yards are to be completely fenced and properly screened. All wrecking and storage to be within the confines of the fenced area.

(9) AWNING. An "awning" is a roof-like cover, temporary in nature, which projects from the wall of a building and overhangs the public way.

- (10) BASEMENT. A "basement" is a portion of a building, all or in part below grade as defined herein.
- (11) BLOCK. A "block" is 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.
- (12) 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.
- (13) BUILDABLE AREA. A "buildable area" (for the purpose of measuring lot width) is the area located within the 30 feet of lot depth immediately in back of the front yard setback line.
- (14) BUILDING. A "building area" is any structure built for the support, shelter, or enclosure of persons, animals, chattels, or movable property of any kind, and which is permanently affixed to the land.
- (15) BUILDING, COMPLETELY ENCLOSED. A "completely enclosed building" is a building separated on all sides from the adjacent open space, or from other buildings or other structures, by a permanent roof and by exterior walls or party walls, pierced only by windows and normal entrance or exit doors.
- (16) BUILDING, DETACHED. A "detached building" is a building surrounded by an open space on the same lot.
- (17) BUILDING HEIGHT. "Building height" is the vertical distance from the mean elevation of the finished grade along the front of the building to the highest point of a flat roof, or the deck line of a mansard roof, or to the mean height level between eaves and ridge for gable, hip, and gambrel roofs, but not including church spires, belfries, cupolas and domes, monuments, water towers, chimneys, smokestacks, flagpoles, radio and television towers, masts and aerials, or parapet walls.
- (18) BUILDING, PRINCIPAL. A "principal building" is a non-accessory building in which a principal use of the lot, on which it is located, is conducted.
- (19) 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.
- (20) BULK. "Bulk" is the term used to indicate the size and setbacks of buildings or structures and the location of same with respect to one another, and includes the following:
- a. Size and height of buildings.
 - b. Location of exterior walls at all levels in relation to lot lines, streets, or to other buildings.
 - c. Gross floor area of buildings in relation to lot area (floor area ratio).
 - d. All open spaces allocated to buildings.
 - e. Amount of lot area provided per dwelling unit.
- (21) BUSINESS. A "business" is an occupation, employment, or enterprise which occupies time, attention, labor, and materials; or wherein merchandise is exhibited or sold, or where services are offered.
- (22) CAPACITY IN PERSONS. "Capacity in Persons" is the maximum number of persons that can avail themselves of the services (or goods) of an establishment or use at any one time, with reasonable comfort.
- (23) CARPORT. A "carport" is an open-sided roofed automobile shelter, usually formed by extension of the roof from the side of a building.
- (24) CLINIC, MEDICAL OR DENTAL. A "medical or dental clinic" is a building or portion thereof, the principal use of which is for offices of an organization of specializing physicians or dentists or both.
- (25) CLOSED CUP FLASH POINT. The "closed cup flash point" is the lowest temperature at which a combustible liquid, under prescribed conditions, will give off a flammable vapor which will burn momentarily.
- (26) CLUB OR LODGE - PRIVATE. A "club or lodge - private" is a nonprofit association of persons who are bona fide members paying annual dues, which owns, hires, or leases the building or portion thereof; the use of such premises being restricted to members and their guests. (The affairs and management of such "private clubs or lodges" are conducted by a board of directors, executive committee, or similar body chosen members at their annual meeting. It shall be permissible to serve food and meals on such premises, provided 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 the sale of alcoholic beverages is in compliance with the applicable Federal, State, and City laws.)

- (27) COLUMBARIUM. A "columbarium" is a vault with niches for cinerary urns.
- (28) CONFORMING BUILDING OR STRUCTURE. A "conforming building or structure" is any building or structure which: (a) complies with all the regulations of this ordinance or of any amendment thereto governing bulk of the zoning district in which said building or structure is located, or (b) is designed or intended for a conforming use; - example: (1) an office building in a Business District, or (2) factory building in a Manufacturing District.
- (29) 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.
- (30) CURB LEVEL. A "curb level" is the level of the established curb in front of a building measured at the center of such front. (Where no curb elevation has been established, the pavement elevation at the street center line similarly measured, or the mean elevation of the finished lot grade immediately adjacent to a building shall be considered the "curb level.")
- (31) DECIBEL. A "decibel" is a unit of measurement of the intensity (loudness) of sound. Sound level meters which are employed to measure the intensity of sound are calibrated in "decibels".
- (32) DISTRICT. A "district" is a portion of the corporate area of the city, within which certain uniform regulations and requirements, or various combinations thereof, apply under the provisions of this ordinance.
- (33) DRIVE-IN ESTABLISHMENT. A "drive-in establishment" is one designed, in whole or part, to cater to or accommodate the sale or consumption of food or beverages in automobiles on the premises of such establishment.
- (34) 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.
- (35) DWELLING, Attached. An "attached dwelling" is one which is joined to another dwelling at one or more sides by a party wall or walls.

- (36) DWELLING, Detached. A "detached dwelling" is one which is entirely surrounded by open space on the same lot.
- (37) DWELLING UNIT. A "dwelling unit" consists of one or more rooms, which are arranged, designed, or used as living quarters for one family only. Individual bathrooms and complete kitchen facilities, permanently installed, shall be included for each "dwelling unit".
- (38) DWELLING, SINGLE-FAMILY. A "single-family dwelling" is a building containing one dwelling unit only.
- (39) DWELLING, TWO-THREE FAMILY. A "two-family, three-family dwelling" is a building containing two (2) or three (3) dwelling units respectively.
- (40) DWELLING, MULTIPLE-FAMILY. A "multiple-family dwelling" is a building, or portion thereof, containing four (4) or more dwelling units.
- (41) 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.
- (42) ELEEMOSYNARY INSTITUTION. An "eleemosynary institution" is a building or group of buildings provided and supported by charitable donations and devoted to charitable uses.
- (43) FALLOUT SHELTER. A "fallout shelter" is an accessory building and use designed for the protection of life from radioactive fallout.
- (44) 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.
- (45) FLOOR AREA (For Determining Floor Area Ratio). For the purpose of determining the floor area ratio, the "floor area" of a building is the sum of the gross horizontal areas of the several floors of the building measured from the exterior faces of the exterior walls or from the center line of walls separating two (2) buildings. The "floor area" of a building shall include basement floor area when more than 1/2 of the basement height is above the established curb level or above the finished lot grade level where curb level has not been established, elevator shafts and stairwells at each floor, floor space used for mechanical equipment (except equipment, open or enclosed, located on the roof), penthouses, attic space having headroom of 7 ft. 10 inches, interior balconies and mezzanines, enclosed porches, and floor area devoted to accessory uses. However, any space devoted to off-street parking or loading shall not be included in "floor area ". The

"floor area" of structures devoted to bulk storage of materials, including, but not limited to, grain elevators and petroleum storage tanks, shall be determined on the basis of height in feet; i.e. ten feet in height shall equal one floor.

- (46) FLOOR AREA (For Determining Off-Street Parking and Loading Requirements), "Floor area" when prescribed as the basis of measurement for off-street parking spaces and loading berths for any use shall mean the sum of the gross horizontal areas of the several floors of the building, or portion thereof, devoted to such use, including accessory storage areas located within selling or working space such as counters, racks, or closets and any basement floor area devoted, to retailing activities, to the production or processing of goods, or to business or professional offices.

However, "floor area" for the purpose of measurement for off-street parking spaces shall not include: floor area devoted primarily to storage purposes (except as otherwise noted herein); floor area devoted to off-street parking or loading facilities, including aisles, ramps, and maneuvering space; or basement floor area other than area devoted to retailing activities, to the production or processing of goods, or to business or professional offices.

- (47) FLOOR AREA RATIO (F.A.R.). The "floor area ratio" of the building or buildings on any zoning lot is the floor area of the building or buildings on that zoning lot divided by the area of such zoning lot, or, in the case of planned developments, by the net site area. The "floor area ratio" requirements, as set forth for each zoning district, shall determine the maximum floor area allowable for the building or buildings (total floor area of both principal and accessory buildings), in direct ratio to the gross area of the zoning lot.

- (48) FREE BURNING. "Free burning" implies a rate of combustion described by a material which burns actively, and easily supports combustion.

- (49) FREQUENCY. The term "frequency" signifies the number of oscillations per second in a sound wave and is an index of the pitch of the resulting sound.

- (50) FRONTAGE. "Frontage" is all the property fronting on one side of a street between the two nearest intersecting streets, measured along the line of the street, or if dead ended, then all of the property abutting on one side between an intersecting street and the dead end of the street.

- (51) FRONTAGE, ZONING LOT. The "frontage of a zoning lot" is all the property of such zoning lot fronting on a street, and measured between the side lot lines.

- (52) GARAGE, PRIVATE. A "private garage" is an accessory building or an accessory portion of the principal building which is intended and used to store not more than four private motor vehicles owned by members of the family or families residing upon the premises, provided that not more than one-half of the

space may be rented for the storage of private motor vehicles of persons not residing on the premises, except that all the space in a garage of one or two-car capacity may be so rented. Such a garage may be used for the storage of not more than one commercial truck having a load capacity of three-fourths of a ton or less.

- (53) GARAGE, PUBLIC. A "public garage" is any building other than a private or a storage garage where motor vehicles are equipped, repaired, serviced, hired, sold or stored.
- (54) GARAGE, STORAGE. A "storage garage" is any building used for the storage only of motor vehicles pursuant to previous arrangements and not to transients, and where no equipment, parts, fuel, grease or oil is sold and vehicles are not equipped, serviced, repaired, hired or sold. No commercial motor vehicle exceeding two tons capacity shall be stored in any storage garage.
- (55) GOLF COURSE. A "golf course" is a public, semi-public or private grounds over which the game of golf is played, including accessory buildings and land uses incidental thereto, and consisting of at least 60 acres of land for each standard nine-hole course; and at least 25 acres of land for each nine-hole "par-3" course.
- (56) GRADE. A "grade" is the average level of the finished surface of the ground adjacent to the exterior walls of the building or structure.
- (57) 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.
- (58) 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.
- (59) HOME OCCUPATION. A "home occupation" is any use customarily conducted entirely within a dwelling or its accessory buildings and carried on by the inhabitants thereof, which use is clearly incidental to the use of the dwelling as a place of residence and further provided that no article is sold or offered for sale except as may be produced by the immediate family residing therein.
- (60) HOTEL. A "hotel" is an establishment which is open to transient guests, in contradistinction to a boarding house or lodging house, and is commonly known as a hotel in the community in which it is located and which provides customary hotel services such as maid service, furnishing and laundering linen, telephone and secretarial or desk service, the use and upkeep of furniture, and bell boy service.

- (61) HOTEL APARTMENT. A "hotel apartment" is a hotel in which at least 80 percent of the hotel accommodations are occupied by permanent guests, securing such accommodations by prearrangement for a continuous period of 30 days or more.
- (62) HOSPITAL. A "hospital" is an institution open to the public where ill or injured persons may receive medical, surgical or psychiatric treatment, nursing, food and lodging during illness.
- (63) INCOMPATIBLE USE. "Incompatible use" is a use or service which is incapable of direct association with certain other uses because it is contradictory, incongruous, or discordant.
- (64) INTEGRATED CENTER. An "integrated center" is a grouping of compatible uses on a single zoning lot, such uses being in single ownership or under unified control.
- (65) INDUSTRIAL PARK. An "industrial park" is 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.
- (66) INTENSE BURNING. "Intense burning" implies a rate of combustion described by a material that burns with a high degree of activity and is consumed rapidly.
- (67) JUNK YARD. A "junk yard" is an establishment where there is being conducted within a completely enclosed building or portion thereof operations where waste or scrap materials including but not limited to scrap iron and other metals, paper, rags, rubber tires and bottles are bought, sold, exchanged, stored, baled, packed, disassembled or handled. A junk yard includes an automobile wrecking yard, but does not include an establishment engaged only in the processing of scrap iron or other metals to be sold specifically for the manufacture of steel or metal alloys.
- (68) KENNEL. A "kennel" is any premises or portion thereof on which four or more dogs, cats, or other household domestic animals over four months of age are kept, or on which more than two such animals are maintained, boarded, bred, or cared for, in return for remuneration, or are kept for the purpose of sale.
- (69) LIMITED ACCESS HIGHWAY. A "limited access highway" is 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.

- (70) LODGE. A "Lodge" is 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 the applicable Federal, State, and County laws.
- (71) 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.
- (72) LODGING ROOM. A "lodging room" is a room rented as sleeping and living quarters, but without cooking facilities and with or without an individual bathroom. 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.
- (73) LOT. A "lot" is a zoning lot, except as the context shall indicate a lot of record, in which case a "lot" is a lot of record.
- (74) LOT OF RECORD. A "lot of record" is a lot which is part of a subdivision, plat of which has been recorded in the Office of the Recorder of Deeds of Cook County; or a parcel of land, the deed to which was recorded in the Office of said Recorder, or in the Registrar of Titles of Cook County, Illinois, prior to the adoption of this ordinance.
- (75) LOT AREA. "Lot area" is the area of a horizontal plane bounded by the front, side and rear lot lines, but not including any area occupied by the waters of a duly recorded creek, river, canal or channel.
- (76) LOT CORNER. A "corner lot" is a lot which is situated at the intersection of two streets, the interior angle of such intersection not exceeding 135 degrees.
- (77) LOT, REVERSED CORNER. A "reversed corner lot" is a corner lot the street side lot line of which is substantially a continuation of the front lot line of the first lot to its rear.
- (78) LOT DEPTH. A "lot depth" is the mean horizontal distance between the front lot line and the rear lot line of a lot, measured within the lot boundaries.

- (79) LOT LINE. a "lot line" is a property boundary line of any lot held in a single or separate ownership; except that where any portion of the lot extends into the abutting street or alley, the lot line shall be deemed to be the abutting street or alley right-of-way line.
- (80) LOT LINE, FRONT. The "front lot line" shall be that boundary of a lot which is along an existing or dedicated public street, or where no public street exists, is along a public way. The owner of a corner lot may select either street lot line as the front lot line.
- (81) LOT LINE, REAR. The "rear lot line" shall be that boundary of a lot which is most distant from, and is, or is most nearly, parallel to, the front lot line.
- (82) LOT LINE, SIDE. The "side lot line" shall be any boundary of a lot which is not a front lot line or a rear lot line.
- (83) LOT, THROUGH. A "through lot" is a lot which has a pair of opposite lot lines along two more or less parallel public streets, and which is not a corner or reversed corner lot. On a "through lot", both street lines shall be deemed front lot lines.
- (84) LOT, TRAILER. A "trailer lot" is the area of land assigned to a travel trailer or mobile home in a tourist park or a mobile home in a mobile home park.
- (85) LOT WIDTH. The "lot width" is the distance between the side lot lines, measured along the set back line as established by this ordinance, or if no set back line is established, the distance between the side lot lines measured along the street line.
- (86) **LOT, ZONING.** A "Zoning Lot" is a single tract of land located within a single block which at the time of filing for a building permit, heretofore, was or which at the time of such filing is hereafter designated by its owner or developer as a tract to be used, developed or built upon as a unit under single ownership or control or a tract which by usage and the exercise of single ownership and control has been developed or built upon as a single unit. A Zoning Lot or Lots may or may not coincide with a lot of record. An owner shall not sell off part or parts of a zoning lot wherein any part of said lot becomes illegal usage. (Ord. 2397, 4/11/78)
- (87) MARINA. A "marina" is a boat basin and recreational facility, located on waterfront property, providing moorings for boats and one or more of the following facilities: boat launching ramps, boat livery, boat sales, maintenance shops, marine supply store, and fuel dock.

- (88) MARQUEE OR CANOPY. A "marquee or canopy" is a roof like structure of a permanent nature which projects from the wall of a building and overhangs the public way.
- (89) MEZZANINE. A "mezzanine" is an intermediate or fractional story between the floor and ceiling of a main story, used for a purpose accessory to the principal use. A mezzanine is usually just above the ground or main floor and extending over only part of the main floor.
- (90) MOBILE HOME OR TRAILER COACH. A "mobile home or trailer coach" means any vehicle or similar portable structure used or so constructed as to permit its being used as a conveyance upon the public streets or highways and designed to permit the occupancy thereof as a dwelling place for one or more persons, provided that any such structure resting in whole on a permanent foundation, with wheels, tongue and hitch permanently removed, shall not be construed as a "mobile home or trailer coach".
- (91) MOBILE HOME PARK OR TRAILER PARK. A "mobile home park or trailer park" means an area of land upon which two or more occupied trailer coaches or mobile homes are harbored either free of charge or for revenue purposes, and shall include any building, structure, tent, vehicle, or enclosure used or intended for use as a part of the equipment of such "mobile home park or trailer park".
- (92) MODERATE BURNING. "Moderate burning" implies a rate of combustion described by a material which supports combustion and is consumed slowly as it burns.
- (93) MOTEL. A "motel" is an establishment consisting of a group of attached or detached living or sleeping accommodations with bathroom and closet space, located on a single zoning lot and designed for use by transient automobile tourists. A "motel" furnishes customary hotel services such as maid service and laundering of linen, telephone and secretarial or desk service, and the use and upkeep of furniture. In a "motel" less than fifty percent (50%) of the living and sleeping accommodations are occupied or designed for occupancy by persons other than transient automobile tourists.
- (94) MOTOR FREIGHT TERMINAL. A "motor freight terminal" is a building or area in which freight is received and stored for assembling and distribution by motor truck in intrastate or interstate commerce.
- (95) MOTOR VEHICLE. A "motor vehicle" is every vehicle which is propelled otherwise than by muscle power, including but not limited to motorcycles, automobiles, trucks, truck-trailers, trailers, semi-trailers, buses and mobile homes.

- (96) MOVED STRUCTURE. A "moved structure" is a structure permanently established upon a lot after removing same from another part of the same or different lot.
- (97) NAMEPLATE. A "nameplate" is a sign indicating the name of an occupant thereof and the practice of a permitted occupation therein.
- (98) NON-CONFORMING USE. A "non-conforming use" is a lawfully established use of land, buildings, or structures, which does not comply with all of the regulations of this ordinance or of any amendment hereto governing use for the zoning district in which such use is located. For the purpose of this ordinance, any use, lawfully established on the effective date of this ordinance which is non-conforming solely by virtue of lacking off-street parking or loading facilities as required hereinafter for new uses, shall not be deemed a non-conforming use.
- (99) NOXIOUS MATTER OR MATERIAL. "Noxious matter or material" is material which is capable of causing injury to living organisms by chemical reaction or is capable of causing detrimental effects upon the physical or economic well being of individuals.
- (100) NURSING HOME, SHELTERED CARE HOME, OR HOME FOR AGED. See definition of Convalescent, Nursing or Home for Aged above.
- (101) OCTAVE BAND. An "octave band" is a means of dividing the range of sound frequencies into octaves in order to classify sound according to pitch.
- (102) OCTAVE BAND FILTER. An "octave band filter" is an electrical frequency analyzer designed according to standards formulated by the American Standards Association and used in conjunction with a sound level meter to take measurements in specific octave intervals.
- (103) ODOROUS MATTER. "Odorous matter" is any matter or material that yields an odor which is offensive in any way.
- (104) ODOR THRESHOLD VALUE. "Odor threshold value" is the minimum concentration of odorous material in the air which can be detected as determined by the Manufacturing Chemists Association or other qualified laboratory.
- (105) OFF-STREET LOADING. "Off-street loading" is a space, accessible from a street, alley or way, in a building or on a lot, for the use of trucks while loading or unloading merchandise or materials.
- (106) OPEN SALES LOT. An "open sales lot" is land used or occupied for the purpose of buying or selling merchandise stored or displayed out-of-doors prior to sale.

- (107) PARKING AREAS. A "parking area" is an open or enclosed area used for the purpose of storing motor vehicles.
- (108) PARTICULATE MATTER. "Particulate matter" is material, other than water, which is suspended in or discharged into the atmosphere in a finely divided form as a liquid or solid.
- (109) PERFORMANCE STANDARD. A "performance standard" is a criterion established to control noise, odor, smoke, toxic or noxious matter, vibration, fire and explosive hazards, or glare or heat generated by, or inherent in, uses of land or buildings.
- (110) PLANNING COMMISSION. The "Planning Commission" is the Planning Commission of the City of Blue Island.
- (111) PLANNED UNIT DEVELOPMENT. A "planned unit development" is a group of two (2) or more principal buildings designed to be maintained and operated as a unit in single or multiple ownership or control and which has certain facilities in common, such as yards and open spaces, recreation areas, garages and parking areas.
- (112) PROFESSIONAL OFFICE. A "professional office" is the office of an accountant, architect, chiropractist, chiropractor, dentist, lawyer, minister, optometrist, osteopath, physician, registered professional engineer or member of another similar profession.
- (113) PROPERTY LINES. "Property lines" are the lines bounding a zoning lot or a lot of record, as its context may indicate.
- (114) PUBLIC WAY. A "public way" is any sidewalk, street, alley, highway, or other public thoroughfare.
- (115) PYROPHORIC DUST. "Pyrophoric dust" is a dust in a finely divided state that is spontaneously combustible in air.
- (116) RADIATION HAZARDS. "Radiation hazards" are the deleterious and harmful effects of all ionizing radiation, which shall include all radiations capable of producing ions in their passage through matter. Such radiations shall include, but are not limited to, electromagnetic radiations (such as x-rays and gamma rays) and particulate radiations (such as electrons or beta particles, protons, neutrons, and alpha particles).
- (117) RECREATIONAL CLUB. A "recreational club" is a nonprofit association of persons, who are bona fide members paying annual dues, which owns, hires or leases land or buildings or portion thereof; the use of such premises being restricted primarily to the principal use, which is a generally recognized sport or

recreational activity. The affairs and management of such "recreational club" are conducted by a board of directors, executive committee, or similar body chosen by the members at their annual meeting. 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 recognized sport or recreational activity, and further provided that such sale of alcoholic beverages is in compliance with the applicable Federal, State, and County laws.

- (118) RAILROAD RIGHT-OF- WAY. A "railroad right-of-way is a strip of land with tracks and auxiliary facilities for track operations, but not including freight depots or stations, loading platforms, train sheds, warehouses, car or locomotive shops, or car yards.
- (119) REFUSE. "Refuse" is all waste materials resulting from human habitation, except sewage.
- (120) REFUSE DISPOSAL SITE OR FACILITIES. A "refuse disposal site or facility" is land designed for the use of disposal of refuse as now provided by the statutes of the State of Illinois or by ordinance of the City of Blue Island now in force and effect or as may be hereinafter amended.
- (121) REFUSE TRANSFER STATION. A "refuse transfer station" is an enclosed building or structure designed for the receipt of refuse, the compaction thereof, and loading of compacted refuse on railroad cars or other modes of transportation.
- (122) RESEARCH LABORATORY. A "research laboratory" is a building or group of buildings in which are located facilities for scientific research, investigation, testing, or experimentation, but not facilities for the manufacture or sale of products, except as incidental to the main purpose of the laboratory.
- (123) RESIDENCE. A "residence" is the act or condition of residing or dwelling in a place. It may also include a building devoted to such purposes.
- (124) RINGELMANN CHART. A "Ringelmann Chart" is one which is described in the U.S. Bureau of Mines Information Circular 6888, and on which are illustrated graduated shades of gray for use in estimating the light-obscuring capacity of smoke.
- (125) RINGELMANN NUMBER. A "Ringelmann Number" is the designation of the area on the Ringelmann Chart that coincides most nearly with the visual density of emission or the light-obscuring capacity of the smoke.
- (126) ROADSIDE STAND. A "roadside stand" is a structure for the display and sale of agricultural products, with no space for customers within the structure itself.

- (127) SCHOOL. A "school" is an institution which offers instruction in any of the branches of learning which is required to be accredited under the Illinois School Code or approved by the Department of Mental Health, including a school for mentally retarded, kindergarten, Elementary schools, and Junior and Senior high schools, but excluding private nursery or pre-kindergarten, trade, business, or commercial schools.
- (128) SCHOOL, NURSERY. A "nursery school" is a private school or other instructional facility for preschool children that is not required to be accredited under the Illinois School Code but may be required to be approved by the Department of Mental Health or the Department of Public Health.
- (129) SETBACK. "Setback" is the minimum horizontal distance between the front line of the building or structure and the front property line.
- (130) SHOPPING CENTER. A "shopping center" is a group of more than six (6) commercial establishments planned, developed, and managed as a unit, located on a zoning lot of at least two (2) acres, with off-street parking provided on the property.
- (131) SIGN. A "sign" is a name, identification, description, display, illustration or device which is affixed to or represented directly or indirectly upon a building, structure or land, in view of the general public, and which directs attention to a product, place, activity, person, institution or business, **or seeks to portray an idea. A sign shall not include any official traffic sign, the flag of the United States or of the State of Illinois, or of any political subdivision or unit thereof, emblem or insignia of a nation, state, county, municipality, school or religious group, nor shall it include a sign completely located within an enclosed building not visible from the outside of said building.** (amended by Ord. 2358, passed 12/7/76)
- (132) SIGN, ADVERTISING. An "advertising sign (billboard)" is a sign which directs attention to a business, product, service or activity not necessarily conducted, sold or offered upon the premises where such a sign is located.
- (133) SIGN AREA. "Sign area" is the entire area within a single continuous perimeter enclosing the extreme limits of the actual message or copy area. It does not include any structural or framing elements lying outside the limits of such sign surface and not forming an integral part of the display. For projecting or double-face signs, only one display face shall be measured in computing total sign area where the faces are parallel or where the interior angle formed by the faces is 90° or less.
- (134) SIGN, BUSINESS. A "business sign" is a sign which directs attention to a business, profession, product, activity or service conducted, sold or offered upon the premises where such sign is located.

- (135) SIGN, FLASHING. A "flashing sign" is a sign, the illumination of which is not kept stationary or constant in intensity at all times when in use. Illuminated signs, which indicate the time, temperature, date or similar public service information shall not be considered "flashing signs".
- (136) SIGN, ILLUMINATED. An "illuminated sign" is a sign having characters, letters, figures, designs or outlines illuminated by electric lighting or luminous tubes as part of the sign.
- (137) SIGN, INDIRECTLY ILLUMINATED. An "indirectly illuminated sign" is an illuminated, non-flashing sign, the illumination of which is derived from an external artificial source so arranged that no direct rays of light are projected from such artificial source into Residential Districts or the public way.
- (138) SIGN, PROJECTING. A "projecting sign" is a sign attached to the building wall and which extends more than eighteen (18) inches from the face of such wall.
- (139) SIGN, WALL. A "wall sign" is a sign attached to the building wall and not extending more than eighteen (18) inches from the face of such wall.
- (140) SLOW BURNING (or incombustible). "Slow burning (or incombustible)" implies materials which do not in themselves constitute an active fuel for the spread of combustion. (A material which will not ignite or actively support combustion during an exposure of five minutes to a temperature of 1200° F. shall be designated as "incombustible").
- (141) SMOKE UNIT. A "smoke unit" is the number obtained when the smoke density in the Ringelmann Number is multiplied by the time of emission in minutes. (For the purpose of this calculation: (A) a Ringelmann density reading shall be made at least once a minute during the period of observation; (B) each reading is then multiplied by the time in minutes during which it is observed; and (C) the various products are then added together to give the total number of "smoke units" observed during the entire observation period).
- (142) SOUND LEVEL. "Sound level" is the intensity of sound measured in decibels, produced by an operation or use.
- (143) SOUND LEVEL METER. A "sound level meter" is an instrument standardized by the American Standards Association for measurement of the intensity of sound.

SPECIFIED SEXUAL ACTIVITIES. "Specified Sexual Activities" is defined as:

- (a) **Human genitals in a state of sexual stimulation or arousal;**
- (b) **Acts of human masturbation, sexual intercourse or sodomy;**

- (c) **Fondling or other erotic touching of human genitals, pubic region, buttock or female breast.**
(added by Ord. 2482, passed 10/9/79)

SPECIFIED ANATOMICAL AREAS. "Specified Anatomical Areas" is defined as:

- (a) **Less than completely and opaquely covered: (1) human genitals, pubic region, (2) buttock, and (3) female breast below a point immediately above the top of the areola;**
(b) **Human male genitals in a discernible turgid state, even if completely and opaquely covered.**
(added by Ord. 2482, passed 10/9/79)

- (144) STORY. A "story" is that portion of a building included between the surface of any floor and the surface of the floor next above or if there is no floor above, the space between the floor and the ceiling next above. (A basement having more than one-half the clear floor-to-ceiling height above "curb level" shall be considered a "story").
- (145) STORY, HALF. A "half story" is a space under a sloping roof, which has the line of intersection of roof decking and wall not more than three feet above the top level of the story below. (In such space, not more than 60 percent of the floor area is completed for a principal or accessory use).
- (146) STREET. A "street" is a permanent public way, which affords a primary means of access to abutting property.
- (147) STREET FRONTAGE. "Street frontage" is all of the property on one side of a street between two intersecting streets (crossing or terminating) measured along the line of the street, or, if the street is dead-ended, then all of the property abutting on one side between an intersecting street and the dead-end of the street.
- (148) STREET, INTERNAL. An "internal street" is a street not located along the exterior boundaries of a Planned Development.
- (149) STREET LINE. A "street line" is the dividing line between a lot, parcel or tract of land and a contiguous street.
- ~~(150) STRUCTURAL ALTERATIONS. "Structural alterations" are any changes, other than incidental repairs; which would prolong the life of the supporting members of a building or structure, such as bearing walls or partitions, columns, beams or girders; or any substantial change in the roof or exterior walls. (deleted by Ord. 2396, passed 4/11/78)~~

- (151) STRUCTURE. A "structure" is anything erected, the use of which requires permanent location on the ground; or attached to something having a permanent location on the ground.
- (152) STRUCTURE, TEMPORARY. A "temporary structure" is a movable structure not designed for human occupancy nor for the protection of goods or chattels and not forming an enclosure. A sign, billboard, or other advertising device detached or projecting shall be construed to be a temporary structure.
- (153) TENT. A "tent" is a temporary and portable shelter, the roof and sides of which are constructed of canvas or other natural or synthetic light material.

THEATER: An establishment used to observe films and other visual material which is neither an Adult Motion Picture Theater nor an Adult Mini Motion Picture Theater. (added by Ord. 2482, passed 10/9/79)

- (154) THOROUGHFARE. A "thoroughfare" is a street with a high velocity of traffic, which serves as an arterial traffic way between and within the various districts of the City of Blue Island and areas beyond, except freeways or other limited access routes not containing frontage roads.
- (155) THREE COMPONENT MEASURING SYSTEM. "Three component measuring system" denotes instrumentation which can measure earthbound vibrations in three directions, that is, vibration occurring in a horizontal as well as vertical plane.
- (156) TOXIC MATTER OR MATERIALS. "Toxic matter or materials" are those materials, which are capable of causing injury to living organisms by chemical means when present in relatively small amounts.
- (157) TRAILER. A "trailer" is any vehicle, mobile home; trailer coach, travel trailer, or any portable or mobile vehicle on wheels, skids or rollers, or blocks, either self-propelled or propelled by any other means which is used or designed to be used for dwelling, lodging, commercial, industrial or agricultural purposes.
- (158) TRAVEL TRAILER. A "travel trailer" is a trailer designed and constructed for travel and temporary lodging purposes and intended for camping, recreational, travel or vacation use.
- (159) USE. The "use" of property is 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 ordinance.

- (160) USE, PRINCIPAL. A "principal use" is the main use of land or buildings as distinguished from a subordinate or accessory use. A "principal use" may be either "permitted" or "special".
- (161) USE, SPECIAL. A "special use" 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.
- (162) VIBRATION. "Vibration" means the periodic displacement, measured in inches, of earth at designated frequency (cycles per second).
- (163) WHOLESALE ESTABLISHMENT. A "wholesale establishment" is a business establishment engaged in selling to retailers or jobbers rather than consumers.
- (164) YARD. A "yard" is an open space on the same lot with a building or structure unoccupied and unobstructed from its lowest level to the sky, except as otherwise permitted by this ordinance. (A "yard" extends along a lot line and to a depth or width specified in the yard requirements for the zoning district in which such zoning lot is located.)
- (165) YARD, CORNER SIDE. A "corner side yard" is a side yard, which adjoins a street.
- (166) YARD, FRONT. A "front yard" is a yard extending along the full length of the front lot line between the side lot lines.
- (167) YARD, INTERIOR SIDE. An "interior side yard" is a side yard, which is located immediately adjacent to another zoning lot or to an alley separating such side yard from another zoning lot.
- (168) YARD, REAR. A "rear yard" is the portion of the yard on the same zoning lot with the principal building, located between the rear line of the building and the rear lot line and extending for the full width of the lot.
- (169) YARD, SIDE. A "side yard" is the yard between the side line of the principal building and the side lot line extending from the front yard line to the rear yard line.
- (170) YARD, TRANSITIONAL. A "transitional yard" is that yard which must be provided on a zoning lot, in a Commercial District, which adjoins a zoning lot in a Residential District, or that yard which must be provided on a zoning lot, in an Industrial District, which adjoins a zoning lot in either a Residential or Commercial District.

- (171) ZONING BOARD. A "zoning board" is the Zoning Board of Appeals of the City of Blue Island.
- (172) ZONING DISTRICT. A "zoning district" is an area or areas within the limits of the city for which the regulations and requirements governing use, lot, and bulk of buildings and premises are uniform.

ARTICLE IV
ZONING DISTRICTS, MAP AND SCHEDULES OF USES: BULK AND COVERAGE

4.1 ESTABLISHMENT OF DISTRICTS

In order to carry out the purposes and provisions of this comprehensive amendment, the City of Blue Island is hereby divided into the following districts:

RESIDENTIAL DISTRICTS

- R-1 Single family residential
- ~~R-2 Two and Three family residential~~
(deleted by Ord. 93-215, passed 4/13/93)
- ~~R-3 Multi-family residential~~
(deleted by Ord. 93-215, passed 4/13/93)

COMMERCIAL DISTRICTS

- C-1 Central area commercial
- C-2 Highway commercial

INDUSTRIAL DISTRICTS

- I-1 Limited Industry
- I-2 General Industry

LAND CONSERVATION DISTRICT

- L-C Land Conservation

4.2 ZONING MAP

The City is hereby divided into the districts listed in Section 4.1 above and the boundaries of such zones are shown upon the Zoning Map on file in the Office of the City Clerk, which map is incorporated in and made a part of this comprehensive amendment.

4.3 RULES FOR INTERPRETATION OF ZONE BOUNDARIES

Where uncertainty exists as to the boundaries of zones as shown on the Zoning Map, the following rules shall apply:

- (1) Boundaries indicated as approximately following the center lines of streets, highways, or alleys shall be construed to follow such center lines.
- (2) Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.

- (3) Boundaries indicated as approximately following City limits shall be construed as following City limits.
- (4) Boundaries indicated as approximately following the center lines of streams, rivers, canals, or other bodies of water shall be construed to follow such center lines. The center line shall be construed as being midway between the shore lines.

4.4 SCHEDULE OF USE CONTROLS AND BULK COVERAGE CONTROLS

No person shall use land or a building or structure, or erect, construct, reconstruct, move, enlarge or add to a building structure or part thereof except in conformity with the following Schedule of Use Controls and Schedule of Bulk and Coverage Controls. (amended by Ord. 2396, passed 4/11/78)

SCHEDULE OF USE CONTROLS

DISTRICT R-1

The intent to this designation is to preserve and establish quiet single-family home neighborhoods as desired by the area property owners, free from other uses except those which are compatible with a convenience to the residents of such a district.

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

DISTRICT R-1 Special Uses

- 1) Public Utility and Public Service Uses including:
 - a) Bus turn around (off street)
 - b) Electric sub station
 - c) Fire stations
 - d) Police stations
 - e) Governmental Administrative offices
 - f) Railroad passenger stations
 - g) Railroad right-of-way
 - h) Telephone exchanges, microwave relay towers and telephone transmission equipment buildings
 - i) Water pumping stations
 - j) Water reservoirs

- 2) Parking lots which:
 - a) abut at a side lot in a Commercial or Industrial District or a railroad right-of-way
 - b) are separated only by an alley from property in a Commercial or Industrial District, and
 - c) are accessory to a Commercial or Industrial use located within 500 feet, the use of which is solely for the customers and employees of the use to which it is necessary, provided:
 - 1) such parking lots shall be used solely for the parking of passenger automobiles,
 - 2) that the parking lot be closed between the hours of 10:00 p.m. and 7:00 a.m. and
 - 3) that ingress to and egress from said parking lot to be located at least 20 feet in distance from any adjacent Residential property line, except such ingress and egress can be provided from a public alley or way separating the Residence areas from the parking lot.

- 3) Professional offices other than those located in a dwelling used as a private residence

- 4) Planned Unit Development

- 5) Municipally owned recreation buildings or community centers (scrivener's error corrected by Ord. 2398, passed 4/11/78)

- 6) **High Schools, public and private including playgrounds and athletic fields incidental thereto**
- 7) **Colleges, Universities and Business Colleges**
- 8) **Nursery Schools and Day Care Centers**
- 9) **Fraternal, Philanthropic and Eleemosynary uses of Institutions**
- 10) **Hospital and Convalescent, Nursing or Home for Aged**
- 11) **Private Clubs or Lodges**
- 12) **Two or three family dwellings**
- 13) **Public or private special education facilities for exceptional or handicapped persons**
- 14) **Food stores, eating and drinking establishments**
- 15) **Open or enclosed accessory off-street parking facilities, for the storage of private passenger automobiles, when located elsewhere than on the same zoning lot as the principal use served and subject to the schedule of bulk and coverage controls**
- 16) **Privately owned recreation or community centers**
- 17) **Public and private art galleries and museums**
- 18) **Mortuaries**
- 19) **Accessory Uses as defined**

(added by Ord. 06-021, passed 4/25/2006)

[R-2 and R-3 zoning districts deleted by Ord. 93-215, passed 4/13/93]

DISTRICT C-1 Permitted Principal Uses

- 1) Any retail or personal service establishment such as: eating and drinking establishments, hardware stores, food stores, clothing stores, drugstores, business and professional offices, ~~hotels~~ and essential services. **(deleted by Ord. 2397, passed 4/11/78)**
- 2) Signs as permitted in Section **5.14** (scrivener's error corrected by Ord. 2358)

- 3) Accessory uses as defined
- 4) **Automobile showrooms (added by Ord. 2397, passed 4/11/78)**

DISTRICT C-1 Special Uses

- 1) Any permitted or special use in the R-1, Residential District
- 2) Post offices
- 3) Outdoor amusement establishments
- 4) Arenas or stadium auditoriums
- 5) Public storage garage
- 6) **Hotels**
- 7) **Fabrication of metal products, paper products, cloth products, plastic products, and electronics, wood products (amended by Ord. 2404, passed 5/23/78)**
- 8) **Drive-in restaurants**
- 9) **Automobile ~~repair shops and~~ washing establishments (deleted by Ord. 99-256, passed 5/25/99)**
- 10) **Gasoline service stations**
- 11) **Used car dealers**
- 12) **Landscape nurseries, garden supplies**
- 13) **Boat sales and marinas**
- 14) **Mortuaries**
- 15) **Warehousing**
- 16) **Motels**
(added by Ord. 2397, 4/11/78)
- 17) **Within the Blue Island Downtown Business District, Four or more apartment dwellings provided they are located above the first floor, which shall remain**

commercial, and further provided that no single apartment shall contain less than 750 square feet of living space and such additional amenities and construction requirements as are included in any recommendation from the Blue Island Zoning Board of Appeals granting the special use. (added by Ord. 96-383, passed 3/26/96)

- 18) Automobile repair shop (added by Ord. 99-256, passed 5/25/99)

DISTRICT C-2 Permitted Principal Uses

- 1) Any use permitted in the C-1 Commercial District
- 2) Drive-in restaurants
- 3) Motels
- 4) Automobile showrooms
- 5) Automobile ~~repair shops and~~ washing establishments **(deleted by Ord. 99-256, passed 5/25/99)**
- 6) Gasoline service stations
- 7) Used car dealers
- 8) Warehousing
- 9) Wholesale establishments
- 10) Landscape nurseries, garden supplies
- 11) Animal hospitals, kennels and pounds
- 12) Boat sales and marinas
- 13) Trade Schools
- 14) Mortuaries
- 15) Accessory uses as defined

DISTRICT C-2 Special Uses

- 1) Any special use permitted in the C-1 Commercial District

- 2) Fabrication of metal products, wood products, paper products, cloth products, plastic products, and electronics
- 3) **Automobile body and fender shop (added Ord. 99-256, passed 5/25/99)**
- 4) **Automobile repair shop (added by Ord. 99-256, passed 5/25/99)**

DISTRICT I-1 Permitted Principal Uses

- 1) Manufacturing of light machinery
- 2) Fabrication of metal products, wood products, paper products, concrete and plastic products, glass products, electronics and cloth products
- 3) Food and associated industries
- 4) Laboratories
- 5) Warehousing with no retail sales permitted on the premises
- 6) Truck terminals
- 7) Signs as permitted in Section 5.14 (scrivener's error corrected by Ord. 2358)
- 8) Accessory uses as defined

DISTRICT I-1 Specials Uses

- 1) Any permitted or special use in the C-1 or C-2 Commercial District, provided the approval of the Planning Commission of Blue Island is also obtained
- 2) **Reduce front yard restrictions and increases lot coverage percent from that shown in the Schedule of Bulk and Coverage Controls in special or unusual cases in order to encourage industrial development. (added by Ord. 2481, passed 10/9/79)**
- 3) **Automobile body and fender shop (added Ord. 99-256, passed 5/25/99)**
- 4) **Automobile repair shop (added by Ord. 99-256, passed 5/25/99)**

DISTRICT I-2 Permitted Principal Uses

- 1) Any use permitted in the I-1 Industrial District

- 2) Any manufacturing, assembly or other industrial or research operations meeting the requirements of the performance standards of the ordinance
- 3) Warehouse for enclosed storage of goods and materials, distribution plants, wholesale business
- 4) Lumber yard or similar storage yard
- 5) Any and all railroad purposes including but not limited to railroad right-of-way, railroad freight terminal, railroad switching and classification yards, repair shops, roundhouses and TOFC (piggyback facilities)
- 6) Electric power plant
- 7) Builders supply yard, coal yard, fuel supply depot
- 8) Accessory uses as defined

DISTRICT I-2 Special Uses

- 1) Any special use permitted in the I-1 Industrial District
- 2) Sanitary Land Fill operations
- 3) Mobile home sales and park
- 4) **Refuse Transfer Station (added by Ord. 2204, 5/29/73)**
- 5) **Automobile body and fender shop (added Ord. 99-256, passed 5/25/99)**
- 6) **Automobile repair shop (added by Ord. 99-256, passed 5/25/99)**

DISTRICT L-C Permitted Principal Uses

None

DISTRICT L-C Special Uses

- 1) Farm and other agricultural operations
- 2) Parks, golf courses, athletic fields and other similar uses
- 3) Disposal facilities, sanitary land fill operations and similar uses

SCHEDULE OF BULK CONTROLS

	District	R-1	C-1	C-2	I-1	I-2	L-C
Minimum Lot Dimensions	Lot Area (Sq. Ft.)	4312.5	3125	6250	10000	40000	80000
	Lot Area Per Dwelling Unit (Sq. Ft.)	4312.5	---	---	---	---	80000
	Lot Width (Feet)	37.5	25	50	80	200	200
	Lot Depth (Feet)	115	125	125	125	125	200
Maximum	Height (Feet)	35	No Limit	No Limit	No Limit	No Limit	35
Minimum Lot Dimensions	Front Yard (Feet) ¹	25 [1]	---	---	25 ^e	25 ^e	50
	Side Yard (Percentage of Width) ²	10	---	---	n/a	n/a	n/a
	Side Yard (Each Side Yard, Feet) ^b	n/a	n/a	n/a	--- ^d	--- ^d	--- ^d
	Rear Yard (Feet)	35	--- ^a	--- ^a	--- ^d	--- ^d	--- ^d
Maximum	Lot Coverage (Percentage)	40	90 ^c	70 ^c	60	60	10

[1] Or average of setback distances of the block, but not less than 15 feet.

^a Deleted by Ord. 2396, passed 4/11/78

^b Amended by Ord. 2396, passed 4/11/78

^c Amended by Ord. 2397, passed 4/11/78

^d Deleted by Ord. 2397, passed 4/11/78

^e Amended by Ord. 2404, passed 10/9/79

4.5 BUILDING LINE SETBACK FROM ALLEYS IN ALL DISTRICTS

No building shall be erected, moved or altered on any lot in any District when such lot borders on an alley so as to place any wall thereof nearer to the line of such alley than the setback lines hereinafter prescribed, to-wit:

Where the alley is 14 feet or less in width, the building line setback shall be 5 feet from the line of such alley;

Where the alley is more than 14 feet but not more than 15 feet in width, the building line setback shall be 4 feet from the line of such alley;

¹ Section 5.13(3) Front Yards for Corner Lots: A front yard of the required depth shall be provided on one of the two frontages and a second front yard shall be provided on the other frontage, provided that in any R-Zone the second front yard need be only fifty (50%) percent of the required depth for front yards in that zone.

² Section 5.13(4) Minimum Side Yard Width: Where a side yard to a principal building is provided, although not required by this ordinance, it shall not be less than six (6) feet in width unless it abuts a street or alley.

Where the alley is more than 15 feet but not more than 16 feet in width, the building line setback shall be 3 feet from the line of such alley;

Where the alley is more than 16 feet but not more than 18 feet in width, the building line setback shall be 2 feet from the line of such alley;

Where the alley is more than 18 feet in width, the building line setback shall be 1 foot from the line of such alley.

~~Nor shall any fence or other structure be placed between the line of such alley and the building line setback hereinabove established. (deleted by Ord. 2350, passed 9/28/76)~~

That in those instances where the requirements of this section and the Schedule of Bulks and Coverage Controls set forth in Article IV, Section 4.4 shall conflict, the provisions of Article IV, Section 4.4 shall supercede the provision of this section. (Ord. 2396, passed 4/11/78)

**ARTICLE V
GENERAL PROVISIONS**

5.1. INTERPRETATION

- (1) In their interpretation and application, the provisions of this comprehensive amendment shall be held to be the minimum requirements for the promotion of the public health, safety, morals and welfare.
- (2) Where the conditions imposed by any provision of this comprehensive amendment, upon the use of land or buildings, or upon the bulk of buildings, are either more restrictive or less restrictive than comparable conditions imposed by any other provision of this comprehensive amendment, or of any other law, ordinance, resolution, rule or regulation of any kind, the regulations which are more restrictive (or which impose higher standards or requirements) shall govern.
- (3) This comprehensive amendment is not intended to abrogate any easement, covenant, or any other private agreement, provided that where the regulations of this comprehensive amendment are more restrictive (or impose higher standards or requirements) than such easements, covenants, or other private agreements, the requirements of this amendment shall govern.
- (4) No building, structure, or use, which was not lawfully existing at the same time of the adoption of this amendment, shall become or be made lawful solely by reason of the adoption of this amendment, and to the extent that, and in any manner than; said unlawful building, structure, or use is in conflict with the requirements of this amendment, said building, structure, or use remains unlawful hereunder and shall not be considered a non-conforming use.
- (5) Nothing contained in this comprehensive amendment shall be deemed to be a consent, license, or permit to use any property, or to locate, construct, or maintain any building, structure, or facility, or to carry on any trade, industry, occupation, or activity.
- (6) The provisions of this comprehensive amendment are cumulative and additional limitations upon all other laws and ordinances heretofore passed or which may be passed hereafter governing any subject matter in this amendment.

5.2 SEPARABILITY

It is hereby declared to be the intention of the Mayor and the City Council of the City of Blue Island that the several provisions of this ordinance are separable in accordance with the following:

- (1) If any court of competent jurisdiction shall adjudge any provision of this comprehensive amendment to be invalid, such judgment shall not affect any other provisions of this amendment not specifically included in said judgment.
- (2) If any court of competent jurisdiction shall adjudge invalid the application of any provision of this comprehensive amendment to a particular property, building or other structure, such judgment shall not affect the application of said provision to any other property, building, or structure not specifically included in said judgment.

5.3 SCOPE OF REGULATIONS

- (1) **All buildings erected hereafter, all uses of land or buildings established hereafter, and all enlargements of or additions to existing buildings and uses occurring hereafter shall be subject to all regulations of this comprehensive amendment which are applicable to the zoning districts in which such buildings, uses, or land shall be located. For the purpose of this Section, and Section 4.4 of Article IV of this ordinance, the construction of a dormer, installation of siding or brick veneer and the enclosure of open porches shall not be considered to be enlargements or additions to an existing building. (amended by Ord. 2396, passed 4/11/78)**
- (2) However, where a building permit for a building or structure has been issued in accordance with the law prior to the effective date of this comprehensive amendment, and provided construction is begun within six (6) months of such effective date and diligently prosecuted to completion, said building or structure may be completed in accordance with the approved plans on the basis of which the building permit has been issued, and further, may upon completion be occupied under a certificate of occupancy by the use for which originally designated, subject thereafter to the provisions of Article VI, Non-Conforming Buildings, Structures, and Uses.
- (3) Where a special use permit or a permit for variance pursuant to this comprehensive amendment has been issued, such permit shall become null and void unless work thereon is substantially underway within one year from the effective date of this amendment.
- (4) A special use permit shall be deemed to authorize only one particular special use and shall expire if the special use shall cease for more than one year for any reason.
- (5) No access driveway or drive shall be located in any Residential District to provide access uses other than those permitted in such Residential District except where a special use permit has been granted as hereinafter provided.

5.4 REGULATIONS FOR SPECIFIC USES

- (1) ~~EXEMPTIONS. The provisions of this comprehensive amendment shall not be exercised so as to impose regulations or require permits in any district with respect to poles, towers, wires, cables, conduits, vaults, pipelines, laterals, or any other similar distributing equipment of a public utility, or any other installation which is under the jurisdiction of City, State, or Federal regulations. (deleted by Ord. 2358, passed 12/7/76)~~
- (2) FENCES, WALLS, HEDGES AND SHRUBBERY. Fences, walls, hedges or shrubbery may be erected placed, maintained, or grown only in accordance with regulations set forth in the City of Blue Island Building Code as amended.
- (3) MOBILE HOMES AND TENTS.
- a. A mobile home shall not be permitted as an accessory building or structure.
 - b. A mobile home shall not be occupied for dwelling or lodging uses, except in an approved mobile home park, and a mobile home shall not be parked or otherwise stored in the open on a lot in any district except a lot used for mobile home manufacturing, sales, retail or repair establishments in such districts where such uses are permitted by this comprehensive amendment.
 - c. A mobile home may be used as a temporary office or shelter incidental to construction on or development of the premises on which such mobile home is located, only during the time construction or development is actively underway.
 - d. No tent shall be erected, used, or maintained for living quarters.
- (4) FALLOUT SHELTERS.
- a. Fallout shelters shall be used for the purposes as defined, and shall be used for no other use.
 - b. Fallout shelters are a permissive use in any district and shall be located within any new or principal building or structure, or attached to any new or existing building or structure with direct access from such building or structure, or wholly underground, or at such other places as may be prescribed by City, State or Federal laws or regulations.

5.5 NUMBER OF BUILDINGS ON A ZONING LOT.

Except in planned developments, each single-family dwelling hereafter erected or structurally altered shall be located on a zoning lot and there shall be not more than one such principal building on each zoning lot.

5.6 ACCESSORY BUILDINGS.

- (1) TIME OF CONSTRUCTION. No accessory building or structure shall be constructed on any lot prior to the time of construction of the principal building to which it is accessory.
- (2) PERCENTAGE OF REQUIRED REAR YARD OCCUPIED. No detached accessory building or buildings shall occupy more than 50 percent of the area of a required rear yard.
- (3) HEIGHT OF ACCESSORY BUILDINGS IN REQUIRED REAR YARDS. No detached accessory building located in a required rear yard shall exceed 15 feet in height.
- (4) ON REVERSED CORNER LOTS. On a reversed corner lot in a Residential District, and within 15 feet of any adjacent property to the rear in a Residential District, no accessory building or portion thereof located in a required rear yard shall be closer to the side lot line abutting the street than a distance equal to $\frac{2}{3}$ the least depth which would be required under this comprehensive amendment for the front yard on such adjacent property to the rear. Further, in the above instance, no such accessory buildings shall be located within 5 feet of any part of a rear lot line which coincides with the side lot line or portion thereof of property in any Residential District. No accessory building shall be erected in or encroach upon the required side yard of a corner lot which is adjacent to the street, nor upon the required side yard of a reverse corner lot which is adjacent to the street.

5.7 BULK REGULATIONS

- (1) BUILDING BULK LIMITATIONS (F.A.R.). Building bulk limitations shall be expressed in terms of minimum yard requirements and maximum building height, or in terms of floor area ratio (F.A.R.). Structures must comply with the maximum yard requirement and building height or the floor area ratio (F.A.R.) as indicated in the "Schedule of Bulk and Coverage Controls", attached hereto and made a part of this comprehensive amendment.
- (2) CONTINUED CONFORMITY WITH BULK REGULATIONS. The maintenance of yards, courts, and other open space and minimum lot area legally required for a building shall be a continuing obligation of the owner of such building or of the property on which it is located, as long as the building is in existence. Furthermore, no legally required yards, courts, other open space, or

minimum lot area allocated to any building shall, by virtue of change of ownership or for any other reason, be used to satisfy yard, court, other open space, or minimum lot area requirements for any other building.

- (3) DIVISION OF ZONING LOTS. No improved zoning lots shall hereafter be divided into two or more zoning lots and no portion of any improved zoning lot shall be sold, unless all improved zoning lots resulting from each such division or sale shall conform with all the applicable bulk regulations of the zoning district in which the property is located.
- (4) LOCATION OF REQUIRED OPEN SPACE. All yards, courts, and other open spaces allocated to a building or dwelling group shall be located on the same zoning lot as such building or dwelling group.
- (5) REQUIRED YARDS – EXISTING BUILDINGS. No yards now or hereafter provided for a building existing on the effective date of this comprehensive amendment shall subsequently be reduced below, or further reduced, if already less than, the minimum yard requirements of this comprehensive amendment for equivalent new construction.
- (6) PERMITTED OBSTRUCTIONS IN REQUIRED YARDS. The following shall not be considered to be obstructions when located in the required yards specified:
 - a. In all yards: Open terraces not over three (3) feet above the average level of the adjoining ground, but not including a permanently roofed over terrace or porch; awnings and canopies; steps four (4) feet or less above grade which are necessary for access to a permitted building or for access to a zoning lot from a street or alley; chimneys projecting 18 inches or less, into the yard; arbors and trellises; flag poles; and fences, walls, and hedges subject to applicable height restrictions of this comprehensive amendment.
 - b. In Front Yards – one-story bay windows projecting three feet or less into the yard; and overhanging eaves and gutters projecting three feet or less into the yard.
 - c. In Rear Yards – enclosed, attached or detached off-street parking spaces; open off-street parking spaces; accessory sheds, tool rooms, and similar buildings or structures for domestic or agricultural storage; balconies; breezeways and open porches; one-story bay windows projecting three feet or less into the yard; and overhanging eaves and gutters projecting three feet or less into the yard.
 - d. In Side Yards - overhanging eaves and gutters projecting 18 inches or less into the yard.

- (7) FLOOR AREA RATIO APPLICATION IN PARTICULAR CASES. In all cases where two or more contiguous zoning lots are in common ownership and there was at the adoption date of this comprehensive amendment an existing building on one of such lots with less than the permitted maximum floor area ratio, the owner may elect to add the unused portion of the floor area ratio of the existing building to the maximum permitted floor area ratio of any addition to the existing building to be constructed on the adjoining zoning lot; and in the event such existing building was lawfully existing at the date of adoption of this comprehensive amendment and exceeds the permitted maximum floor area ratio, any addition to the existing building to be constructed on an adjoining lot shall be entitled to the maximum floor area ratio permitted in the district in which it is located.

5.8 OFF-STREET PARKING AND LOADING FACILITIES.

(1) SCOPE OF REGULATIONS.

- a. For all buildings and structures erected and all uses of land established after the effective date of this comprehensive amendment, accessory parking and loading facilities shall be provided as required by the regulations of the districts in which such buildings or uses are located. However, where a building permit has been issued prior to the effective date of this comprehensive amendment, and provided that construction is begun within six months of such effective date and diligently prosecuted to completion, parking and loading facilities in the amounts required for issuance of said building permit maybe provided in lieu of any different amounts required by this comprehensive amendment.
- b. When the intensity of use of any building, structure, or premises shall be increased through addition of dwelling units, gross floor area, seating capacity, or other units of measurement specified herein for required parking or loading facilities, parking and loading facilities as required herein shall be provided for such increase in intensity of use.

However, no building or structure lawfully erected or use lawfully established prior to the effective date of this comprehensive amendment shall be required to provide such additional parking or loading facilities unless and until the aggregate increase in units of measurement shall equal not less than 15% of the units of measurement existing upon the effective date of this comprehensive amendment, in which event parking or loading facilities as required herein shall be provided for the total increase; provided, however, that in the case of the expansion or alteration of residential buildings required parking or loading facilities shall be provided on the basis of the total required units of measurement for the entire capacity of the building.

- c. Whenever the existing use of a building or structure shall hereafter be changed to a new use, parking or loading facilities shall be provided as required for such new use. However, if the said building or structure was erected prior to the effective date of this comprehensive amendment, additional parking or loading facilities are mandatory only in the amount by which the requirements for the new use would exceed those for the existing use if the latter were subject to the parking and loading provisions of this comprehensive amendment.
- (2) EXISTING PARKING FACILITIES. Accessory off-street parking facilities in existence on the effective date of this comprehensive amendment and located on the same lot as the building or use served shall not hereafter be reduced below, or if already less than shall not be further reduced below, the requirements for a similar new building or use under the provisions of this comprehensive amendment.
- (3) PERMISSIVE PARKING AND LOADING FACILITIES. Nothing in this comprehensive amendment shall be deemed to prevent the voluntary establishment of off-street parking or loading facilities to serve any existing use, of land or buildings provided that all regulations herein governing the location, design, and operation of such facilities are adhered to.
- (4) DAMAGE OR DESTRUCTION. For any conforming or legally nonconforming building or use which is in existence on the effective date of this comprehensive amendment, which subsequently thereto is damaged or destroyed by fire, collapse, explosion, or other cause, and which is reconstructed, re-established, or repaired, off-street parking or loading facilities need not be provided, except that parking or loading facilities equivalent to any maintained at the time of such damage or destruction shall be restored or continued in operation. However, in no case shall it be necessary to restore or maintain parking or loading facilities in excess of those required by this comprehensive amendment for equivalent new uses or construction.
- (5) CONTROL OF OFF-SITE PARKING FACILITIES. In cases where parking facilities are permitted on land other than the zoning lot on which the building or use served is located, such facilities shall be in the same possession as the zoning lot occupied by the building or use to which the parking facilities are accessory. Such possession may be either deed or long-term lease, the term of such lease to be determined by the Zoning Board of Appeals. The owner of the land on which the parking facilities are to be located shall be bound by covenants filed on record in the Office of the Recorder of Deeds or the Registrar of Titles of Cook County, requiring such owner, his or her heirs and assigns, to maintain the required number of parking facilities for the duration of the use served or of the said lease, whichever shall terminate sooner.

- (6) SUBMISSION OF PLOT PLAN. Any application for a building permit, or for a certificate of occupancy where no building permit is required, shall include therewith a plot plan – drawn to scale and fully dimensioned – showing any parking or loading facilities to be provided in compliance with this comprehensive amendment.
- (7) OFF-STREET PARKING AND LOADING SPECIFICS. In all zones except the C-1 Central Area Commercial District, every industrial, commercial, institutional, recreational, residential or any other use, shall be provided off-street parking spaces in accordance with the following requirements:
- a. Size and Access. Each off-street parking space shall have an area of not less than one-hundred eighty (180) square feet exclusive of access drives or aisles, and shall be of usable shape and condition.
- There shall be adequate provision for ingress and egress to all parking spaces. Access drives or driveways shall not be less than 9 feet wide.
- No access drive or driveway shall be located in any R-Zone to provide access to uses other than those permitted in an R-Zone.
- b. Location. Off-street parking spaces for uses in R-Zones and I-1 Limited Industry Zone shall not be located between the front building line and street line. On corner lots in R-Zones, this restriction shall also apply to the space between the side street line and the side building line.
- c. Off-Site Facilities. All permitted and required accessory off-street parking spaces open or enclosed shall be located on the same lot as the use to which such spaces are accessory, except that spaces may be provided within a radius of 250 feet from the lot boundary on land which is in the same ownership as the use to which they are accessory, subject to deed restrictions binding the owner and his heirs, successors and assigns to maintain the required number of spaces available throughout the life of such use.
- d. Parking for Places of Worship. The number of required off-street parking spaces may be eliminated or reduced if there exists, within 500 feet of the place of worship, public or private parking lots containing a sufficient number of off-street parking spaces to satisfy the requirements of the following table. The place of worship must provide the difference if the number of parking spaces in the private or public lots is below the number required. Any spaces provided in public or private lots must be shown to be available for worshippers on the day or days of greatest use.

e. Number of Parking Spaces Required.

Minimum Required	
<i>Use</i>	<i>Off-Street Parking Spaces</i>
Boarding House	2 spaces for each 3 boarders
Bowling Alley	5 spaces for each alley
Dwellings	1 space for each dwelling unit plus 1 additional space for each 2 dwelling units in multiple-family dwellings.
Eating or Drinking Place, Bar, Cocktail Lounge, Night Club, or Indoor Entertainment	1 space for each 4 seats
Funeral Home	10 spaces for each chapel
Hospital, Nursing or Convalescent Home	1 space for each 3 beds
Manufacturing, Processing or Repairing Uses	1 space for each 600 square feet gross floor area
Medical or Dental Office	8 spaces for each doctor
Motel and/or Hotel	5 spaces for each 4 rentable units
Office	1 space for each 500 square feet gross floor area
Place of Worship	1 space for each 5 seats except that where no individual seats are provided, 20 inches of bench shall be considered as 1 seat
Professional Office in Residence	2 spaces
Retail Store or Personal Service Establishment	1 space for each 300 square feet gross floor area
Professional Business or Technical School, Studio for Art, Music, Dancing or Photography	1 space seat for each 10 classroom seats
Wholesale Establishment or Warehouse	1 space for each 2 employees in maximum shift with an absolute minimum parking area of 25% of gross floor area

f. Off-Street Loading. In all zones, in connection with buildings occupied by industrial, commercial, and certain institutional uses, there shall be provided and maintained, on the same lot with such building, off-street loading berths in accordance with the requirement of the table following:

- (1) Size and Location. Each loading space shall be not less than 12 feet in width, 35 feet in length, and have a minimum vertical clearance of 14 feet, and may occupy all or any part of any-required yard.

(2) Required Number of Off-Street Loading Spaces:

<i>Uses</i>	<i>Square Feet of Gross Floor Area</i>	<i>Required Off-Street Loading Spaces</i>
School	---	1
Hospital	Under 30,000	1
	For each additional 30,000 or major fraction thereof	1 additional
Funeral Home	---	1
Office, Motel, Hotel, Retail, Service, Wholesale, Warehouse, Manufacturing, Processing, or Repairing Uses	Under 25,000	1
	From 25,001 to 100,000	2-4
	For each additional 50,000 or major fraction thereof	1 additional

g. Additional Regulations for Off-Street Parking and Loading Areas.

- (1) Joint Facilities for Parking or Loading. Off-street parking and loading facilities for separate uses may be provided jointly if the total number of spaces so provided is not less than the sum of the separate requirements for each use and provided that all regulations governing the location of the accessory spaces in relation to the use served are adhered to and that no accessory space or portion thereof shall serve as a required space for more than one use.

5.9 EXISTING SPECIAL USES.

- (1) Where a use is classified as a special use in the district under this comprehensive amendment, and exists as a special or permitted use at the date of the adoption of this comprehensive amendment, it shall be considered to be a legal special use.
- (2) Where a use is not allowed as a special or permitted use under this comprehensive amendment, and exists as a special use at the date of the adoption of this comprehensive amendment, it shall be considered to be a non-conforming use and shall be subject to the applicable non-conforming use provision of Article VI hereof.

5.10 HOME OCCUPATIONS

- (1) WHERE PERMITTED. Within a single-dwelling unit or accessory building and only by the person or persons maintaining a dwelling therein.
- (2) NUMBER OF NON-RESIDENT PERSONS PERMITTED. Not more than one (1) non-resident person shall be employed in the home occupation.

- (3) DISPLAY OF USE. One (1) sign having an area of not more than two (2) square feet shall be permitted.
- (4) EXTENT OF USE. Home occupation shall not utilize more than twenty-five (25) percent of the gross floor area of the dwelling unit.
- (5) PERMITTED HOME OCCUPATION. Any use customarily conducted entirely within a dwelling or its accessory buildings and carried on by the inhabitants thereof, which use is clearly incidental to the use of the dwelling as a place of residence and further provided that no article is sold or offered for sale except as may be produced by the immediate family residing therein. In particular, a home occupation includes but is not limited to the following:

Professional office of a physician, dentist, lawyer, engineer, architect and other similar professions; art studio, dressmaker, seamstress, milliner, beauty shop operator, teaching of music and dancing limited to one student at a time, and other home services and trades.

A home occupation shall not be interpreted to include the following: barber shops, commercial stables and kennels, restaurants, tea rooms, tourist or boarding house, animal hospitals and convalescent homes.

5.11 DWELLINGS CONTAINING TWELVE UNITS OR MORE

Application for building permit to construct a multiple family dwelling containing twelve (12) units or more shall require approval of the Planning Commission, the Zoning Board of Appeals and a majority vote of the City Council of the City of Blue Island. A site development plan shall be submitted by the applicant showing location of the structure, driveways, walkways, parking layout, utility location, recreation areas, landscaping, existing uses and structures within 100 feet of the site, boundaries and any other elements as may be deemed essential by the Planning Commission, the Zoning Board of Appeals and the City Council of the City of Blue Island.

All provisions of this comprehensive amendment applying to the District in which the building is constructed shall be met as a minimum requirement. To assure the safety and welfare of the residents and neighbors and to enhance the natural qualities of the land the Planning Commission, the Zoning Board of Appeals and the City Council of the City of Blue Island, shall make findings with respect to the following before approving the site plan:

- (1) Parking spaces to be provided and easily accessible.
- (2) The building shall be sited on the lot to provide for adequate provisions for light, air, access and privacy.

- (3) Laundry facilities, storage space and garbage storage area are to be provided in such a manner as to be unobtrusive to residents of the building as well as residents of neighboring buildings.
- (4) Landscaping, open space and recreation space shall be furnished to provide screening and buffer zones around the lot. A minimum of 30% of the lot area shall be provided for this purpose exclusive of the area occupied by buildings, parking and driveways.
- (5) All driveways and parking areas shall be developed with all-weather hard surfaces and shall contain facilities for night illumination.
- (6) Basement apartments exceeding 50% below grade level are prohibited.

5.12 PLANNED DEVELOPMENT

Planned development shall be permitted in appropriate zones only after specific approval by the Planning Commission, Zoning Board of Appeals, and the City Council, as set forth under Section 8.10 (Special Uses).

- (1) 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 design of structures and their relationship, and such other information as may be requested by such bodies for a determination that it is desirable to deviate from certain other provisions of this ordinance.
- (2) The application shall be filed with the City Clerk as provided in Section 8.10 (3) (Special Uses). Where deemed advisable by the Planning Commission all information required for preliminary approval of subdivision plats may also be required in the application for a planned development.
- (3) The following regulations shall apply:
 - a. Spacing and Orientation of Building Groups – Residential

Walls containing main window exposures or main entrances shall be so oriented as to insure adequate light and air exposure.

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.

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 fifty (50) feet.

A building wall containing only windows or only 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 twenty-five (25) feet.

A building group shall not be so arranged that any temporary or permanently inhabited building is inaccessible to emergency vehicles.

The proposed site shall be properly landscaped, the purpose of which is 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 plan and unless all facilities included in the site plan have been in accordance therein. Proper landscaping shall be provided along all walks and streets, around recreation areas and along the outer property line of the site.

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.

b. Spacing and Orientation of Building Groups – Business and Industrial

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

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

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

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.

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

- d. Paving and Drainage. There shall be adequate design of grades, paving, gutters, drainage and treatment of turf to handle storm waters, prevent erosion and formation of dust.
- e. Driveways. All driveways and parking areas shall be developed with all-weather hard surfaces and shall contain facilities for night illumination.
- f. Signs and Lighting. Signs and lighting devices shall be properly arranged with respect to traffic control devices and adjacent residential districts.

5.13 YARD REGULATIONS

- (1) PROJECTIONS INTO REQUIRED YARDS. Certain architectural features may project into required yards as follows:
 - a. Cornices, canopies, eaves or other similar architectural features may project into required yards no more than two (2) feet.
 - b. Bay windows, balconies, fireplaces, fire escapes, and chimneys, may project three (3) feet, six (6) inches provided that such features do not occupy, in the aggregate, more than one-third (1/3) of the length of the building wall on which they are located.
- (2) WALLS AND FENCES. Walls and fences are permitted in yards except front yards in R-Zones, subject to the visibility requirements in Subsection 9 below.
- (3) FRONT YARDS FOR CORNER LOTS. A front yard of the required depth shall be provided on one of the two frontages and a second front yard shall be provided on the other frontage, provided that in any R-Zone the second front yard need be only fifty (50%) percent of the required depth for front yards in that zone.
- (4) MINIMUM SIDE YARD WIDTH. Where a side yard to a principal building is provided, although not required by this ordinance, it shall not be less than six (6) feet in width unless it abuts a street or alley.
- (5) DWELLINGS OVER OTHER PERMITTED USES. The horizontal distance between the rear lot line and the rear wall of a dwelling unit, on any floor of the building, shall be not less than twenty-five (25) feet.
- (6) REQUIRED YARD APPLIES TO ONE BUILDING ONLY. No part of a yard, or other open space, or off-street parking or loading space required for or in connection with any building for the purpose of complying with this ordinance shall be included as part of a yard, open space, or off-street parking or loading space, similarly required for any other building.

- (7) NO REDUCTION OF YARD DIMENSIONS. No yard existing at the time of passage of this ordinance shall be reduced in dimension below the minimum requirements set forth in the Schedule of Bulk and Coverage Controls.
- (8) VACATION OF PUBLIC WAYS. Whenever any street, alley, or other public way is vacated in the manner authorized by the law, the zone adjoining each side of such street, alley, or public way, shall be automatically extended to the center of such vacation and all areas included in the vacation shall then and henceforth be subject to all regulations of the extended zone.
- (9) VISIBILITY AT INTERSECTION. On any corner lot nothing shall be erected, placed, planted or allowed to grow in such a manner as materially to impede vision between a height of two and one-half (2-1/2) and ten (10) feet above the centerline grades of the intersecting streets in the area bounded by the street lines of such corner lot.
- (10) LIMITED NUMBER OF BUILDINGS. There shall be no more than one (1) principal dwelling and two (2) accessory structures, including a private garage, on each lot in any R-Zone except as provided in Section 5.12.
- (11) DEPOSIT OF WASTES. No materials or wastes shall be deposited on any premises in such form or manner that they may be transferred off such premises by natural causes or forces. All materials or wastes which might cause fumes or dust or which constitute a fire hazard or which may be edible by or otherwise be attractive to rodents, insects or animals shall be stored outdoors only in closed containers.
- (12) ACCESS TO SERVICE STATIONS, GARAGES AND PARKING AREAS. No automobile service station, public garage, or commercial parking area or garage for twenty-five (25) or more motor vehicles, shall have an entrance or exit for vehicles within two-hundred (200) feet along the same side of a street on which is located a school, playground, place of worship, hospital, library, or institution for dependents or for children, except where such property is in another block or on another street on which the lot does not abut.

5.14 SIGNS³

³ For additional regulations, see: Ord. 2176, passed 5/8/72, *An Ordinance Regulating the Construction and Erection of Awnings, Canopies, Marquees, and Signs*, which establishes maximum height and projection limits; Ord. 98-196, passed 2/24/98, *An Ordinance Regulating Freestanding Signs Located Within the Public Right of Way in the C1 and C2 Zoning Districts*, which establishes design standards for freestanding and A-frame signs; Ord. 05-536, passed 2/28/05, *An Ordinance Establishing Uniform Standards and Regulations for Window Signs and Banner Signs in Commercial Districts in the City of Blue Island*, which introduces 35% coverage for window signs, regulates sign construction, and creates time limits for Christmas lights and banner signs; Ord. 05-574, passed 11/22/05, *An Ordinance Amending Ordinance 05-536 Entitled "An Ordinance Establishing Uniform Standards and Regulations for Window Signs and Banner Signs in Commercial Districts in the City of Blue Island" Enacted on February 8, 2005*, which prohibits new neon signs after date of passage and provides variations for banner signs.

(1) SIGNS IN RESIDENTIAL ZONES. The following types of non-illuminated, non-advertising and non-flashing signs are permitted in all R-Zones.

- a. Nameplates and Identification Signs. Signs indicating the name or address of the occupant, or a permitted home occupation, provided that they shall not be larger than one (1) square foot in area. Only one (1) such sign per dwelling unit shall be permitted except in the case of corner lots where two (2) such signs, one (1) facing each street, shall be permitted for each dwelling unit.

For multiple-family dwellings, a single identification sign not exceeding six (6) square feet in area shall be permitted.

- b. Residential For Sale Signs. It shall be unlawful for any person, firm or corporation to construct, place, maintain, install, or permit or cause to be constructed, placed, maintained or installed, on any lot or any dwelling located thereon, any sign of any size, shape or form which advertises the sale of such dwelling in any of the city's zoning districts.

For purposes of this section, signs are hereby defined to mean any structure and all parts composing the same, together with the frame, background or supports therefore which are used for advertising or display purposes, or any statuary, sculpture, molding, or casting used for advertising or display purposes, or any flags, bunting or material used for display or advertising purposes, including but not limited to placards, cards, structures or areas carrying the following or similar words: 'For Sale', 'Sold', 'Open House', 'New House', 'Home Inspection', 'Visitors Invited', 'Installed By', or 'Built By'.

For purposes of this section, 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.

For purposes of this section, a lot is a lot or portion thereof designed or which could be used for residential occupancy, including single-family, two-family, three-family, and multiple-family dwellings, but not including hotels, motels or rooming houses. (amended by Ord. 2613, passed 3/8/83)

- c. Institutional Signs. Signs of schools and places of worship may be erected and maintained, provided that:

The size of any such sign is not in excess of twenty-four (24) square feet; and

Not more than one (1) such sign is placed on a property, unless such property fronts upon more than one (1) street, in which event two (2) such signs may be erected, one (1) on each frontage.

- d. Signs Accessory to Parking Areas. Signs designating entrances or exits to or from a parking area shall not exceed two (2) square feet each. One (1) sign per parking area designating the conditions of use or identity or such parking area shall be limited to nine (9) square feet, provided that on a corner lot two (2) such signs shall be permitted, one (1) facing each street.

- e. Development Signs. Signs advertising the sale or development of the premises upon which they are erected, when erected in connection with the development of the premises by a builder, contractor, developer, or other persons interested in such sale or development, may be erected and maintained, provided:

The size of any sign is not in excess of twenty-four (24) square feet; and

Not more than one (1) sign is placed upon any property, unless such property fronts upon more than one (1) street, in which event one (1) such sign may be erected on each frontage.

Any such sign shall be removed by the developer within thirty (30) days of the final sale of property.

- f. Directional Signs. Signs indicating the location and direction of premises available for or in process of development, but not erected upon such premises, and having inscribed thereon, the name of the owner, developer, builder, or agent, may be erected and maintained, provided that:

The size of any such sign is not in excess of six (6) square feet, and not in excess of four (4) feet in length.

Not more than one (1) such sign is erected on each five-hundred (500) feet of street frontage.

- g. Artisans' Signs. Signs of mechanics, painters, and other artisans, may be temporarily erected and maintained during the period such persons are performing work on the premises, provided that:

The size thereof is not in excess of twelve (12) square feet.

Such signs are removed promptly upon completion of the work.

- h. Private Driveways. Signs indicating the private nature of a driveway and trespassing signs, provided that the size of any such sign shall not exceed two (2) square feet shall be permitted.
- i. Projection of Signs. No sign in any R-Zone shall project beyond the property line.

(2) SIGNS IN COMMERCIAL AND INDUSTRIAL ZONES. Signs are permitted in Commercial and Industrial Zones in accordance with the following regulations:

- a. In the C-1 Zone, the total area of all business signs on a lot shall not exceed the sum of two (2) square feet for each lineal foot of lot frontage; no sign shall project above the roof or parapet line more than four (4) feet; no projecting sign shall extend more than thirty-six (36) inches past the property line into the public right-of-way; and no single business sign shall exceed an area of one-hundred fifty (150) square feet. ~~In C-1, advertising sign structures are limited to not more than one for one hundred (100) lineal feet of lot frontage or less and to only one additional for an additional one hundred (100) lineal feet of lot frontage or major fraction thereof. No such structure shall contain over two (2) signs per facing and no single advertising sign shall exceed a length of twenty five (25) feet.~~ (advertising sign prohibited by Ord. 2329, passed 4/13/76)⁴
- b. In the C-2 Zone, the total area of all business signs on a lot shall not exceed the sum of three (3) square feet for each lineal foot of lot frontage; no sign attached to the face or wall of any building shall project above the roof or parapet line more than four (4) feet; no sign shall be attached to the roof. No single business sign shall exceed an area of three hundred (300) square feet. ~~Advertising sign structures are permitted as permitted and as regulated in C-1 Zones except that an advertising sign may exceed a length of twenty five (25) feet in which case only one such sign shall be permitted per facing and in no event shall it exceed a length of fifty (50) feet.~~ **No projecting sign shall extend more than thirty-six (36) inches past the property line into the public right-of-way.** (added by Ord. 2358, passed 12/7/76); (advertising sign prohibited by Ord. 2329, passed 4/13/76)
- c. In I-1 and I-2 Zones, business and advertising signs are permitted as permitted and as regulated in C-2 Zones except that the total area of all business signs on a lot shall not exceed the sum of four (4) square feet for each lineal foot of lot frontage. Signs attached to the roof shall not extend higher than thirty (30) feet from the point of mounting on-the roof

⁴ Ord. 2329, Section 1: No advertising billboard, signboard, or sign shall hereafter be erected within any Commercial Zone within the City of Blue Island, except to advertise the business or product of the owner or occupant of the premises on which the same is located or the sale or rental of the premises on which they are located.

provided, however, that a clearance of six (6) feet shall be maintained between the bottom of such sign and the roof level. [note: advertising signs prohibited in Commercial districts by Ord. 2329, passed 4/13/76]

- d. In all C and I Zones, no advertising sign and no flashing business sign shall be erected within fifty (50) feet of an adjoining Residential District if designed to face into such district and be visible therefrom. All advertising signs shall be indirectly illuminated, if lighted, and no flashing advertising sign shall be permitted to be erected. [note: advertising signs prohibited in Commercial districts by Ord. 2329, passed 4/13/76]
- e. Any sign painted directly to the surface of any wall shall be required to be repainted at least every three (3) years and a sign permit shall be required for such repainting. If the repainted sign should result in exceeding the total allowable business sign area said sign shall be painted out or otherwise removed or reduced in area to conform to such limitations.

~~(3) EXISTING SIGNS. Signs lawfully existing at the time of adoption or amendment of this ordinance may be continued although the use, size, or location does not conform with the provisions of this ordinance. However, it shall be deemed a non-conforming use or structure; and the provisions of Article VI shall apply. (amended by Ord. 2358, passed 12/7/76); (deleted by Ord. 2613, passed 3/8/83)~~

ARTICLE VI
NON-CONFORMING BUILDINGS, STRUCTURES, AND USES

6.1 STATEMENT OF PURPOSE

It is the purpose of this Article VI to provide for the regulation of non-conforming uses, buildings and structures and to specify those circumstances and conditions under which those non-conforming uses, buildings and structures which adversely affect the maintenance, development or use and taxable value of other property in the district in which they are located shall be gradually eliminated, in accordance with the authority granted by the statutes of the State of Illinois.

This comprehensive amendment establishes separate districts, each of which is an appropriate area for the location of the uses, which are permitted in that district. It is necessary and consistent with the establishment of those districts that those non-conforming uses, buildings and structures which substantially and adversely affect the orderly development and taxable value of other property in the district not be permitted to continue indefinitely. It is logical and reasonable, and in accordance with the authority delegated by the statutes of the State of Illinois, that a time limit be placed upon the continuance of such existing non-conforming uses, based upon the nature of the use; and in the case of non-conforming buildings and structures, upon their character, age and the investment therein. In such cases, the adoption of a reasonable amortization program permits the owner gradually to make his plans during a period when he is allowed to continue the non-conforming use of his property, thereby minimizing his loss, while at the same time assuring the public that the district in which the non-conformity exists will eventually benefit from a substantial uniformity of permitted uses.

The use of the term "structure" therein shall include any improvement upon land, other than the land itself, and shall include any sign, whether attached to or upon another structure, or to or upon a building, or whether affixed directly in the ground, and shall include all such signs as are painted or otherwise applied directly upon the surface of a building.

6.2 AUTHORITY TO CONTINUE NON-CONFORMING BUILDINGS, STRUCTURES AND USES

Any pre-existing non-conforming use, building or structure which existed lawfully at the time of the adoption of this comprehensive amendment and which remains non-conforming, and any use, building or structure which shall become non-conforming upon the adoption of this comprehensive amendment or of any subsequent amendments thereto, may be continued, some for specified and respective periods of time, subject to the regulations which follow.

6.3 EXEMPTED BUILDINGS, STRUCTURES, AND USES

No building, structure, or use lawfully established on the effective date of this comprehensive amendment shall be subject to the amortization provisions of this Article VI solely for reason of being non-conforming with respect to the standards prescribed in this comprehensive amendment for any of the following:

Floor Area Ratio

Yards – Front, Side, Rear or Transitional

Lot Area per Dwelling Unit

Building Height

Maximum Gross Floor Area

Off-Street Parking and Loading Spaces

Number of Employees

No building, structure or use lawfully established on the effective date of this comprehensive amendment and located in any Commercial or Industrial District shall be subject to the amortization provisions of this Article VI except for a non-conforming use of land.

No residential use lawfully established on the effective date of this comprehensive amendment shall be subject to the amortization provisions of this Article VI. Non-conforming signs shall be subject to amortization, only as provided in this Article but in all other respects, signs shall be subject to the provisions applicable to non-conforming structures and the use thereof.

6.4 NON-CONFORMING BUILDINGS AND STRUCTURES AND USE THEREOF

Any lawfully existing building or structure which does not conform to the regulations of the district in which it is located may be continued subject to the provisions of this Section 6.4.

- (1) REPAIRS AND ALTERATIONS. Ordinary repairs and alterations may be made to a non-conforming building or structure, provided that no structural alterations shall be made in or to a building or structure, all or substantially all of which is designed or intended for a use not permitted in the district in which it is located, except those required by law or except to make the building or structure and use thereof conform to the regulations of the district in which it is located. For the purpose of this section, repairs shall include the replacement of storage tanks where the safety of operation of the installation requires such replacement, and

other replacements of/or substitutions for machinery or equipment not involving structural alterations to the building or structure except as hereinabove provided.

- (2) ADDITIONS AND ENLARGEMENTS. A non-conforming building or structure which is non-conforming as to bulk, or all or substantially all of which is designed or intended for a use not permitted in the district in which it is located shall not be added to or enlarged in any manner unless such additions and enlargements thereto are made to conform to all the regulations of the district in which it is located, and unless such non-conforming building or structure, including all additions and enlargements thereto, shall conform to the zoning schedule of Bulk and Coverage Controls.
- (3) MOVING. No building or structure which does not conform to all of the regulations of the district in which it is located shall be moved in whole or part to any other location on the lot unless every portion of such building or structure which is moved and the use thereof is made to conform to all the regulations of the district in which it is located.
- (4) RESTORATION OF DAMAGED NON-CONFORMING BUILDING. A building or structure, all or substantially all of which is designed or intended for a use which is not permitted in the district in which it is located, and which is destroyed or damaged by fire or other casualty or act of God to the extent that the cost of restoration to the condition in which it was before the occurrence shall exceed fifty (50%) percent of the cost of restoration of the entire building new, shall not be restored unless said building or structure and the use thereof shall conform to all the regulations of the district in which it is located. In the event such damage or destruction is less than fifty (50%) percent of the cost of restoration of the entire building new, no repairs or reconstruction shall be made unless such restoration is started within one year from date of the partial destruction and is diligently prosecuted to completion.
- (5) DISCONTINUANCE OF USE OF NON-CONFORMING BUILDING OR STRUCTURE. A building, structure or portion thereof, all or substantially all of which is designed or intended for a use which is not permitted in the district in which it is located, which is or hereafter becomes vacant and remains unoccupied or is not used for a continuous period of six months, shall not thereafter be occupied or used except by a use which conforms to the use regulations of the district in which it is located.
- (6) ELIMINATION OF NON-CONFORMING BUILDING OR STRUCTURES. Any structure or building, all or substantially all of which is designed or intended for a use not permitted in the district in which it is located shall be removed and its use thereafter cease, or shall be converted to a building or structure designed or intended for a use permitted in the district in which it is located, in accordance with the following amortization schedules:

- a. Under \$2,000 assessed valuation of building or structure at effective date of this amendment or when erected, whichever last occurs. – Five years from the date of adoption of this comprehensive amendment.
- b. At least \$2,000 but not more than \$5,000 assessed valuation of building or structure at effective date of this amendment or when erected whichever last occurs. – Ten years from the date of adoption of this comprehensive amendment.
- c. In all Residential Districts any building or structure, other than those specified in paragraphs a. and b. of this subsection, all or substantially all of which is designed or intended for a use permitted only in one of the Commercial or Industrial Districts, shall be removed or it shall be altered and converted to a building or structure designed for a use permitted in the district in which it is located within six months after the termination of the respective periods of time set out hereinafter, which periods are hereby established as a reasonable amortization of the normal, useful life of each class of building and type of construction above the foundation walls or piers; when two or more construction types occur in a structure, the least fire-resistant type shall govern as the basis for amortization:
 - (1) Fire Resistive Construction (that type of construction in which all structural elements including walls, bearing partitions, floors, ceilings, roofs and their supports, are of non-combustible materials, providing fire resistance as required in the Building Code except that subject to the Building Code combustible material may be used for doors, door frames and bucks, window and window frames, interior trim including grounds and furring, finished flooring and sleepers, frames, platforms and aprons of exterior show windows at street level, handrails, interior wall and ceiling finishes, roof insulation; 60 years from the date of issuance of the building permit for the construction of either the whole structure or the initial building or initial part thereof, or 40 years after the effective date of this comprehensive amendment, whichever last occurs.
 - (2) Exterior Protected Construction (that type of construction in which all exterior walls are non-combustible materials providing fire resistance not less than required in the Building Code except that subject to the Building Code combustible material may be used for doors, door frames and bucks, windows and window frames, interior trim including grounds and furring, finished flooring and sleepers, frames, platforms and aprons of exterior show windows at street level, handrails, interior wall and ceiling finishes, roof insulation); 50 years from the date of issuance of the building permit for the construction of either the whole structure or the

initial part thereof, or 35 years after the effective date of this comprehensive amendment, whichever last occurs.

- (3) Non-Combustible Construction (that type of construction in which all structural elements including walls, bearing partitions, floor, ceilings and roofs and their supports are of non-combustible materials but which are generally not fire protected except as required in the Building Code and further except that subject to the Building Code combustible material may be used for doors, door frames and bucks, windows and window frames, interior trim including grounds and furring, finished flooring and sleepers, frames, platforms and aprons of exterior show windows at street level, handrails, interior wall and ceiling finishes, roof insulation) and

Combustible Frame Construction (that type of construction in which the structural elements including enclosing walls, are entirely or in part of wood or other materials not more combustible than wood); 40 years from the date of the issuance of the building permit for the construction of either the whole structure or the initial building or initial part thereof, or 25 years after the effective date of this comprehensive amendment, whichever last occurs.

- d. Any sign which is located in a Residential District and which does not conform to all the regulations of such Residential District in which it is located, shall be removed or shall be altered or converted to a sign permitted in the district in which it is located within 8 years from the date of adoption of this comprehensive amendment.
- e. If, prior to the adoption of this comprehensive amendment, substantially all of a non-conforming building or structure has been reconstructed, rebuilt or structurally altered, or if an addition at least equal in size or assessed value has been structurally attached thereto, the normal useful life of such building is hereby fixed in accordance with the foregoing schedule from the date of the issuance of the building permit for such reconstruction or addition.
- f. Any building or structure which is located in a Commercial District, and which is designed or intended for a use permitted only in the Industrial District, shall be removed or shall be altered, remodeled and converted for a permitted use within six months after the termination of the normal useful life of such building, which is hereby established in accordance with the respective amortization periods set out in paragraphs a., b. or c. of this subsection.

- g. The non-conforming use of a building or structure all or substantially all of which is designed or intended for a use not permitted in the district in which it is located and which building or structure is required to be removed or altered, remodeled or converted by paragraph c. or paragraph f. of this subsection, shall be terminated and said use shall not be operated on the premises after said building or structure is removed, altered, remodeled or converted.
- h. Where the application of the amortization schedule of paragraphs a., b. or c. of this subsection would cause two or more buildings or structures in common ownership or possession and located upon the same lot or adjoining lots or parcels of land to be removed or reconstructed at different periods, the Zoning Board of Appeals shall have the authority, upon petition, to extend the amortization period for not more than the longest period permitted one of the buildings or structures.

(7) CONDEMNATION OF NON-CONFORMING BUILDINGS AND STRUCTURES.

- a. The City of Blue Island, at any time, and from time to time, by ordinance duly enacted and in accordance with the authority vested in it by the Statutes of the State of Illinois, (1) may acquire by condemnation any non-conforming building or structure, all or substantially all of which is designed or intended for a use not permitted in the district in which it is located, and all land which is necessary or appropriate for the rehabilitation or redevelopment of the area blighted by such non-conforming building or structure; (2) may remove or demolish all such non-conforming buildings and structures so acquired; (3) may hold and use any remaining property for public purposes; and (4) may sell, lease or exchange such property as is not held for public purposes, subject to the provisions of this comprehensive amendment, or any amendment hereto.
- b. No such acquisition by condemnation shall be made until such time as the City Planning Commission, at the request of the City Council, or upon its own initiative, has made a study of the area within which such non-conforming building or structure is located and has filed a written report on such study with the City Council.

6.5 NON-CONFORMING USE OF BUILDINGS

The lawfully existing non-conforming use of part or all of a building or structure, all or substantially all of which building or structure is designed or intended for a use which is permitted in the district in which it is located may be continued subject to the following provisions:

- (1) EXPANSION OF A NON-CONFORMING USE. The non-conforming use of part of a building or structure, all or substantially all of which building or structure is designed or intended for a use permitted in the district in which it is located, may be expanded or extended into any other portion of such building or structure.
- (2) DISCONTINUANCE. If a non-conforming use of a building or structure, all or substantially all of which building or structure is designed or intended for a use permitted in the district in which it is located, is discontinued for a period of six consecutive months, it shall not be renewed and any subsequent use of the building or structure shall conform to the use regulations of the district in which the premises are located.
- (3) CHANGE OF A NON-CONFORMING USE. No non-conforming use shall be changed to another non-conforming use when such non-conforming use is located in a building or structure, all or substantially all of which building or structure is designed or intended for a permitted use.
- (4) ELIMINATION OF NON-CONFORMING USES.
 - a. In all Residential Districts any use lawfully existing at the adoption of this comprehensive amendment but permitted only in the Commercial Districts or the Industrial Districts, and which use is located in a building, all or substantially all of which is designed or intended for a residential purpose or for a residential accessory purpose, shall be entirely discontinued and shall thereafter cease operation within 10 years of the effective date of this comprehensive amendment.
 - b. In all Commercial Districts, any use lawfully existing at the adoption of this comprehensive amendment but permitted only in the Industrial District and located in a building, all or substantially all of which is designed or intended for a use permitted in a Commercial District, shall be entirely discontinued and shall thereafter cease operation 15 years from the date of adoption of this amendment.
 - c. The non-conforming use of a building or structure all or substantially all of which is designed or intended for a use not permitted in the district in which it is located and which building or structure is required to be removed or altered, remodeled or converted by paragraph 6.4 (3) or paragraph 6.4 (6) of this Article VI, shall be terminated and said use shall not be operated on the premises after said building or structure is removed, altered, remodeled or converted.

6.6 NON-CONFORMING USE OF LAND

The non-conforming use of land not involving a structure or building, or in connection with which any building or structure thereon is incidental or accessory to the principal use of the land, may be continued, subject to the following provisions:

- (1) EXPANSION. A non-conforming use of land shall not be expanded or extended beyond the area it occupies.
- (2) DISCONTINUANCE. If the non-conforming use of land is discontinued for a period of six consecutive months, it shall not thereafter be renewed, and any subsequent use of the land shall conform to the regulations of the district in which the land is located.
- (3) CHANGE OF USE. The non-conforming use of land shall not be changed to any other use except to a use permitted in the district in which the land is located.
- (4) ELIMINATION OF NON-CONFORMING USE OF LAND.
 - a. The non-conforming use of land shall be discontinued and cease eleven years from the date of the adoption of this amendment in each of the following cases:
 - (1) Where no buildings or structures are employed in connection with such use;
 - (2) Where the only buildings or structures or other physical improvements employed are accessory or incidental to such use or have an assessed valuation of less than \$2,000.00; or
 - (3) Where such use is maintained in connection with a conforming building or structure; except that inadequate off-street parking facilities used in connection with a building the use of which complies with the requirements of the district in which it is located, may be continued for so long as the premises are used for a permitted use.
 - b. A non-conforming use of land which is accessory to the non-conforming use of building or structure shall be discontinued on the same date the non-conforming use of the building or structure is discontinued.

ARTICLE VII
PERFORMANCE STANDARDS APPLICABLE TO ALL DISTRICTS

7.1 PERMITTED USES

Permitted uses of land or buildings, as hereinafter listed, shall be permitted in the districts indicated under the conditions specified. No buildings or zoning lot shall be devoted to any use other than a use permitted hereinafter in the zoning district in which such building or zoning lot shall be located, with the exception of the following:

- A. Uses lawfully established on the effective date of this Ordinance; and
- B. Special uses allowed in accordance with the provisions of paragraph 7.2 hereunder.

Uses already established on the effective date of this Ordinance, and rendered non-conforming by the provisions thereof, shall be subject to the regulations of Article VI.

7.2 SPECIAL USES

Special uses, as hereinafter listed, may be allowed in the zoning districts indicated, subject to the issuance of special use permits in accordance with the provisions of this Ordinance.

7.3 PERFORMANCE STANDARDS

No use established in any district after the effective date of this Ordinance shall be so operated as to exceed the performance standards established hereinafter. Any use already established on the effective date of this Ordinance shall be permitted to be altered, enlarged, expanded, or modified, provided that new sources of noise, vibration, smoke and particulate matter, toxic matter, odorous matter, and glare shall conform to the performance standards established hereinafter for the district in which such use is located.

(1) NOISE LIMITATIONS.

- a. Sound levels shall be measured with a sound level meter and associated octave band filter manufactured according to standards prescribed by the American Standards Association. Impulsive type noises shall be subject to the performance standards hereinafter prescribed provided that such noises shall be capable of being accurately measured with such equipment. Noises capable of being so measured, for the purpose of this Ordinance, shall be those noises which cause rapid fluctuations of the needle of the sound level meter with a variation of no more than plus or minus two decibels. Noises incapable of being so measured, such as those of an

irregular and intermittent nature, shall be controlled so as not to become a nuisance to adjacent uses.

- b. No industrial activity shall be responsible for the transmission of noise across any residential or business zoning district boundary line in excess of the levels established below:

<i>Sound Level in Decibels (Re .0002 Microbar)</i>		
Preferred Center Frequency	8:01 AM – 10:00 PM	10:01 PM – 8:00 AM
31.5	79	73
63	74	68
125	68	62
250	60	54
500	55	49
1,000	50	44
2,000	46	40
4,000	43	37
8,000	40	30

(2) VIBRATION LIMITATIONS.

- a. Earthborne vibrations from any industrial operation, equipment, or process shall not constitute a nuisance nor exceed the displacement limits set forth herein. Vibrations shall be expressed as displacement in inches and shall be measured with a three-component measuring system.
- b. No industrial activity shall be responsible for the transmission of earthborne vibrations across any residence or business zoning district boundary line in excess of the displacement limits established through use of the following formula:

$$D = .001 K/f$$

Where D = the maximum allowable displacement in inches
 f = the vibration frequency in cycles per second, and
 K = the value set forth in the following table:

<u>Type of Vibration</u>	<u>K Value</u>
Constant	3
Impulsive	6
Impact	15

For the purpose of this Ordinance, "Constant" vibrations are those which are continuous or which occur in discrete pulses more frequent than one per second; "Impulsive" vibrations are those which occur in discrete pulses less frequent than one per second; and "Impact" vibrations are those which occur in discrete pulses separated by an interval of at least one minute.

- (3) GLARE LIMITATIONS. In any Industrial District, any operation or activity producing intense glare shall be so conducted that direct and indirect illumination from the source of light shall not cause illumination in excess of one-half (0.5) of one-foot candle when measured at any Residential District boundary line. Flickering or intense sources of light shall be so controlled as not to cause a nuisance across any lot lines.
- (4) HEAT LIMITATIONS. No direct or reflected heat shall be detectable from any lot line.
- (5) RADIOACTIVITY. No operation shall be permitted which causes radioactivity in violation of Federal or State regulations.

**ARTICLE VIII
ADMINISTRATION AND ENFORCEMENT**

8.1 ORGANIZATION

The administration of this Ordinance is hereby vested in three (3) offices of the government of the City of Blue Island, as follows:

Office of the Building Commissioner
Zoning Board of Appeals
City Planning Commission

This section shall first set out the authority of each of these three offices, and then describe the procedure and substantive standards with respect to the following administrative functions.

- A. Issuance of zoning certificates.
- B. Issuance of occupancy certificates.
- C. Variations.
- D. Appeals.
- E. Amendments.
- F. Special Use.
- G. Fees.

8.2 OFFICE OF THE BUILDING COMMISSIONER

The Building Commissioner of the City of Blue Island and such deputies or assistants that have been, or shall be, duly appointed by the Mayor shall enforce this Ordinance and in addition thereto, and in furtherance of such authority shall:

- A. Issue all zoning certificates and make and maintain records thereof;
- B. Issue all certificates of occupancy, and make and maintain records thereof;
- C. Conduct inspections of buildings, structures, and use of land to determine compliance with the terms of this Ordinance;
- D. Maintain permanent and current records of this Ordinance, including, but not limited to, all maps, amendments, special uses, variances, appeals and applications therefore;

- E. Provide and maintain a public information service relative to all matters arising out of this Ordinance;
- F. Receive from the City Clerk copies of all applications for amendments, special uses, variances and appeals to review for compliance with applicable ordinances.
- G. Issue permits regulating the erection and use of tents for periods not to exceed 15 days for specific purposes such as: temporary carnivals, churches or charitable uses, which are not detrimental to the public health, safety, morals, comfort, convenience, or general welfare; provided, however, that said tents or operations are in conformance with all other ordinances and codes of the City.
- H. Review, from time to time, a study of the provisions of this Ordinance, and to make reports of his recommendations to the Planning Commission and Zoning Board of Appeals not less frequently than once a year.

8.3 THE ZONING BOARD OF APPEALS

- (1) CREATION AND MEMBERSHIP. There is hereby established a Zoning Board of Appeals. The members of the Zoning Board of Appeals shall be appointed by the Mayor with the consent of the City Council. The said Board shall consist of seven members to serve respectively for the following terms: one for one year, one for two years; one for three years, one for four years, one for five years, one for six years and one for seven years, and the successor to each member so appointed shall serve for a term of five years. One of the members so appointed shall be named as Chairman at the time of his appointment. The said Board shall elect from its members an Acting Chairman to act whenever the Chairman is absent. The Chairman and members of said Board, heretofore appointed, shall serve until the expiration of their current terms, or until their respective successors have been duly appointed and qualified. Vacancies shall be filled for the unexpired term of the member whose place has become vacant, in the manner herein provided for the appointment of such member. The amount of compensation and expenses of the Board or any member thereof shall be as provided by any appropriation ordinance.
- (2) JURISDICTION. The Zoning Board of Appeals is hereby vested with the following jurisdiction and authority:
 - a. To hear and decide appeals from any order, requirement, decision, or determination made by the Building Commissioner under this Ordinance;
 - b. To hear and pass upon the application for variances and special use permits in the manner prescribed by and subject to the standards established in this Ordinance.

- c. To review and hear all applications for text and map amendments to this Ordinance, including pre-annexation agreements, and report said findings and recommendations to the City Council in the manner prescribed in this article for amendments;
 - d. Receive from the Building Commissioner his recommendations as to the effectiveness of this Ordinance and report its conclusions and recommendations to the City Council not less frequently than once a year;
 - e. To receive recommendations from the Planning Commission on applications for special use, text and map amendments; and
 - f. To hear and decide all matters referred to it or upon which it is required to pass under this Ordinance, or prescribed by the applicable provisions of the Illinois State Statutes.
- (3) MEETINGS AND RULES. All meetings of the Zoning Board of Appeals shall be held at the call of the Chairman, and at such times as the Zoning Board of Appeals may determine. All hearings conducted by said Board shall be open to the public. Any person may appear and testify at a hearing either in person or by duly authorized agent or attorney. The Chairman, or in his absence the Acting Chairman, may administer oaths and compel the attendance of witnesses. The Zoning Board of Appeals shall keep minutes of its proceedings and shall also keep records of its hearings and other official actions. A copy of every rule or regulation, order, requirement, decision, or determination of the Zoning Board of Appeals shall be filed in the Office of the Building Commissioner, and shall be a public record. The Board shall adopt its own rules and procedures, not in conflict with this Ordinance or with the applicable Statutes, and select or appoint such officers as it deems necessary.

8.4 THE CITY PLANNING COMMISSION

- (1) CREATION. The City Planning Commission, as established under an ordinance entitled "AN ORDINANCE CREATING A PLAN COMMISSION AND PROVIDING FOR APPOINTMENT OF ITS MEMBERS, ORGANIZATION THEREOF AND DEFINING ITS POWERS AND DUTIES", passed and approved on the 8th day of May, 1965, the same being Ordinance No. 1976, now in full force and effect or as may hereinafter be amended, is the Planning Commission referred to in this Comprehensive Amendment.
- (2) JURISDICTION. The Planning Commission in addition to powers and duties set forth in Ordinance No. 1976 or any other ordinance, shall have the following additional duties under this Comprehensive Amendment.
 - a. To receive from the City Clerk copies of all applications for special use, text and map amendments or such other applications provided by

ordinance or by the Statutes of the State of Illinois; to review the same and make its recommendations to the Zoning Board of Appeals.

8.5 ZONING CERTIFICATES

- (1) Except as hereinafter provided, no permit pertaining to the use of land or buildings shall be issued by any officer, department, or employee of the City of Blue Island unless the application for such permit has been examined by the Building Commissioner and has affixed to it a certificate of the Building Commissioner, indicating that the proposed building or structure or use complies with all the provisions of this Ordinance. Any permit or certificate of occupancy, issued in conflict with the provisions of this Ordinance, shall be null and void.
- (2) In the event that an application has affixed to it the certificate of a "registered architect" or a "registered professional engineer" registered with the State of Illinois, certifying that the building or structure, and the proposed use thereof, complies with the applicable provisions of Article VII of this Ordinance respecting performance standards, the Building Commissioner, shall, upon receipt of such application, approve and authorize the issuance of a zoning certificate, provided all other relevant provisions of this Ordinance are complied with. Such certificate shall be valid for all purposes. The Building Commissioner may, however, before issuance of the occupancy certificate, and upon examination of the plans or on the basis of other evidence, determine that the proposed activity will not in fact comply with the performance standards and so advise the architect or engineer in writing.
- (3) PLATS. Every application for a zoning certificate shall be accompanied by:
 - a. A plat (original or reproduction thereof), in duplicate, of the parcel of land, lots, blocks, or parts or portions thereof, drawn to scale showing the actual dimensions, as certified by a "registered land surveyor" or a "registered professional engineer", registered with the State of Illinois, as a true copy of the parcel, lots, blocks, or portions thereof, according to the registered or recorded plat of such land; and
 - b. A plat, in duplicate, drawn to a scale in such form as may, from time to time, be prescribed by the Building Commissioner, showing the ground area, height, and bulk of the building or structure, the building lines in relation to lot lines, the use to be made of the building, structure, or land, and such other information as may be required by the Building Commissioner for the proper enforcement of this Ordinance.

8.6 OCCUPANCY CERTIFICATES

No building, or addition thereto, constructed after the effective date of this Ordinance, and no addition to a previously existing building shall be occupied, and no land, vacant

on the effective date of this Ordinance, shall be used for any purpose until a certificate of occupancy has been issued by the Building Commissioner. No change in a use shall be made until a certificate of occupancy has been issued by the Building Commissioner. Every certificate of occupancy shall state that the use or occupancy complies with the provisions of this Ordinance.

- (1) APPLICATION FOR OCCUPANCY CERTIFICATE. Every application for a building permit or zoning certificate shall be deemed to be an application for an occupancy certificate. Every application for an occupancy certificate for a new use of land where no building permit is required shall be made directly to the Building Commissioner.
- (2) ISSUANCE OF OCCUPANCY CERTIFICATE. No occupancy certificate for a building, or portion thereof, constructed after the effective date of this Ordinance, shall be issued until construction has been completed and the premises inspected and certified by the Building Commissioner to be in conformity with the plans and specifications upon which the zoning certificate was based. No occupancy certificate for a building, or addition thereto, constructed after the effective date of this Ordinance, shall be issued and no addition to a previously existing building shall be occupied until the premises have been inspected and certified by the Building Commissioner to be in compliance with all the applicable performance standards of the zoning district in which it is located. Pending the issuance of a regular certificate, a temporary certificate may be issued to be valid for a period not to exceed six months from its date during the completion of any addition or during partial occupancy of the premises. The occupancy certificate shall be issued or written notice shall be given to the applicant stating the reasons why a certificate cannot be issued, not later than 10 days after the Building Commissioner is notified in writing that the building or premises are ready for occupancy.

8.7 VARIATIONS

- (1) PURPOSE. The City Council, by ordinance, may grant a variation in the regulations of this Ordinance in harmony with their general purpose and intent, only in the specific instances and in accordance with standards and procedures hereinafter set forth.
- (2) PROCEDURE AND NOTICE OF HEARING. An application for a variation shall be filed in writing with the City Clerk on forms recommended by the Zoning Board of Appeals and prepared by the City Clerk. Such application shall be forwarded from the City Clerk to the Zoning Board of Appeals with a request to hold a public hearing and thereafter set forth its findings and recommendations to the City Council. Notice of the time and place of such public hearing shall be published at least once, not more than 30 days or less than 15 days before the hearing, in a newspaper of general circulation published within the City of Blue

Island. The published notice may be supplemented by such additional notice as the Zoning Board of Appeals by rule, may require.

(3) STANDARDS FOR VARIATIONS. The City Council shall not vary the regulations relating to use, construction or alteration of buildings or structures or the use of land as authorized in this Ordinance, unless the Zoning Board of Appeals shall have made findings based upon the evidence presented to it in each specific case that the following conditions have been complied with, to-wit:

- a. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.
- b. The proposed variation will not merely serve as a convenience to the applicant, but will alleviate some demonstrable and unusual hardship which would result if the strict letter of the regulations were carried out and which is not generally applicable to other property within the same district.
- c. The alleged hardship has not been created by any person presently having a proprietary interest in the premises.
- d. The proposed variation will not be materially detrimental to the public welfare or injurious to other property or improvements in the neighborhood.
- e. The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, or endanger the public safety.
- f. The proposed variation will not alter the essential character of the neighborhood.
- g. The proposed variation is in harmony with the spirit and intent of this Comprehensive Amendment.

The Zoning Board of Appeals may recommend the imposition of such conditions and restrictions upon the premises benefited by a variation as may be necessary to comply with the standards established in this Article, paragraph 8.7(3) above, to reduce or minimize the effect of such variation upon other properties in the neighborhood, and to better carry out the general intent of this Ordinance.

(4) AUTHORIZED VARIATIONS. Variations from the regulations of this Ordinance shall be granted by the City Council only in accordance with the standards established in this Article and only in the following instances:

- a. To permit any yard or setback less than a yard or a setback required by the applicable regulations;
- b. To permit the use of a lot or lots for a use otherwise prohibited solely because of insufficient area or width of the lot or lots, but in no event shall the respective area and width of the lot or lots be less than 75 percent of the required area and width;
- c. To permit the same off-street parking facility to qualify as required facilities for two or more uses, provided that substantial use of such facility by each user does not take place at approximately the same hours of the same days of the week;
- d. To reduce the applicable off-street parking or loading facilities required by not more than one parking space or loading space, or 20 percent of the applicable regulations, whichever number is greater;
- e. To increase by not more than 25 percent the maximum distance that required parking spaces are permitted to be located from the use served;
- f. To allow a fence, wall or hedge in excess of the height limitations specified in this Ordinance; and
- g. In such other instances as may be provided by law.
- h. To exceed any of the authorized variations allowed under this Section, when a lot of record or a zoning lot, vacant or legally used on the effective of this Ordinance is by reason of the exercise of the right of eminent domain by an authorized governmental body or by reason of a conveyance under threat of an eminent domain proceeding reduced in size so that the remainder of said lot of record or zoning lot or structure on said lot does not conform with one or more of the regulations of the district in which said lot of record or zoning lot or structure is located. (amended by Ord. 2272, passed 5/27/1975)**

No ordinance of the City Council granting a variance shall be valid for a period longer than six (6) months from the date of such ordinance unless the building permit is obtained within such period and the erection or alteration of a building is started or the use is commenced within such period.

8.8 APPEALS

- (1) SCOPE OF APPEALS. An appeal may be taken to the Zoning Board of Appeals by any person, firm, or corporation, or by any office, department, board, or bureau aggrieved by a decision of the Building Commissioner. Such an appeal shall be

taken within 30 days after the decision on the action complained of, by filing with the Building Commissioner a notice of appeal specifying the grounds thereof. The Building Commissioner shall forthwith transmit to the Zoning Board of Appeals all of the papers constituting a record upon which the action appealed from was taken.

- (2) FINDINGS ON APPEAL. An appeal shall stay all proceedings in furtherance of the action appealed from unless the Building Commissioner certifies to the Zoning Board of Appeals, after the notice of the appeal has been filed with him, that by reason of facts stated in the certificate a stay would, in his opinion, cause imminent peril to life and property, in which case the proceedings shall not be stayed otherwise than by a restraining order which may be granted by the Zoning Board of Appeals or by a court of record.

The Zoning Board of Appeals shall select a reasonable time and place for the hearing of the appeal and give due notice thereof to the parties by mailing notice thereof to the parties in interest, said mailing to be made at least 10 days prior to the date of hearing. The Board shall thereafter reach its decision within 60 days from the filing of the appeal. The Zoning Board of Appeals may affirm or may reverse wholly or in part, or modify the order, requirement, decision, or determination, and to that end, shall have all the powers of the officer to whom the appeal is taken. The Building Commissioner shall maintain records of all actions of the Zoning Board of Appeals relative to appeals.

8.9 AMENDMENTS

- (1) AUTHORITY. The City Council may, from time to time, in the manner hereinafter set forth, amend the regulations imposed in the districts created by this Ordinance or amend district boundary lines, provided that in all amendatory ordinances adopted under the authority of this Section, due allowance shall be made for existing conditions, the conservation of property values, the direction of building development to the best advantages of the entire City, and the uses to which property is devoted at the time of the adoption of such amendatory ordinance.
- (2) INITIATION OF AMENDMENT. Amendments may be proposed by the City Council, the City Planning Commission, the Zoning Board of Appeals, or by any owner or owners of property within a zoning district which would be affected by such amendment or the duly authorized agent or agents thereof.
- (3) APPLICATION FOR AMENDMENT. An application for an amendment shall be filed with the City Clerk on a suitable form provided by the City Clerk accompanied by such information and data recommended by the Planning Commission and prescribed by the Zoning Board of Appeals. Copies of such application shall be forwarded by the City Clerk to the Zoning Board of Appeals with a request to hold a public hearing thereon and to said Planning Commission

with a request that recommendations relative thereto be submitted to the Zoning Board of Appeals prior to or at the public hearing and to the Building Commissioner for examination of the application and compliance with all applicable ordinances.

- (4) HEARING ON APPLICATION. The Zoning Board of Appeals shall hold a public hearing on each application for an amendment at such time and place as shall be established by the Board. The hearing shall be conducted and a record of such proceedings shall be preserved in such manner as the Zoning Board of Appeals shall, by rule, prescribe from time to time.
- (5) NOTICE OF HEARING. Notice of time and place of such hearing shall be published at least once in one or more newspapers of general circulation within the City of Blue Island, not more than 30 nor less than 15 days before such hearing. Supplemental or additional notices may be published or distributed as the Zoning Board of Appeals may, by rule, prescribe from time to time.
- (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.
 - b. The zoning classification of property within the general area of the property in question.
 - c. The suitability of the property in question 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.
 - e. Projected use of the property, as indicated in the Comprehensive Plan.

The 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. The Zoning Board of Appeals may recommend the adoption of an amendment changing the zoning classification of the property in question to any higher classification than that requested by the applicant. For the purpose of this paragraph, the R-1 District shall

be considered the highest classification and the I2 District shall be considered the lowest classification.

(7) ACTION BY THE CITY COUNCIL.

- a. The City Council shall not act upon a proposed amendment to this Ordinance until it shall have received a written report and recommendation from the Zoning Board of Appeals on the proposed amendment.
- b. The City Council may grant or deny any application for an amendment, provided, however, that in the event of a written protest against any proposed amendment, signed and acknowledged by the owners of 20 percent of the frontage proposed to be altered, or by the owners of 20 percent of the frontage immediately adjoining or across an alley therefrom, or by the owners of 20 percent of the frontage directly opposite the frontage proposed to be altered, such amendment shall not be passed except by a favorable vote of two-thirds (2/3) of all the members of the City Council then holding office.
- c. If an application for a proposed amendment is not acted upon finally by the City Council within 90 days of the date upon which such application is received by the City Council, it shall be deemed to have been denied.

8.10 SPECIAL USES

- (1) PURPOSE. The development and execution of this Ordinance is based upon the division of the city into districts within which districts, the use of land and buildings, and the bulk and location of buildings and structures in relation to the land, are substantially uniform. It is recognized, however, that there are certain uses which, because of their unique characteristics, cannot be properly classified in any particular district or districts, without consideration, in each case, of the impact of those uses upon neighboring land and of the public need for the particular use at the particular location. Such uses fall into two categories:
 - a. Uses publicly operated or traditionally affected with a public interest.
 - b. Uses entirely private in character, but of such an unusual nature that their operation may give rise to unique problems with respect to their impact upon neighboring property or public facilities.
- (2) INITIATION OF SPECIAL USE. Any person having a freehold interest in land, or a possessory interest entitled to exclusive possession, or a contractual interest which may become a freehold interest or an exclusive possessory interest, and which is specifically enforceable, may file an application to use such land for one

or more of the special uses provided for in this Ordinance in the zoning district in which the land is located.

Article VIII, Section 8.10, entitled "Special Uses" is hereby amended by adding thereto the following Subsection, said Subsection to immediately follow after Subsection 2:

(A) Amendment of Special Use. No modification, alteration, enlargement, addition to or of a special use lawfully existing on the effective date of this amendatory ordinance shall be made except after a public hearing in the same manner as herein provided for the granting of a Special Use. (Ord. 2396, 4/11/78)

- (3) APPLICATION FOR SPECIAL USE. An application for a special use shall be filed with the City Clerk on a suitable form provided by the City Clerk and shall be accompanied by such plans and other data recommended by the City Planning Commission and prescribed by the Zoning Board of Appeals, and shall include a statement in writing by the applicant and adequate evidence showing that the proposed special use will conform to the standards hereinafter set forth. Copies of such application shall be forwarded by the City Clerk to the Zoning Board of Appeals with a request to hold a public hearing thereon and to said Planning Commission with a request that recommendations relative thereto be submitted to the Zoning Board of Appeals prior to or at the public hearing and to the Building Commissioner for examination of the application and compliance with all applicable ordinances.
- (4) HEARING ON APPLICATION. Upon receipt in proper form of the application and statement, the Zoning Board of Appeals shall hold at least one public hearing on the proposed special use. Notice of the time and place of such hearing shall be published at least once in one or more newspapers of general circulation within the City of Blue Island, not more than 30 nor less than 15 days prior to such hearing. The published notice may be supplemented by such additional form of notice as the Zoning Board of Appeals may, by rule, require.
- (5) AUTHORIZATION. For each application for a special use, the Zoning Board of Appeals shall report to the City Council its findings and recommendations, including the stipulation of additional conditions and guarantees that such conditions will be complied with when they are deemed necessary for the protection of the public interest. If an application for a proposed use is not acted upon finally by the City Council within 90 days of the date upon which such application is received by the City Council, it shall be deemed to have been denied.
- (6) STANDARDS. No special use shall be recommended by the Zoning Board of Appeals unless such Board shall find:

- a. That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
- b. That the special use 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;
- c. That the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district; and
- d. That adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided;
- e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in public streets, and
- f. That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the City Council pursuant to the recommendations of the Zoning Board of Appeals.

(7) CONDITIONS AND GUARANTEES. Prior to the granting of any special use, the Zoning Board of Appeals may recommend, and the City Council shall stipulate, such conditions and restrictions upon the establishment, location, construction, maintenance, and operation of the special use as is deemed necessary for the protection of the public interest and to secure compliance with the standards and requirements specified herein. In all cases in which special uses are granted, the City Council shall require such evidence and guarantees as it may deem necessary as proof that the conditions stipulated in connection therewith are being and will be complied with.

(1) ADULT REGULATED SPECIAL USE: In the development and execution of this ordinance, it is recognized that there are some uses which, because of their very nature, are recognized as having serious objectionable operational characteristics, particularly when several of them are concentrated under certain circumstances thereby having a deleterious effect upon the adjacent areas. Special regulation of these uses is necessary to insure that these adverse effects will not be contributed to the blighting or downgrading of the surrounding neighborhood. These special regulations are itemized in this section. The primary control or regulations are itemized in this section. The primary control or regulation is for the purpose of preventing a concentration of these uses in any one area (i.e. not more than two such uses within one thousand feet of each other which

would create such adverse effects). Uses subject to these controls are as follows:

Adult Book Store;
Adult Motion Picture Theater;
Adult Mini Motion Picture Theater;
Adult Entertainment Cabaret.

- (2) WAIVER: The Mayor and City Council may waive this locational provision for Adult Book Stores, Adult Motion Picture Theaters, Adult Mini Motion Picture Theaters, or Adult Entertainment Cabarets, if the following findings are made:
- a. That the proposed use will not be contrary to the public interest or injurious to nearby properties, and that the spirit and intent of this ordinance will be observed.
 - b. That the proposed use will not enlarge or encourage the development of a "skid row" area.
 - c. That the establishment of an additional regulated use in the area will not be contrary to any program of neighborhood conservation nor will it interfere with any program of urban renewal.
 - d. That all applicable regulations of this ordinance will be observed.
- (3) LOCATIONS NEAR RESIDENTIAL AREAS: Locations near residential areas. It shall be unlawful to hereafter establish any Adult Book Store, Adult Motion Picture Theater, Adult Mini Theater or Adult Entertainment Cabaret within 1,500 feet of any area zoned for residential use or use by churches or schools. This prohibition may be waived if the person applying for the waiver shall file with the zoning board of appeals a petition which indicates approval of the proposed regulated use by 60% of the persons owning, residing or doing business within a radius of 1,500 feet of the location of the proposed use, the petitioner shall attempt to contact all eligible locations within this radius, and must maintain a list of all addressed at which no contact was made.

The zoning board of appeals shall adopt rules and regulations governing the procedure for securing the petition of consent provided for in this section of the ordinance. The rules shall provide that the circulator of the petition requesting a waiver shall subscribe to an affidavit attesting to the fact that the petition was circulated in accordance with the rules of the board and that the circulator personally witnessed the signatures on the petition and that the same were affixed to the petition by the person whose name appeared thereon.

The zoning board of appeals shall not consider the waiver of locational requirements set forth in this section until the above described petition shall have been filed and verified.

- (4) APPLICATION FOR ADULT REGULATED SPECIAL USE: An application for an adult regulated special use shall be filed with the city clerk on a suitable form provided by the city clerk and shall be accompanied by such plans and other data recommended by the city planning commission and prescribed by the zoning board of appeals, and shall include a statement in writing by the applicant and adequate evidence showing that the proposed adult regulated special use will conform to the standards hereinafter set forth and shall be supported by the waiver of location requirements as hereinafter set forth in this section. Copies of such application shall be forwarded by the city clerk to the zoning board of appeals with a request to hold a public hearing thereon and to said planning commission with a request that recommendations relative thereto be submitted to the zoning board of appeals prior to or at the public hearing and to the building commissioner for examination of the application and compliance with all applicable ordinances.
- (5) HEARING ON APPLICATION: Upon receipt in proper form of the application and statement, the zoning board of appeals shall hold at least one public hearing on the proposed adult regulated special use. Notice of the time and place of such hearing shall be published 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. The published notice may be supplemented by such additional form of notice as the zoning board of appeals, by rule, require.
- (6) AUTHORIZATION: For each application for an adult regulated special use, the zoning board of appeals shall report to the city council its findings and recommendations, including the stipulation of additional conditions and guarantees that such conditions will be complied with when they are deemed necessary for the protection of the public interest. If an application for a proposed adult regulated special use is not acted upon finally by the city council within 90 days of the date upon which such application is received by the city council, it shall be deemed to have been denied.
- (7) STANDARDS: No adult regulated special use shall be recommended by the Zoning Board of Appeals unless such board shall find:
 - a. That the establishment, maintenance, or operation of the adult regulated special use will not be detrimental to or endanger public health, safety, morals, comfort, or general welfare;

- b. That the adult regulated special use 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;
- c. That the establishment of the adult regulated special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district; and
- d. That adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided;
- e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in public streets; and
- f. That the adult regulated special use, in all respects, conforms to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the city council pursuant to the recommendations of the zoning board of appeals.

(8) CONDITIONS AND GUARANTEES: Prior to the granting of any adult regulated special use, the zoning board of appeals may recommend, and the city council shall stipulate, such conditions and restrictions upon the establishment, location, construction, maintenance, and operation of the adult regulated special use as is deemed necessary for the protection of the public interest and to secure compliance with the standards and requirements specified herein. In all cases in which adult regulated special uses are granted, the city council shall require such evidence and guarantees as it may deem necessary as proof that the conditions stipulated in connection therewith are being and will be complied with. (added by Ord. 2482, passed 4/11/79)

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

a. PURPOSES. Some specific purposes of the planned development procedure are:

(1) Residential Planned Development. To offer recreational opportunities close to home; to enhance the appearance of

neighborhoods by the conservation of streams and local spots of natural beauty; to add to the sense of spaciousness through the preservation of natural green spaces; to counteract the effects of urban monotony and congestion in the streets; to encourage cooperative relationships between neighbors and participation by all age groups in the use and care of local open space tracts in new residential subdivisions; to promote harmonious architecture between adjacent dwellings or institutional buildings; and to encourage the placement of structures in proper relationship to the natural characteristics of the site.

- (2) Business Planned Development. To promote the cooperative development of business centers each with adequate off-street parking; to control access points on thoroughfares; to separate pedestrian and automobile traffic; to aid in stabilizing property values; to develop centers of size and location compatible with the market potential; to buffer adjacent residential areas with landscaped green spaces and to encourage harmonious architecture between adjacent commercial structures.
- (3) Industrial Planned Development. To promote the establishment of industrial parks; to permit groups of industrial buildings with integrated design and a coordinated physical plan; to encourage recreational facilities within industrial areas and to buffer adjacent residential areas with landscaped green spaces.

b. REQUIRED INFORMATION. The developer shall be required to submit the following information, and any other information that may be required by the Zoning Board of Appeals and the Planning Commission.

- (1) 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.
- (2) A draft of the proposed protective covenants whereby the owner proposes to regulate land-use and otherwise protect the proposed development.
- (3) A draft of any proposed incorporation agreement and a draft of any by-laws or easement declarations concerning maintenance of recreational and other common facilities.
- (4) Data on the market potential necessary to support the location of the site and the size of uses in any planned development.

- c. USE EXCEPTIONS. The Zoning Board of Appeals and the Planning Commission may recommend and the Council may authorize that there be in part of the area of such development, and for the duration of such development, specified uses not permitted by the use regulations of the district in which said development is located, provided that the Zoning Board of Appeals shall find:
- (1) That the uses permitted by such exception are necessary or desirable and are appropriate with respect to the primary purpose of the development;
 - (2) That the uses permitted by such exception are not of such a nature or so located as to exercise a detrimental influence on the surrounding neighborhood; and
 - (3) That not more than 25 percent of the ground area or of the gross floor area of such development shall be devoted to the uses permitted by said exception.
- d. BULK REGULATIONS. In the case of any planned development the Zoning Board of Appeals and the Planning Commission may recommend and the Council may authorize exceptions to the applicable bulk regulations of this Ordinance within the boundaries of such development, provided that the Zoning Board of Appeals shall find:
- (1) That such exception shall be solely for the purpose of promoting an integrated site plan no less beneficial to the residents or occupants of such development as well as the neighboring property, than would be obtained under the bulk regulations of this Ordinance for building development on separate zoning lots;
 - (2) That the lot coverage percent for residential planned development would not exceed by more than 20 percent the maximum lot coverage percent which would be determined on the basis of the percentage required for the individual uses in such planned developments, as listed in the Schedule of Bulk and Coverage Controls;
 - (3) That in a residential planned development the maximum number of dwelling units permitted shall be determined by dividing the net development area by the minimum lot area per dwelling unit required by the district or districts in which the area is located, and, then, increasing this number by 20 percent. Net development area shall be determined by subtracting the area set aside for non-residential uses from the gross development area and deducting 10 percent of the remainder for streets regardless of the amount of

land actually required for streets. The area of land set aside for common open space or recreational use may be included in determining the number of dwelling units permitted.

e. DESIGNATION OF PERMANENT COMMON OPEN SPACE.

(1) Definition. 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.

(2) Designation. No plan for a planned development shall be approved unless such plan provides for permanent open space equivalent to 10 percent of the total area in single-family residential planned developments, 20 percent in multiple-family planned developments, and 5 percent in business and industrial planned developments.

f. MINIMUM LOT AREA IN RESIDENTIAL PLANNED DEVELOPMENTS. Provided the overall number of dwelling units per acre (density) is not increased beyond the provisions of paragraph d. (5), above, and provided that the permanent common open space is in accord with paragraph e. above, the minimum individual lot area per dwelling unit provisions of the district in which the development is located may be waived.

(9) EFFECT OF DENIAL OF A SPECIAL USE. No application for a special use, which has been denied wholly or in part by the City Council, shall be resubmitted for a period of one year from the date of said order of denial; except on the grounds of new evidence or proof of change of conditions found to be valid by the Zoning Board of Appeals and the City Council.

(10) REVOCATION. In any case where a special use has not been established within one year after the date of granting thereof, then, without further action by the Zoning Board of Appeals or the City Council, the authorization for the special use shall be null and void.

8.11 FEEES

(1) Any appeal from a decision of the Building Commissioner filed by, or on behalf of, any person, firm or corporation aggrieved by such decision shall be accompanied by a fee in the amount of \$25.00.

(2) Any application for a variation or special use permit filed by, or on behalf of, the owner or owners of the property affected shall be accompanied by a fee in the amount of \$50.00, except in the case of an application for a special use for a

Planned Development which in such case shall be accompanied by a fee of \$200.00. There shall be no such fee, however, in the case of an application for a variation or special use permit filed by the City of Blue Island or other duly constituted public bodies, federal, state or local.

- (3) Any application for an amendment filed by, or on behalf of, any owner or owners of property located in the City shall be accompanied by a fee in the amount of \$150.00. There shall be no such fee, however, in the case of an application for an amendment filed by the City of Blue Island or other duly constituted public bodies, federal, state or local.
- (4) All fees payable pursuant to this Section 8.11 shall be paid at the time of filing of application and shall be in cash or in a check payable to the City Treasurer of the City of Blue Island. All such fees collected shall be credited to the general revenue fund of the City.

**ARTICLE IX
VIOLATION AND PENALTY**

9.1 PENALTY

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or resists the enforcement of any of the provisions of this comprehensive amendment shall be guilty of a misdemeanor and shall upon conviction be fined not less than \$25.00 nor more than \$500.00 for each offense. A separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

9.2 ACTION NON-EXCLUSIVE

Nothing herein contained shall be construed to prevent the City from taking such other lawful action as is necessary or appropriate to prevent or remedy any violation.

9.3 NON-ABATEMENT OF PRIOR ACTIONS

The enactment of this comprehensive amendment shall not be construed as abating any action now pending under or by virtue of any ordinance of the City herein repealed; or as discontinuing, abating, modifying or altering any penalty accrued or to accrue, or as affecting the liability of any person, firm or corporation, or as waiving any right of the City under any ordinance or provision thereof in force at the time of the passage of this ordinance.

9.4 SEPARABILITY

Each section and each provision or requirement of any section of this comprehensive amendment shall be considered separable, and the invalidity of any portion of this comprehensive amendment shall not affect the validity or enforceability of any other portion.

**ARTICLE X
REPEAL OF CONFLICTING ORDINANCES**

All ordinances in conflict with this comprehensive amendment are, to the extent of such conflict, hereby repealed and shall have no further application except as provided in Section 9. above.

**ARTICLE XI
PUBLICATION AND EFFECTIVE DATE**

11.1 PUBLICATION

By authority of the City Council of the City of Blue Island, Illinois, this comprehensive amendment shall be printed in pamphlet form and copies thereof shall be available at the Office of the City Clerk.

11.2 EFFECTIVE DATE

This comprehensive amendment shall be in full force and effect from and after the date of its passage, approval and publication in the manner provided by law.

PASSED this 28th day of June, 1971.

Edison P. Heintz
CITY CLERK OF THE CITY OF BLUE
ISLAND, COUNTY OF COOK AND
STATE OF ILLINOIS.

VOTING AYE: Ald. Witt, Gierman, Rauch, Disabato, Esposito, Lombardo, Creighton, Heckler,
Ruthenberg, Clapeck, Wick, Elton.

VOTING NAY: Ald. Rita

ABSENT: None

ABSTAIN: Ald. Savino

APPROVED this 28th day of June, 1971.

Richard W. Withers
MAYOR OF THE CITY OF BLUE ISLAND
COUNTY OF COOK AND STATE OF ILLINOIS.