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

**ORDINANCE
NUMBER 2021- 038**

**AN ORDINANCE OF THE CITY OF BLUE ISLAND, COOK
COUNTY, ILLINOIS, TITLE IX, CHAPTER 92, AND TITLE III,
CHAPTER 39 AMENDING THE CODE OF BLUE ISLAND,
ILLINOIS RELATING TO COMMERCIAL PROPERTY
INSPECTION FEES**

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

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

Aldermen

ORDINANCE NUMBER 2021- 038

**AN ORDINANCE OF THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS, TITLE IX,
CHAPTER 92 AND TITLE III, CHAPTER 39 AMENDING THE CODE OF BLUE ISLAND,
ILLINOIS RELATING TO COMMERCIAL PROPERTY INSPECTION FEES**

WHEREAS, the City of Blue Island, Cook County, Illinois (the “*City*”) is a duly organized and existing City created under the provisions of the laws of the State of Illinois and operating under the provisions of the Illinois Municipal Code, and all laws amendatory thereof and supplementary thereto, with full powers to enact ordinances and adopt resolutions for the benefits of the residents of the City; and

WHEREAS, the Mayor and City Aldermen may from time to time amend the text of the City Code of Blue Island (the “*Code*”) when it is determined to be in the best interests of the health, safety and welfare of the City and its residents; and

WHEREAS, the City currently requires residents of residential property to pay inspection fees to obtain certificates of occupancy from the City; and

WHEREAS, the Mayor and City Aldermen desire to modify the Code and create efficient and effective systems for the regulation of inspections at commercial and mixed-use properties within the City; and

WHEREAS, the Mayor and City Aldermen find that the following amendments to the Code of Blue Island, Illinois, as set forth herein, are in the best interests of the health, safety and welfare of the City and its residents.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Aldermen of the City of Blue Island, Cook County, Illinois as follows:

Section 1. That the above recitals and legislative findings are found to be true and correct and are hereby incorporated herein and made a part hereof, as if fully set forth in their entirety.

Section 2. That the Mayor and City Aldermen find and determine that the adoption of this Ordinance is in the best interests of the City as well as in the best interests of the public.

Section 3. That Chapter 92 (“*Housing Stock Quality Protection*”) of Title IX (“*General Regulations*”) of the Code of Blue Island, Illinois is hereby amended by deleting the stricken language and adding the underlined language as follows:

92.20 DUTY TO NOTIFY CITY CLERK OF PROPERTY FOR SALE OR RENT.

(A) (1) The term **COMMERCIAL PROPERTY**, as used in this subchapter, is defined to mean real property, buildings and any and all rental units situated therein within the city and used to conduct, transact or carry on commerce, trade or business with the general public or used in connection with the conducting, transacting or carrying on of commerce, trade or business with the general public.

(2) It shall be unlawful for any person to hereafter occupy, by purchase, rental, lease or otherwise, or for any owner or agent thereof, to permit the occupation of any commercial property, or addition thereto, or part thereof, for any purpose until a certificate of compliance has been issued by the Building Commissioner.

92.22 INSPECTION FEE.

(A) (1) Each applicant for a certificate of occupancy, in conjunction with the sale or rental of a single- family residence, shall pay the required inspection fee.
(2) The inspection fee shall be waived to any applicant selling his or her existing residence and then purchasing and relocating his or her residence within the city limits.

(B) Each applicant for a certificate of occupancy, in conjunction with the sale or rental of a multi-family residence containing two or more dwelling units, shall pay the required inspection fee plus an additional fee for each apartment unit located in the building.

(C) Each applicant for a certificate of occupancy, in conjunction with the sale or rental of any commercial property that is not a single or multi-family residential rental, shall pay the required inspection fee based on the size of the property.

(D) Each applicant for a certificate of occupancy , in conjunction with the sale or rental of mixed-use commercial property, shall pay the required inspection fee plus an additional fee for each additional unit located within the building.

~~(C)~~ (E) All certificates of occupancy issued pursuant to an inspection under this section shall be valid for one year from the date of issuance of the certificate of occupancy.

Section 4. That Chapter 39 (“*Fee and Fine Schedule*”) of Title III (“*Administration*”) of the Code of Blue Island, Illinois is hereby amended by deleting the stricken language and adding the underlined language as follows:

39.01 FEE and FINE SCHEDULE.

Inspection for sale or rental	
Single-family home/condo/townhome	\$100.00
Residential multi-unit building	\$150.00 plus \$25.00 per unit
Commercial building/multi-unit	\$300.00 per commercial unit, plus \$50.00 per apartment unit Commercial property up to 2,000 square feet: \$300; Commercial property between 2,000 – 4,000 square feet: \$400; Commercial property that exceeds 4,000 square feet: \$600
Mixed Use	Required commercial property fee plus \$100 per additional unit
Industrial building	\$300.00
Mobile trailer	\$75.00
Expediting fee	\$50.00
Penalty - intent to sell	\$200.00
Inspection for rental	
Single-family/townhome/trailer/condo/trailer	\$75.00
Apartment	\$50.00 per unit
Penalty – failed rental inspection	\$25.00 per occurrence
Annual multi-unit registration/inspection	\$25.00 per unit

Section 5. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any other provision of this Ordinance.

Section 6. All ordinances, resolutions, motions or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 7. This ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

(Intentionally left blank)

ADOPTED this **14th** day of **September, 2021**, pursuant to roll call as follows:

	YES	NO	ABSENT	PRESENT	ABSTAIN
Alderman JOHNSON	X				
Alderman MONTOYA	X				
Alderman RITA			X		
Alderman FAHRENWALD			X		
Alderman MCGEE	X				
Alderman CARR	X				
Alderman ROLL	X				
Mayor BILOTTO					
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APPROVED by the Mayor on **September 14, 2021**.

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

ATTESTED and Filed in my office this
14th day of **September, 2021**.

RAEANN CANTELO-ZYLMAN, CITY CLERK

PUBLISHED in pamphlet form this
14th day of **September, 2021**.

RAEANN CANTELO-ZYLMAN, CITY CLERK

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CERTIFICATE

I, RAEANN CANTELO-ZYLMAN, certify that I am the duly elected and acting Municipal Clerk of the City of Blue Island of Cook County, Illinois.

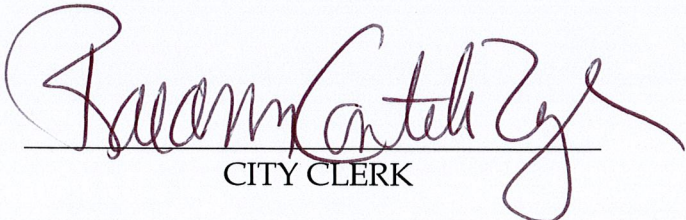
I further certify that on **September 14, 2021** the Corporate Authorities of such municipality passed and approved Ordinance No. **2021 - 038** Entitled:
AN ORDINANCE OF THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS, TITLE IX, CHAPTER 92, AND TITLE III, CHAPTER 39 AMENDING THE CODE OF BLUE ISLAND, ILLINOIS RELATING TO COMMERCIAL PROPERTY INSPECTION FEES.

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

The pamphlet form of Ordinance No. **2021 - 38** including the Ordinance and a cover sheet thereof, was prepared, and a copy of such Ordinance posted in the municipal building commencing on **September 14, 2021** and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the municipal clerk.

DATED at Blue Island, Illinois, this **14th** day of **September, 2021**.

CORPORATE SEAL


CITY CLERK

