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

**ORDINANCE
NUMBER 2022-003**

**AN ORDINANCE OF THE CITY OF BLUE ISLAND, COOK
COUNTY, ILLINOIS, AMENDING SECTION 166.027 OF
CHAPTER 166 OF THE CODE OF ORDINANCES REGARDING
ACCESSORY BUILDINGS, STRUCTURES, AND USES**

**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 2022-003

**AN ORDINANCE OF THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS,
AMENDING SECTION 166.027 OF CHAPTER 166 OF THE CODE OF ORDINANCES
REGARDING ACCESSORY BUILDINGS, STRUCTURES, AND USES**

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

WHEREAS, the Mayor and the Aldermen of the City of Blue Island previously adopted the Blue Island Zoning Ordinance of 1971 (the “*Zoning Code*”), which is codified in Chapter 166 of Title XV of the Code of Ordinances of the City (the “*City Code*”); and

WHEREAS, a text amendment application has been submitted by the City requesting an amendment to Section 166.027 of the City Code regarding permitted accessory buildings, structures, and uses within the City (the “*Proposed Amendment*”); and

WHEREAS, the Planning and Zoning Board of Appeals (“*PZBA*”) held a public hearing on January 6, 2022 (the “*Public Hearing*”) as to whether the Proposed Amendment should be approved, at which time all persons present were afforded an opportunity to be heard; and

WHEREAS, a public notice in the form required by law was given of said Public Hearing by publication not more than thirty (30) days nor less than fifteen (15) days prior to said Public Hearing; and

WHEREAS, the PZBA has filed its findings of fact and recommendations that the Proposed Amendment be granted, and the Mayor and Aldermen of the City have duly considered said findings of fact and recommendations, and

WHEREAS, the Mayor and Aldermen of the City have determined that adoption of the Proposed Amendment is advisable and in the best interest of the health, safety, and welfare of the residents of the City.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and 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 Aldermen of the City hereby adopt by reference the findings of fact of the Planning and Zoning Board of Appeals as findings of the Mayor and City Council as if completely set forth herein. All documents and exhibits submitted at the aforesaid public hearing is also incorporated by reference into this Ordinance.

Section 3. That the Mayor and Aldermen find and determine that the adoption of this Ordinance is in the best interests of the City as well as in the public interest.

Section 4. That Section 166.027 (“Definitions”) of Chapter 166 (“Zoning Code”) of Title XV (“Land Usage”) of the Blue Island Code of Ordinances is hereby amended by adding the underlined language and deleting the stricken language, to read as follows:

§ 166.027 ACCESSORY BUILDINGS, STRUCTURES, AND USES.

(A) Accessory Buildings and Structures.

~~(A)(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.

~~(B)~~(2) *Rear yard occupied.* No detached accessory building or buildings shall occupy more than 50% of the area of a required rear yard.

~~(C)~~(3) *Height.* No detached accessory building located in a required rear yard shall exceed 15 feet in height.

~~(D)~~(4) *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 district equal to two-thirds the least depth which would be required under this chapter for the front yard on such adjacent property to the rear. Further, in the above instance, no such accessory buildings shall be located within five feet of any part of the 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.

(B) Accessory Uses.

(1) *Definition.* Accessory uses are defined as uses that are incidental and customarily subordinate to principal uses and that complement permitted land uses. The intent in adopting these regulations is to ensure accessory uses are located on the same zoning lot or parcel as the principal use. Accessory uses are allowed provided they comply with the performance standards and criteria set forth herein and do not adversely impact surrounding properties.

(2) *Compliance with ordinance requirements.* All accessory uses shall comply with the applicable requirements of this Zoning Ordinance and the City Code of Ordinances, including the use regulations, bulk and area standards, signage, and permit requirements. The provisions set forth in this section establish additional requirements and restrictions for particular accessory uses and structures.

(3) *Ownership.* An accessory use shall be operated and maintained under the same ownership and on the same zoning lot as the principal use or structure.

(4) *Parking.* Adequate off-street parking facilities in accordance with the parking standards and specifications set forth in the City Code of Ordinances shall be provided to serve the accessory use. Such parking shall be considered part of the accessory use and shall be in addition to off-street parking spaces or loading spaces required for other permitted uses on the site.

(5) *Unattended donation collection boxes.* Unattended donation collection boxes (“UDCBs”) or other similar structures are prohibited in all zoning districts unless the boxes are accessory to the principal use of the premises. To qualify as an allowed accessory use, the UDCB must be owned and maintained by the owner or lessor of the

principal use. The following standards and requirements must also be met to qualify as a permitted accessory use:

- (a) No more than one UDCB is permitted per parcel.
- (b) No UDCB shall be located on a lot unless it contains at least one operating business or other ongoing activity, not including parking facilities.
- (c) UDCBs cannot block or impede access to required parking or driveways; pedestrian routes; emergency vehicle routes; building ingress and egress; required handicapped accessibility routes; required easements; or trash enclosure areas or trash bins/enclosures.
- (d) No overflow, litter, debris, or dumped material shall be allowed within 20 feet of the UDCB.
- (e) No solid waste or hazardous materials shall be collected by the UDCB.
- (f) UDCBs shall be maintained and in good working order.
- (g) UDCBs shall be serviced not less than weekly which includes the removal of donated/collected material and abatement of any prohibited materials, graffiti, peeling paint, rust, and broken collection operating mechanisms.
- (h) UDCBs shall contain the name, address, 24-hour telephone number, website, and e-mail address of the owner and operator of the UDCB and parcel owner/agent;

(C) Unless otherwise provided for herein, accessory structures and uses shall comply with all applicable regulations of this Zoning Ordinance and the City Code of Ordinances, including the floor area ratio, lot coverage ratio, and height and setback regulations.

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 immediately upon its passage and approval to ensure the public health, safety and welfare of the residents of the City.

ADOPTED this 11th day of January, 2022, pursuant to roll call as follows:

	YES	NO	ABSENT	PRESENT	ABSTAIN
Alderman JOHNSON	X				
Alderman FAHRENWALD	X				
Alderman RITA			X		
Alderman MONTOYA	X				
Alderman MCGEE	X				
Alderman CARR	X				
Alderman ROLL	X				
Mayor BILOTTO					
	6		1		

APPROVED by the Mayor on January 11, 2022.

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

ATTESTED and Filed in my office this
11th day of January, 2022.

RAEANN CANTELO-ZYLMAN, CITY CLERK

PUBLISHED in pamphlet form this
11th day of January, 2022.

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.

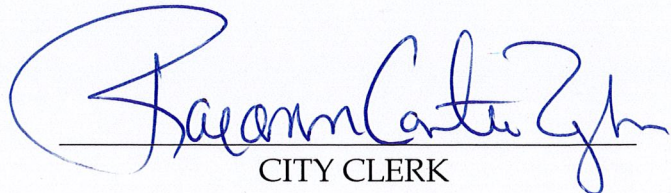
I further certify that on **January 11, 2022** the Corporate Authorities of such municipality passed and approved Ordinance No. **2022 - 003** Entitled: **AN ORDINANCE AMENDING THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS, AMENDING SECTION 166.027 OF CHAPTER 166 OF THE CODE OF ORDINANCES REGARDING ACCESSORY BUILDINGS, STRUCTURES, AND USES.**

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

The pamphlet form of Ordinance No. **2022 - 003** including the Ordinance and a cover sheet thereof, was prepared, and a copy of such Ordinance posted in the municipal building commencing on **January 11, 2022** 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 **11th** day of **January, 2022**.

CORPORATE SEAL


CITY CLERK

STATE OF ILLINOIS)
)
COUNTY OF COOK) ss.

CERTIFICATION

I, RAEANN CANTELO-ZYLMAN, DO HEREBY CERTIFY THAT I am the duly elected City Clerk of the City of Blue Island, Illinois, as such City Clerk, I am the keeper of the minutes and records of the Proceedings of the City Council of the said City and have in my custody the ORDINANCES and BOOKS of the records of said City.

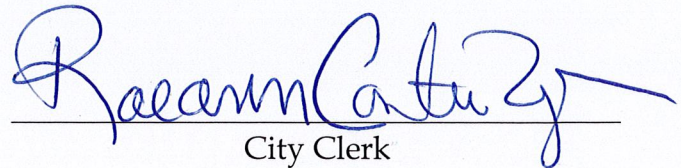
I DO FURTHER CERTIFY that the attached and foregoing is a true and correct copy of the certain **ORDINANCE: AN ORDINANCE AMENDING THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS, AMENDING SECTION 166.027 OF CHAPTER 166 OF THE CODE OF ORDINANCES REGARDING ACCESSORY BUILDINGS, STRUCTURES, AND USES.**

ORDINANCE NO. 2022-003 which was adopted at a regular meeting of the City Council of the City of Blue Island, Illinois held on the **11th day of January, 2022**; that at said meeting **6** Alderman were present; that at said meeting, on motion duly made and seconded that the Ordinance did pass and on the roll being called the vote of each Aldermen present on the question of the passage of said Ordinance was duly and separately taken by Ayes and Nays and their names and votes recorded in the minutes of **6** Alderman voted Aye and **0** Alderman voted Nay and **0** Alderman voted Abstain and **1** Alderman Absent.

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of the City of Blue Island aforesaid, at the said City in the County and State aforesaid, this **11th** day of **January, 2022**.

CORPORATE SEAL



City Clerk