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

**ORDINANCE
NUMBER 2023-035**

**AN ORDINANCE OF THE CITY OF BLUE ISLAND, COOK
COUNTY, ILLINOIS, AMENDING TITLE IX (“GENERAL
REGULATIONS”), CHAPTER 100 (“SHORT TERM
RENTALS”) OF THE CODE OF BLUE ISLAND, ILLINOIS**

**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

Published in pamphlet form by authority of the Mayor and City Clerk of the City of Blue Island on 8/22/23

City of Blue Island – 13051 Greenwood Avenue, Blue Island, IL 60406

**ORDINANCE
NUMBER 2023-035**

**AN ORDINANCE OF THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS,
AMENDING TITLE IX (“GENERAL REGULATIONS”), CHAPTER 100 (“SHORT
TERM RENTALS”) OF THE CODE OF BLUE ISLAND, ILLINOIS**

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 Aldermen of the City of Blue Island 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 Mayor and Aldermen of the City of Blue Island determined that it is necessary to address short term rentals of residential properties located within the City due to the potential negative impacts that short term rentals have on adjacent neighbors and other nearby properties; and

WHEREAS, the Mayor and Aldermen of the City of Blue Island find that short term rentals of residential properties should be regulated by the City; and

WHEREAS, the Mayor and Aldermen of the City 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 Aldermen of the City 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 100 (“*Short Term Rental Units*”) of Title IX (“*General Regulations*”) of the Code of Blue Island, Illinois is hereby amended by adding the underlined language to read, as follows:

CHAPTER 100: SHORT TERM RENTAL UNITS

§ 100.01 PURPOSE.

The purpose of this article is to protect and preserve the quiet enjoyment of residential properties and neighborhoods within the city and to mitigate or eliminate adverse secondary effects the city and its residents may experience by reason of short term rentals of residential structures in the city, including, but not limited to, excessive noise, litter, and light pollution; traffic congestion; overcrowded parking; and criminal activity.

§ 100.02 DEFINITIONS.

For the purpose of this article, the following definitions shall apply unless the context clearly indicates or requires a different meaning:

Short term rental unit: All or part of a residential building or dwelling unit located in any zoning district, being leased, rented, offered for rent, hired out, licensed, or otherwise let as an accessory use or occupancy to a person or persons other than the owner of the subject property or a family member of the owner thereof for a period or term that is less than thirty (30) consecutive days. The term “short term rental unit” shall also include a dwelling unit or accessory building, or part thereof, used for overnight accommodation that is available for rent by transient guests for a period or term that is less than thirty (30) consecutive days.

§ 100.02 NUISANCE DECLARED.

Short term rental units may be declared nuisance properties in conformance with Chapter 95 of the City Code.

§ 100.03 BUSINESS LICENSE REQUIRED.

Short Term Rental Units are required to obtain business licensure from the City in order to operate within the City. It will be unlawful for any person to operate a short-term rental business within the City without first obtaining a business license.

§ 100.04 PENALTY

- (a) Notwithstanding anything otherwise provided in this code to the contrary, any person violating any provision of this article shall, upon conviction, be fined in an amount not less than one hundred dollars (\$100.00) per day, nor more than seven hundred fifty dollars (\$750.00) per day. Unless exempted by this article, each day a residential building, dwelling unit, or any accessory building, or part thereof, is offered for rent as a short-term rental unit; is leased, rented, hired out, licensed, or let as a short-term rental unit; or is occupied as a short term rental unit shall constitute a separate violation of this article. Without any limitation on the foregoing, each day a violation of this article occurs or continues shall be a separate offense, and each such offense shall be subject to not less than the minimum daily fine.
- (b) The restrictions contained in this article shall be interpreted as minimum standards, and shall be in addition to any other applicable city ordinances and requirements that apply to short term rental units or the properties on which they are located

Section 4. 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 5. All ordinances, resolutions, motions or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 6. This ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

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ADOPTED this 22nd day of **AUGUST, 2023**, pursuant to roll call as follows:

	YES	NO	ABSENT	PRESENT	ABSTAIN
Alderman JOHNSON	X				
Alderman FAHRENWALD	X				
Alderman RITA					
Alderman MONTOYA	X				
Alderman MCGEE	X				
Alderman CARR	X				
Alderman ROLL	X				
Mayor BILOTTO					
	7				

APPROVED by the Mayor on **AUGUST 22, 2023**.

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

ATTESTED and Filed in my office this
 22ND day of **AUGUST, 2023**.

RAEANN CANTELO-ZYLMAN, CITY CLERK

PUBLISHED in pamphlet form this
 22ND day of **AUGUST, 2023**.

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 **August 22, 2023**, the Corporate Authorities of such municipality passed and approved Ordinance No. **2023-035**.

Entitled:

ORDINANCE: AN ORDINANCE OF THE CITY OF BUE ISLAND, COOK COUNTY, ILLINOIS, AMENDING TITLE IX (“GENERAL REGULATIONS”), CHAPTER 100 (“SHORT TERM RENTALS”) OF THE CODE OF BLUE ISLAND, ILLINOIS.

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

The pamphlet form of Ordinance No. **2023 - 035** including the Ordinance and a cover sheet thereof, was prepared, and a copy of such Ordinance posted in the municipal building commencing on **August 22, 2023**, and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the municipal clerk.

DATED at Blue Island, Illinois, this **22nd** day of **August, 2023**.

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 ORDINANCE 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 **2023 - 035** Entitled: **ORDINANCE: AN ORDINANCE OF THE CITY OF BUE ISLAND, COOK COUNTY, ILLINOIS, AMENDING TITLE IX ("GENERAL REGULATIONS"), CHAPTER 100 ("SHORT TERM RENTALS") OF THE CODE OF BLUE ISLAND, ILLINOIS.**

ORDINANCE NO. 2023-035 which was adopted at a regular meeting of the City Council of the City of Blue Island, Illinois held on the **22nd day of August, 2023**; that at said meeting 7 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 7 Alderman voted Aye and 0 Alderman voted Nay and 0 Alderman voted Abstain and 0 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 **22nd day of August, 2023**.

CORPORATE SEAL



City Clerk