
THE CITY OF BLUE ISLAND COOK COUNTY, ILLINOIS

**ORDINANCE
NUMBER 2024-023**

**AN ORDINANCE OF THE CITY OF BLUE ISLAND, COOK
COUNTY, ILLINOIS, AMENDING CHAPTER 92, "FAIR
HOUSING" 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 by authority of the Mayor and City Clerk of the City of Blue Island on 4/23/24

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

ORDINANCE NUMBER 2024- 023

AN ORDINANCE OF THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS, AMENDING CHAPTER 92, "FAIR HOUSING" 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 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 regulates fair housing and intent to sell certificates of compliance for the sale of residential and commercial properties throughout the City; and

WHEREAS, the Mayor and City Aldermen desire to modify the Code and create efficient and effective systems for the regulation and enforcement of intent to sell certificates of compliance 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 Section 92.20 (*“Duty to Inform Building Department of Property for Sale or Rent”*) of Chapter 92 (*“Fair Housing”*) of Title IX (*“General Regulations”*) of the Code of Blue Island, Illinois is hereby amended by adding the underlined language as follows:

§ 92.20 DUTY TO INFORM BUILDING DEPARTMENT OF PROPERTY FOR SALE

(K) *Unpaid Fines and Fees Unlawful.* It shall be unlawful for any property seller to obtain a certificate of compliance for the sale of commercial or residential property within the City for which there are outstanding fines or fees owed to the City. All outstanding fines and fees must be paid by the Seller prior to the City’s issuance of a certificate of compliance.

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.

ADOPTED this 23RD day of APRIL, 2024, 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 APRIL 23, 2024.

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

ATTESTED and Filed in my office this
23RD day of APRIL, 2024.

RAEANN CANELO-ZYLMAN, CITY CLERK

PUBLISHED in pamphlet form this
23RD day of APRIL, 2024.

RAEANN CANELO-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 **April 23, 2024**, the Corporate Authorities of such municipality passed and approved Ordinance No. **2024-023**.

Entitled:


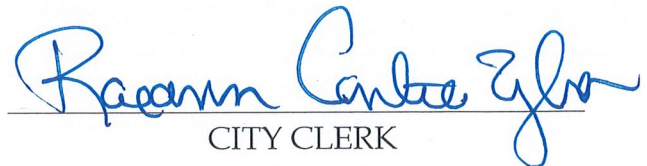
AN ORDINANCE OF THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS, AMENDING CHAPTER 92, "FAIR HOUSING" OF THE CODE OF BLUE ISLAND, ILLINOIS.

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

The pamphlet form of Ordinance No. **2024 - 023** including the Ordinance and a cover sheet thereof, was prepared, and a copy of such Ordinance posted in the municipal building commencing on **April 23, 2024**, 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 **23RD** day of **April, 2024**.

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.

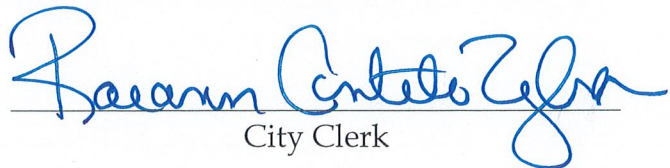
I DO FURTHER CERTIFY that the attached and foregoing is a true and correct copy of the certain **2024 - 023** Entitled: **ORDINANCE: AN ORDINANCE OF THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS, AMENDING CHAPTER 92, "FAIR HOUSING" OF THE CODE OF BLUE ISLAND, ILLINOIS.**

ORDINANCE NO. 2024-023 which was adopted at a regular meeting of the City Council of the City of Blue Island, Illinois held on the **23RD day of APRIL, 2024**; 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 **23RD day of APRIL, 2024**.

CORPORATE SEAL



City Clerk

