

CITY OF CARBONDALE, ILLINOIS

ORDINANCE NO. 2007- 39

AN ORDINANCE ESTABLISHING A SINGLE FAMILY HOUSING CONVERSION PROGRAM FOR THE PURPOSE OF INCREASING OWNER OCCUPANCY IN THE CITY OF CARBONDALE, ILLINOIS

ADOPTED BY THE CITY COUNCIL

OF THE CITY OF CARBONDALE, ILLINOIS

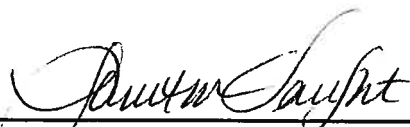
THE 16th DAY OF OCTOBER, 2007

Published in pamphlet form by authority of the City Council of the City of Carbondale, Jackson County, Illinois, this 17th day of October, 2007.

CERTIFICATE OF PUBLICATION

I, Janet M. Vaught, the duly qualified City Clerk of the City of Carbondale, Illinois, and the official custodian of the records of said City, do hereby certify that this ordinance was published in pamphlet form by authority of the City Council on the 17th day of October, 2007.





Janet M. Vaught, City Clerk

ORDINANCE NO. 2007- 39

AN ORDINANCE ESTABLISHING A SINGLE FAMILY HOUSING CONVERSION PROGRAM FOR THE PURPOSE OF INCREASING OWNER OCCUPANCY IN THE CITY OF CARBONDALE, ILLINOIS

WHEREAS, the City of Carbondale, Illinois, is a home rule unit of local government under the Illinois Constitution, 1970, Article VII, Section 6; and

WHEREAS, pursuant to Article VII, Section 6(a), of the Illinois Constitution, 1970, the City of Carbondale may exercise any power and perform any function pertaining to its government and affairs including, but not limited to, the power to regulate for the protection of the public health, safety, morals and welfare; and

WHEREAS, 1,124 new rental units have been built in Carbondale since FY 2004 and there are plans to continue this growth in the next two years; and

WHEREAS, certain single family owner occupied neighborhoods are threatened by the presence of rental houses; and

WHEREAS, the City encourages the growth of owner occupied houses in Carbondale; and

WHEREAS, the increase in rental units should make available single family rental houses to be converted to owner occupied houses; and

WHEREAS, in order to assist in the conversion of single family residential structures from rental to owner occupied, the City hereby establishes a Single Family Housing Conversion Program in order to provide financial incentives and assistance to home buyers of houses that were rental for a minimum of the previous two years; and

WHEREAS, the Single Family Housing Conversion Program should increase

residential home ownership and population within the community and have a positive effect on neighborhood redevelopment and preservation; and

WHEREAS, a Single Family Housing Conversion Grant shall be created in order to provide funding toward the conversion of single family houses from rental to owner occupied in the amount of \$5,000.00 per house. Said funding shall be payable within sixty (60) days after the closing for the purchase of the property. The City shall require that the residential structure remain occupied for no less than ten years by the owner of record. The Single Family Housing Conversion Grant shall be available for single family houses in all residential zoning districts; and

WHEREAS, in addition to the above grants, the City shall also waive all applicable permit fees for improvements made to the residential structure; and

WHEREAS, the City Council of the City of Carbondale, Illinois, hereby determines that the Single Family Housing Conversion Program, as described above, is in the best interest of the City of Carbondale.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CARBONDALE AS FOLLOWS:

SECTION ONE. That the City Council hereby establishes a Single Family Housing Conversion Program for the purpose of providing financial incentives and assistance to home buyers for the purchase of single family houses that have been registered with the City of Carbondale as a rental unit for a minimum of two (2) years prior to purchase through a Single Family Housing Conversion Grant.

SECTION TWO. That the Single Family Housing Conversion Grant as stated in Section One herein shall provide funding for the purchase and conversion to owner

occupancy single family rental houses in the amount of \$5,000.00 per house, payable within sixty (60) days from the closing for the purchase of the property. Eligible recipients of said grant shall enter into an agreement with the City with a minimum time frame of no less than ten (10) consecutive years in which the residential structures shall remain occupied by the owner of record. The Single Family Housing Conversion Grant shall be available in all residential zoning districts.

SECTION THREE. That in addition to implementing the above-stated grant, the City shall waive all applicable permit fees for improvements made to the residential structures in order to provide considerable savings in construction costs.

SECTION FOUR. That the City Manager of the City of Carbondale is hereby authorized to and shall take any and all reasonable, necessary and proper action to carry out the intent and purposes of this Ordinance, including but not limited to, establishing terms and conditions for eligibility under the Single Family Housing Conversion Program and entering into agreements with eligible recipients for funding under the Single Family Housing Conversion Program.

SECTION FIVE. That the Finance Director is hereby authorized to disperse the funds necessary to accomplish the intent of this Ordinance.

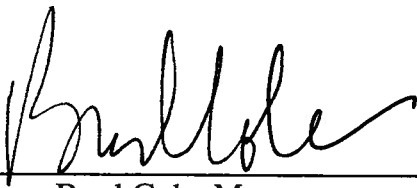
SECTION SIX. That all ordinances and parts thereof in conflict herewith are expressly repealed and are of no other force and effect.

SECTION SEVEN. That repeal of any ordinance by this Ordinance shall not affect any rights accrued or liability incurred under said repealed ordinance to the effective date hereof. The provisions of this Ordinance insofar as they are the same or substantially the same as those of any prior ordinance, shall be construed as a continuation of said prior ordinances.

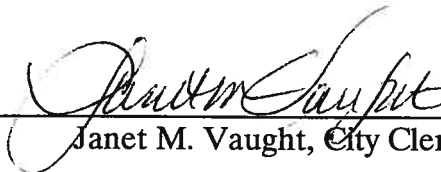
SECTION EIGHT. That it is the intention of the City Council of the City of Carbondale that this Ordinance and every provision thereof shall be considered separable, and the invalidity of any section, clause, or provision of this Ordinance shall not affect the validity of any other portion of this Ordinance.

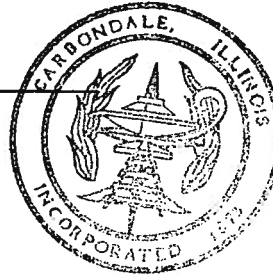
SECTION NINE. That the City Council of the City of Carbondale finds that the subject matter of this Ordinance pertains to the government and affairs of the City of Carbondale and is passed pursuant to authorities granted it by State statutes and the Home Rule powers of the City of Carbondale pursuant to the provisions of Article VII, Section 6(a) of the Illinois Constitution.

SECTION TEN. That this Ordinance shall be known as Ordinance No. 2007- 39 of the Ordinances of the City of Carbondale, Illinois, and shall be in full force and effect from and after its passage, approval, recording and publication in accordance with law.

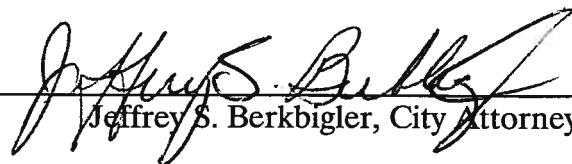
APPROVED: 
Brad Cole, Mayor

FOR: Jack, Fritzier, McDaniel,
Pohlmann, Wissmann, Haynes and Cole
AGAINST: None
PASSED: Oct. 16, 2007
APPROVED: Oct. 17, 2007
RECORDED: Oct. 17, 2007
PUBLISHED: Oct. 17, 2007

ATTEST: 
Janet M. Vaught, City Clerk



APPROVED AS TO LEGALITY AND FORM:


Jeffrey S. Berkbigler, City Attorney



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Carbondale, Illinois 62902-2047
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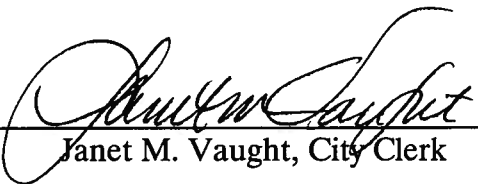
CERTIFICATION

STATE OF ILLINOIS)
COUNTY OF JACKSON)

I, Janet M. Vaught, the duly qualified and acting City Clerk of the City of Carbondale, Jackson County, Illinois, and the keeper of the official records of said City, do hereby certify that the foregoing is a true, correct and complete copy of Resolution No. 2007-39, which Resolution established a Single Family Housing Conversion Program for the Purpose of Increasing Owner Occupancy in the City of Carbondale, which Resolution was passed and adopted by the City Council of the City of Carbondale, Illinois, on the 16th day of October, 2007.

Given under my hand and the official seal of the City of Carbondale, Illinois, this 14th day of December, 2007.




Janet M. Vaught, City Clerk

CITY OF CARBONDALE, ILLINOIS

ORDINANCE NO. 2016-29

**AN ORDINANCE AMENDING THE SINGLE FAMILY HOUSING CONVERSION
PROGRAM FOR THE PURPOSE OF INCREASING OWNER OCCUPANCY IN THE
CITY OF CARBONDALE, ILLINOIS**

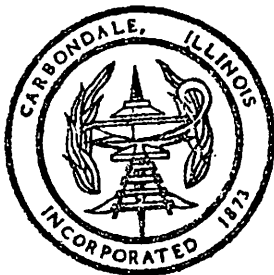
**ADOPTED BY THE CITY COUNCIL
OF THE CITY OF CARBONDALE, ILLINOIS**

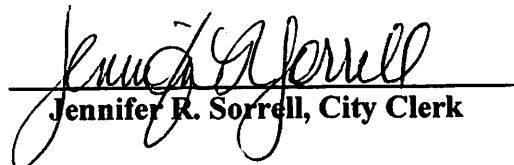
THIS 24TH DAY OF MAY, 2016

**Published in pamphlet form by authority of the City of Council of the City of Carbondale,
Jackson County, Illinois, this 25th day of May, 2016.**

CERTIFICATE OF PUBLICATION

**I, Jennifer R. Sorrell, the duly qualified City Clerk of the City of Carbondale,
Illinois, and the official custodian of the records of said City, do hereby certify that this
Ordinance was published in pamphlet form by authority of the City Council on the 25th
day of May, 2016.**




Jennifer R. Sorrell, City Clerk

ORDINANCE 2016-29

AN ORDINANCE AMENDING THE SINGLE FAMILY HOUSING CONVERSION PROGRAM FOR THE PURPOSE OF INCREASING OWNER OCCUPANCY IN THE CITY OF CARBONDALE, ILLINOIS

WHEREAS, the City of Carbondale, Illinois, is a home rule unit of local government under the Illinois Constitution, 1970, Article VII, Section 6; and

WHEREAS, pursuant to Article VII, Section 6(a), of the Illinois Constitution, 1970, the City of Carbondale may exercise any power and perform any function pertaining to its government and affairs including, but not limited to, the power to regulate for the protection of the public health, safety, morals and welfare; and

WHEREAS, in 2007 the City Council of the City of Carbondale established, in Ordinance 2007-39, a single family housing conversion program to encourage owner occupancy in neighborhoods which had become predominately rental; and

WHEREAS, since the grant was formed it has gone underutilized due to the ten (10) year payback provision; and

WHEREAS, the City Council finds it in the best interest of the City of Carbondale to amend the language to allow for proration of the amount to be paid back if the owner of record does not remain in the home for the ten (10) years; and

WHEREAS, the Single Family Housing Conversion Grant shall be amended so that the ten (10) year repayment program be amended to five (5) years prorated at a rate of 1/60th of the original amount for each month the home is owned and occupied. The City shall require that the residential structure remain owner occupied for no less than five years by the owner of record.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE

CITY OF CARBONDALE, ILLINOIS, AS FOLLOWS:

SECTION 1. That the City Council hereby amends the Single Family Housing Conversion Grant so that the ten (10) year repayment program be amended to five (5) years at prorated rate of 1/60th the original amount for every month the home is owned and occupied.

SECTION 2. That the City Manager of the City of Carbondale is hereby authorized to and shall take any and all reasonable, necessary and proper actions to carry out the intent and purposes of this Ordinance, including but not limited to, establishing terms and conditions for eligibility under the Single Family Housing Conversion Program and entering into agreements with eligible recipients for funding under the Single Family Housing Conversion Program.

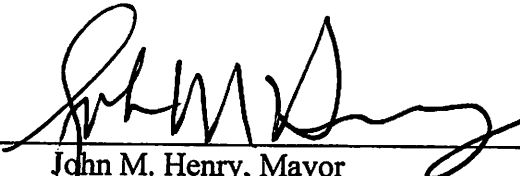
SECTION 3. That the Finance Director is hereby authorized to disperse the funds necessary to accomplish the intent of this Ordinance.


SECTION 4. That all ordinances and parts thereof in conflict herewith are expressly repealed and are of no other force and effect.

SECTION 5. That it is the intention of the City Council of the City of Carbondale that this Ordinance and every provision thereof shall be considered separable, and the invalidity of any section, clause, or provision of this Ordinance shall not affect the validity of any other portion of this Ordinance.

SECTION 6. That the City Council of the City of Carbondale finds that the subject matter of this Ordinance pertains to the government and affairs of the City of Carbondale and is passed pursuant to authorities granted it by State statutes and the Home Rule powers of the City of Carbondale pursuant to the provisions of Article VII, Section 6(a) of the Illinois Constitution.


SECTION 7. That this Ordinance shall take effect upon its passage, approval, recording, and publication in pamphlet form in accordance with law.

APPROVED: 
John M. Henry, Mayor

ATTEST: 
Jennifer R. Sorrell, City Clerk

APPROVED AS TO LEGALITY AND FORM:




Leonard "Jamie" Snyder, Assistant City Attorney

FOR: Kang, Bradshaw, Harvey,
Fronabarger, Grant, Loos, Henry
AGAINST: None
PASSED: May 24, 2016
APPROVED: May 24, 2016
RECORDED: May 25, 2016
PUBLISHED: May 25, 2016