

**JOURNAL OF PROCEEDING
OF THE
SPECIAL MEETING, MAY 23, 2012**

CALL TO ORDER

The Special Meeting of the City Council of the City of Blue Island was called to order by Mayor Vargas at 7:00 p.m. on May 23, 2013.

PLEDGE OF ALLEGIANCE

ROLL CALL

Roll Call indicates the following:

Present: 12 Ald. Thompson, Johanson, Buckner,
Hawley, Bilotto, Rita, Donahue, Stone,
Carr, Ostling, Janko, Frausto.

Absent: 2 Ald. Vieyra, Johnson.

Present Also: Cary Horvath, City Attorney
Carmine Bilotto, City Treasurer

JOURNAL OF PROCEEDING

Moved by Ald. Vieyra, second by Ald. Rita the Journal of Proceedings for the Regular Meeting on May 14, 2013 is accepted as printed.

Upon a vote, the Mayor declared the motion carried.

REPORT OF CITY OFFICIALS

Mayor

Mayor Vargas announced there will be a change in the format of the City Council Meetings opening with Public Comments regarding the issue present and each person will state their name, address and will have approximately 3 minutes to speak regarding the issue only.

Mayor Vargas read the following Ordinance:

ORDINANCE NO. 13 - 228

A PROPOSED AMENDMENT TO ORDINANCE 05-552 ENTITLED “AN ORDINANCE GRANTING A SPECIAL USE TO PERMIT A PLANNED DEVELOPMENT FOR THE PROPERTY LOCATED EAST OF ASHLAND AVENUE BETWEEN THE CAL-SAG CHANNEL AND THE LITTLE CALUMET RIVER IN BLUE ISLAND, ILLINOIS, COMMONLY REFERRED TO AS FAY’S POINT.”

Mayor Vargas asked if there was anyone Citizens who would like to address Council concerning this Ordinance.

Bill Fahrenwald of 12811 Greenwood Avenue congratulated the newly elected Officials. Mr. Fahrenwald stated he is Chairman of the Planning Commission and briefly explained the policies of the Blue Island Comprehensive Plan which was passed last year. Mr. Fahrenwald stated the Planning Commission’s role is to review the site plans and would like to do so for this before it goes any further.

Jamie Tate of 12834 Greenwood Avenue is also on the Planning Commission stressed her concerns with this not going through the proper procedures and would like to see this go to the Planning Commission first.

Rita Pacyga of 12724 Mozart spoke as a resident and Senior Advocate for the Senior Suites regarding issues; lighting, meal, etc.

Mayor Vargas requested Robert Gawronski, the Developer up to the podium to address Council.

Robert Gawronski, Vice President of Development for Senior Lifestyle Corporation also with him is Dick Mann, the architect, gave a presentation of his proposal for assisted living for seniors at Fay’s Point.

Ald. Rita asked how much money will this cost the City.

Mr. Gawronski stated this won’t cost the City any money.

Ald. Carr asked when the dead line is that he has to meet.

Mr. Gawronski stated the equity fund that is invested in this project is set to close out on June 30th.

Ald. Frausto stated that was his question also and he has concerns with what the Planning Commission brought up as far as not going through them or clarifying that this project is following the City's Comprehensive Plan. He feels that the Planning Commissions input is just as important and if there is time to for this to be reviewed by them.

Attorney Horvath stated for a public hearing, a notice would have to be published in the newspaper no less than 15 days no more than 30 days for the hearing. The Planning Commission is an advisory; the Zoning Board is an advisory and City Council has the ability to accept, reject or modify anything either of those two boards do or recommend to you. The City Council would have to schedule a special meeting to approve or not approve but is not sure how that will all fit in with the Developer.

Treasurer Bilotto clarified what they are asking is only an amendment to the ordinance of the original plan which gives a change in the layout of what we could build there or the design layout. Once we do this today, if it's approved it goes on to City Council to give you that ok it does not prohibit us to go through the stages with the planning to have input. We already discussed this and have other issues that have to be addressed before shoveling even breaks.

Attorney Horvath stated that was correct and clarified if you do pass some form of ordinance at some point in time you would condition the use on their compliance.

Ald. Frausto stated in short that today they were granting a special use permit in order for them to construct this type of building.

Attorney Horvath stated they have already created the planning and development so that is the special use done back in 2005. You would be creating an additional exception for modification to what was approved.

Mr. Gawronski backed up what Attorney Horvath explained.

Mayor Vargas asked Mr. Gawronski about his pledge about the employees, the 40 sub-jobs that Blue Islanders get a first crack at.

Mr. Gawronski stated the home funds that they are getting from the County will be requiring a certain percentage of every new hire during construction be low income individuals from the community.

Ald. Johanson had concerns with the frame structure and if the infrastructure will be around the building before you start the frame construction so that the fire department don't have to put out your frame fire.

Mr. Gawronski stated that sprinkler systems will be fully installed and the fire department will have full excess to the structure itself.

Ald. Johanson stated as the present plan called for is the north where the MWRD land there you can't put an access road in there for firefighters.

Mr. Gawronski stated the Metropolitan Water Reclamation District property is directly to the North and he is working with the Fire Chief to try to figure out ways to go above and beyond to currently meet with the City's code.

Ald. Johanson voiced his appreciation to the Planning Committee. He served on the Committee back in the late 70's and they did a lot of good work and he really wished that this would go through that Committee for some input and also the different Department Heads.

Mr. Gawronski stated this is a very safe building.

Ald. Johanson stated that our community has a need for what they are proposing and wish it was up ten years ago. He wished them well and would like to see them go through the right process.

Ald. Thompson stated she concurs with Ald. Johanson and have some of his concerns also about this not going to the Planning Commission. The Alderman asked what would the average rent would be per unit.

Mr. Gawronski stated about 80% of the apartments are set aside for seniors earning less than 60% of the areas income which would be a little over \$31,000.00 a year.

Ald. Thompson asked if a senior is not Medicaid assisted you would take their pension allowing them only \$90.00 a month for themselves.

Mr. Gawronski clarified that if a private paid person wanting to rent an apartment would be charged \$3,150.00 a month for service and shelter provided but if state is helping to pay through Medicaid for the lower income senior who can't afford to pay on their own, that is when state would say contribute all except \$90 from their SSI check and the Medicaid program will pay for the rest.

Ald. Thompson asked how many people living in the City of Blue Island does he think are living on Medicaid.

Mr. Gawronski stated with in the market area that includes the surrounding communities there are 5,900 seniors over the age of 65. Of those seniors slightly more than half have certain physical limitations that would require them to have assistant living and the majority of those are lower income.

Motion by Ald. Buckner, second by Ald. Johanson to have this go through proper procedures by sending this to the Planning Commission before voting on it.

On the Question: Ald. Frausto stated he couldn't agree with them more as far as following proper procedures going through the Planning Commission and that is what he asked before, could this still happen with the time we have.

Mr. Gawronski stated the dead line is June 30th.

Ald. Ostling asked to please repeat the motion.

Ald. Buckner stated the motion was to send this back to the Planning Commission.

Mr. Gawronski stated it was his understanding that the City Attorney said that the process of going directly through City Council was proper and legal.

Attorney Horvath stated he did not say that and he tried to explain to him the City Council that they ultimately have the final say regardless of what might be recommended to them by Planning and Zoning. Attorney Horvath stated he was trying to conceive a way to do this in the time line they have.

Ald. Janko stated that there is a possibility that Zoning and Planning can review this in parallel along with the Building Department and any other interested Departments and agreed this should go through the proper channels but would hate to lose this deal for the Community.

Mayor Vargas stated that they only been in office for less than a week and this administration is going to move forward doing it the right way. He doesn't care what happened before; it's not going to happen again. He doesn't care what commission it is, regardless if it's City Council or any board, it ends today.

Ald. Johanson stated that there is time to allow us to get this development and do it right. He has confidence in the dedicated Planning Commission, he does not know all of the Zoning Committee people but they have to depend on the people of the community to be those eyes and ears and we can pull this together and we can do it right for our community.

Mayor Vargas stated as the slogan is "Bringing Blue Island Together We Have To Work Together" and let's get it done.

Ald. Ostling asked if this gets voted on it can still go to Planning and Zoning.

Attorney Horvath stated Planning and Zoning could still have input but the whole point is to have them recommend before you act and if you act their recommendation almost becomes unnecessary.

Ald. Ostling asked if they were just acting on amending the ordinance at this point.

Attorney Horvath stated their amending what is considered a special use and your ordinance says you have to have this process.

Ayes: 9 Ald. Thompson, Johanson, Buckner,
Hawley, Bilotto, Rita, Donahue, Stone,
Carr.

Nays: 3 Ald. Ostling, Janko, Frausto,

Absent: 2 Ald. Vieyra, Johnson.

Abstain: 0

There being Nine (9) Affirmative Votes, the Mayor declared the motion carried.

Attorney Horvath suggested the notice of public hearing should be published immediately and schedule a special meeting.

Mayor Vargas stated "he was not going to repeat it so you heard what is required".

The Alderman asked if a dead line could be set.

Attorney Horvath stated it all depends on the newspapers publication notice.

Ald. Donahue stated not on the public hearing but on the Planning Commission and Zoning Boards recommendations.

Attorney Horvath stated Council must tell them to make their recommendations the night of that particular Public Hearing no delays.

The Mayor asked if that is agreeable.

Motion by Ald. Hawley, second by Ald. Donahue to have the Planning Commission and Zoning Board make their recommendation on the night of the Public Hearing.

Upon a vote, the Mayor declared the motion carried.

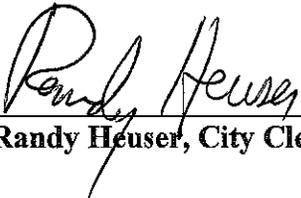
Mayor Vargas stated the Veteran's Day Parade was taken off the agenda and will be brought to the City Council at the regular meeting on the 28th.

ADJOURNMENT

Motion by Ald. Janko, second by Ald. Bilotto to adjourn the meeting.

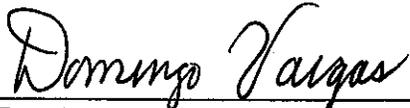
Upon a vote, the Mayor declared the motion carried.

The next regular meeting of the City Council is scheduled for May 28, 2013 at 7:00 p.m.



Randy Heuser, City Clerk

**APPROVED BY ME THIS
31ST DAY OF May, 2013.**



Domingo Vargas, Mayor