

**JOURNAL OF PROCEEDINGS OF THE MEETING
AUGUST 26, 2014**

CALL TO ORDER

The regular meeting of the City Council of the City of Blue Island was called to order by Mayor Vargas at 7:00 p.m. on August 26, 2014.

PLEDGE OF ALLEGIANCE

ROLL CALL

Roll Call indicates the following:

Present: 12 Ald. Hawley, Vieyra, Bilotto, Donahue, Stone, Carr, Ostling, Pittman, Johnson, Frausto, Thompson, Johanson (7:06)

Absent: 2 Ald. Rita, Buckner

Present Also: Randy Heuser, City Clerk
Shawn Te Raines, City Attorney
Carmine Bilotto, City Treasurer

JOURNAL OF PROCEEDING

Moved by Ald. Stone, second by Ald. Pittman the Journal of Proceedings of the Regular Meeting on August 12, 2014 is accepted as printed.

Ayes: 11 Hawley, Vieyra, Bilotto, Donahue, Stone, Carr, Ostling, Pittman, Johnson, Frausto, Thompson

Nays: 0

Absent: 3 Rita, Johanson, Buckner

Abstain: 0

There being Eleven (11) Affirmative Votes, the Mayor declared the motion carried.

Regular Meeting – August 26, 2014

and approved; however, the applicant was contacted on July 30, 2014 to complete blank portions of the application.

Iona's On the Blu: (Received: 07 22 2014) 12452 Western Ave

The business as presented is a FULL SERVICE RESTAURANT located in the C-2: Highway Commercial District. Inspections have been completed and a punch list of items outstanding has been given to the applicant for completion.

It Takes a Village: 1843 Oak St

The home business as presented is a HOME DAY CARE located in the R-1: Single Family Residential District. Per the zoning ordinance as written this is a permitted business and must comply with the rules as established by the Illinois Department of Children and Family Services. As of the date of this report, the owner has not received authorization to from the Department of Children and Family Services to open.

Scrap Metal Services, LLC: 3000 W 139th St

The business as presented is WAREHOUSE FACILITY FOR STORAGE OF SCRAP MATERIAL located in the I-2: General Industry District. They are a brokerage firm for recycling of scrap material. All items would be kept inside a warehouse. As of the date of this report no inspections have been scheduled.

Tobacco Town 2, Inc.: (Received: 07 28 2014) 12832 Western Ave

The business as presented is a RETAIL ESTABLISHMENT (tobacco) located in the C-1: Central Area Commercial District. Upon inspection of the building a structural integrity letter has been requested from a licensed structural engineering.

Mr. Crite presented the Building Department report for July 2014. Their revenues for July 2014 were \$90,460.10. Their total revenues for this Fiscal Year beginning May 1, 2014 are \$160,985.95, for the year starting January 1, 2014, revenues are \$268,832.63.

Regular Meeting – August 26, 2014

	July 2014 Activity		Year to Date	
	QTY	Revenue	QTY	Revenue
Building Permits	102	\$ 63,649.10	505	\$ 116,839.71
Plumbing Permits	5	\$ 1,721.00	61	\$ 8,216.00
Electrical Permits	7	\$ 3,805.00	72	\$ 14,020.00
Penalties	10	\$ 875.00	33	\$ 3,475.00
Stop Work Orders	9		55	\$ -
Apartment Inspections	32	\$ 1,625.00	175	\$ 8,380.00
Residential Inspections	24	\$ 2,510.00	157	\$ 17,565.00
Commercial Inspections	13	\$ -	29	\$ -
Health/License Inspections	21	\$ -	174	\$ -
Elevator Inspections	0	\$ -	25	\$ 3,264.00
Not Approved for Occupancy	8	\$ -	92	\$ -
Code Violations (Door Tags)	169	\$ -	803	\$ -
Court Summons Issued	165	\$ -	166	\$ -
Housing Court Payments	5	\$ 250.00	13	\$ 800.00
Vacant Properties Registered	15	\$ 3,000.00	91	\$ 18,300.00
Vacant Properties Inspected	13	\$ 6,500.00	62	\$ 30,900.00
Contractor Registrations	34	\$ 3,400.00	217	\$ 21,815.00
Street Openings	0	\$ -	3	\$ 775.00
Parkway Openings	0	\$ -	2	\$ 400.00
Misc/Wrecking	18	\$ 2,790.00	102	\$ 22,405.00
Sewer Permit	0	\$ -	0	\$ -
Board-Up	0	\$ -	2	\$ 355.42
Garage Sale	67	\$ 335.00	167	\$ 835.00
Business Licenses Issued			0	\$ -
Zoning	0	\$ -	2	\$ 487.50
Total		\$ 90,460.10		\$ 268,832.63

There were two large permits in July, one was for the AT&T Roof repair and for the Oak Street Health facility for construction.

Mr. Crite is hoping that the Building Department will pay for itself this year.

Mr. Crite said they have 163 violations coming to Housing Court the next day. The Police Department has been writing violation notices along with the Building Department in the hopes to improve the look of properties. So far in September, they have issued 113 citations.

Regular Meeting – August 26, 2014

	<u>July 2014 Activity</u>	<u>Year to Date</u>
Apartment Inspections	71	367
Note: Apartment Inspections are inclusive of initial and any subsequent follow-up inspections needs to ensure compliance with adopted codes and ordinances.		
Residential Inspections	48	197
Note: Residential Inspections are inclusive of initial and any subsequent follow-up inspections needs to ensure compliance with adopted codes and ordinances.		
Letter of Conditions	0	0
Demand Notices	3	18
Complaints Checked	61	280
"Notice of Christmas Decorations"	0	123

Mark Miller reported that a condo unit at 2336 Union was donated to the Land Bank and they will pay the taxes and rehab it to sell it. They are also discussing vacant properties at Deer Pointe for the Land Bank to take over and develop.

He is working with IDOT on Vincennes and taking it down to one lane in each direction and adding parking. The traffic numbers are being looked at now. It looks like they are OK.

The closed Gas Station at Western and Lewis has been having some testing done on the property to see what would need to be done to build on the property. Anything happening on that property is still two to three years away.

The Francisco Bridge project is supposed to be complete September 1st. He has heard nothing about any delays to the opening.

The sidewalk at 127th and Western is in bad shape. The estimated cost to repair is \$25,000 to \$30,000.

Regular Meeting – August 26, 2014

119th St site, they are waiting to hear from the IEPA as to what our next steps will be. We are looking to get control of the abandoned properties on Vincennes to tear them down. The City should have control of the properties in early 2016.

There is a meeting with developers for the Jewel property scheduled the next day. They will find out more at that meeting. Mr. Berry said they would like to demolish the building, put in a gas station with a 10,000-sq-ft Convenience Store and possibly a restaurant. This development will be a Planned Development and will need to follow that process which will be similar to a Special Use. It will go to the Plan Commission and City Council. That way, we will have more say on the final design and layout of the property. The site is too small for a typical suburban grocery store. Mariano's wants 5 acres, Jewel property is 3.5 acres. The Menards and Meijer site on Western in Evergreen Park is a 47 acre site. It will be hard to see that property go, but, on the bright side, it will return the site to being productive and will generate sales tax revenue. Clerk Heuser said they are expecting \$2,000,000 in sales annually from that location.

Lastly, they met with CSX last Friday. They spent 2 hours with a representative. They spoke to them about the flooding, stopped trains, cisterns, the block they tore down, the horns and squeaky wheels were all addressed. They are expecting to hear something.

Mary Poulsen talked about what she is working on. The Cal-Sag Trail had groundbreaking on the western end of the trail on June 7th and will be complete in October. They will be breaking ground on the east side of the trail starting at Ashland and going east (Blue Island portion and the Cook County Forest Preserve) in the spring of 2015 and from Ashland west to Kedzie will be complete in 2016 followed by those communities east of the Forest Preserve in 2017. We are getting \$1.2 million from IDNR for the eastern communities to help pay for their share. Ald. Veyra asked who will be responsible for maintaining the trail? She said it will be each municipality's responsibility to maintain it. So it will be Blue Island Public Works and Police. We are fortunate because much of the trail in Blue Island is in active areas and should be safe and easily maintained. They are looking to move the rehabilitation of Chatham St. bridge for the Cal-Sag Trail into 2015. The letting will take place in the Spring. All signage has been designed and produced.

Events coming yet this year include two more Cruise Nights, possibly a Theatre Hike event, there will Haunted Halls at Eisenhower, the Christmas Light Parade and Rock Around the Clock. They will be working on a brochure for 2015 to get sponsorships. She is working on Christmas decorations, what is possible, etc. She will bring that to the next meeting.

IDOT wants to use a portion of the property we lease from MWRD for use on the construction of the Western Ave. bridge. It's a 5 year lease. Mark is going to be talking with them.

The Chicago Rowing Foundation is coming to Blue Island. They want to start a Rowing Club in Blue Island. There are a number of repairs that need to be done first and they are hoping to

Regular Meeting – August 26, 2014

launch it in the Spring of 2015. It will cost \$7,000 and they are looking into ways to raise the money.

Discussion on Valet Parking Ordinance. This is an ordinance setting up the structure to allow a valet business license in Blue Island to allow local businesses to contract with a Valet Service. It amends the Business License Ordinance to establish a type of Business License to allow for Valet Service. The licensee would have to apply and pay for a license. The application would specify where the transfer zone would be set up, where they are going to park the cars, the number of spaces they will require, the circulation route, the hours of operation and they would need to include a copy of any lease they have signed with a business and they also would need to show proof of insurance. It would also indemnify the City from any liability. One question is how much to charge for this license. The Community Development Committee would be charged with revoking a license or changing a Transfer Zone. There are four public lots that would be OK to park in and the Valet Service could contract with private businesses that meet certain conditions. Cars would be marked as being Valeted, the public would still be able to park there. They would be able to use up to a certain number of spaces in a public lot. The Valet Company would pay per business location. Discussion on the price of the license occurred. Ald. Frausto asked if there is a way for the City to say they aren't able to use a lot if there are problems. Mr. Berry said he would add something. Ald. Bilotto asked about limiting the number of businesses who could offer a Valet Service. Mr. Berry said we could, but he didn't think that would be necessary. Ald. Hawley asked about the Operators License Escrow language at the end. Mr. Berry said he was going to remove that section as he didn't feel as though it was something the City was set up to do. Ald. Ostling moved to approve the ordinance and send it to City Council for consideration. Ald. Frausto seconded. All were in favor. Motion passed. Ald. Thompson asked if it should go to Finance. Mr. Berry said he would put it together, email it to the Committee Chairs and then if they want it to go to their Committee, they can request it to go there.

Discussion on Property Maintenance Code Amendment. This has come out of discussions with Aldermen about problems mainly with garbage. This is for initial feedback. Ald. Hawley asked about if they were cited 5 times in a 3 month period, they would recommend an additional toter and be charged for that. Mr. Crite said if they go down and tag one day, they would follow up the next and if it wasn't rectified, they would tag again, so it's possible they could get to 5 times within 5 days if no one does anything to fix the situation. This came about because of problems with overflowing garbage cans. The ordinance also has a clause to allow toters to be out no earlier than 4 pm the day before garbage day and brought in no later than midnight the day of garbage day. Ald. Thompson asked what if they didn't pick up the garbage on garbage day. She says this happens fairly often. She doesn't want to have to bring the garbage can back in and then put it back out. Ald. Frausto said residents can call Republic directly if they are missed and they generally will come out the same day. Something may be able to be added to allow for that. The ordinance also states that PODS could not be stored on the streets at all and are for a 30 day

Regular Meeting – August 26, 2014

period in the front of the property, which may be extended. If anyone has any other issues in their ward that aren't addressed in the current Property Maintenance Ordinance or this amendment, to email Mr. Crite with those items. Ald. Frausto asked about blocking street sewers by residents in the hopes of not getting water in their basement. Mr. Crite said he would check with Director Houlf about that and that may need to be a separate ordinance.

Discussion on the Ordinance Regulating the Parking of Motor Vehicles in the City of Blue Island. Mr. Berry asked about the hour limitation. Is 2 am to 6 am OK? There is an exception along Western that gives a little more time. It also provides for overnight parking permits. There is currently a limit of 5 per year per resident. Maybe make it 7 or 9 in case someone is staying for a week. If someone needs a care giver, if they are licensed, they are exempt. If someone stays longer, you can get a special permit for that longer period. Discussion about where to go to get this longer period, it was decided to have the resident make arrangements with the Police Department. There's also a clause that makes Landlords put in a clause in their leases informing the tenants that there are these restrictions so that they get a City sticker. Ald. Hawley said the clause says if it's not in there, the lease is voidable. That will be taken out, but the requirement to have it in the lease will stay. Ald. Hawley commented on the clause that says no vehicle without a City Sticker cannot be parked for a period of more than 15 minutes. He said that would effectively make the ordinance unenforceable. Mr. Berry said it could be taken out and if it proves to be a problem, we could amend it.

There was also discussion about the language to authorize no parking on one side or both sides of streets that are narrower than 20' or 30'. Ald. Hawley asked about a process for this to happen. Do the residents need to petition and have over 50% agree to this or just Public Works has the authority to do it? Ald. Vieyra asked about it coming to City Council for approval. Maybe it should need to be an ordinance and should go through the Municipal Services Committee. Ald. Carr said it should go to the residents of the block. Mr. Berry said maybe it should be deleted. Ald. Vieyra asked about vehicles that sit on the streets for long periods of time. Ald. Thompson talked about a truck that was registered to the City of Chicago that was parked on Longwood for a long period of time and it was finally ticketed and removed. Those situations would be covered by this ordinance. It was decided that there were a number of changes to be made after tonight's meeting. It was recommended that it follow the same procedure as the Valet Parking Ordinance and be emailed to the chairs of the other Committees and if they would like it brought to their Committee, it would be before coming to City Council. It was moved by Ald. Carr and seconded by Ald. Ostling to have the changes made and emailed to the Chairs of each Committee. If none of the Chairs requested it to be brought to their Committee, it would be brought to City Council. All were in favor, motion passed.

Aldermen Concerns:

Ald. Vieyra asked about problems on Olde Western. Gayla's and La Finka were both closed down due to problems at their location. They have a hearing with the Mayor on Friday. There

Regular Meeting – August 26, 2014

have been several calls at Gayla's leading up to Friday night. La Finka is still open but no alcohol can be served.

It was moved by Ald. Bilotto and seconded by Ald. Frausto to adjourn. All in favor. Meeting was adjourned at 9:20 pm.

The next meeting is scheduled for Wednesday, September 10, 2014 at 7 pm in the City Council Chambers.

Respectfully submitted,
Tom Hawley, Chairman

Next Meeting – Wednesday, September 10, 2014, 7:00 – East Annex

Finance Committee – Ald. Rita, Chairman

Next Meeting – Tuesday, August 23, 2014, 6:30 – East Annex

Public Health & Safety Committee – Ald. Carr, Chairman

Ald. Carr announced: Aug. 29 – BIPFA fundraiser at Standard Bank Stadium. Tickets are \$10.
Sept. 4 – 135th Anniversary of the Blue Island Fire Department. There will be a celebration starting at 6:00 on Western and Union.
Sept. 5 – FOP Golf outing. There is still time to sponsor a hole, sign up for golf, or buy a raffle ticket.
Sept. 20 – Police vs Fire charity softball game at Hart Park at 6:00. It is also Thank a Police Officer Day

Next Meeting – Wednesday, September 3, 2014, 7:00 – East Annex

Municipal Services Committee – Ald. Johanson, Chairman

Next Meeting – Monday, September 10, 2014, 6:30 – East Annex

Judiciary Committee – Ald. Ostling, Chairman

Judiciary Committee Report August 26, 2014

Meeting called to order 6:00pm

Members present:

Alderman Stone Ostling Pitman Frausto absent alderman Bilotto

Also present:

Director Rita Director Houlf treasurer Bilotto Clerk Hauser Attorney Raines Alan Stevo

Topic of Discussion

Regular Meeting – August 26, 2014

Motion to table to rescind handicap parking at 13027 Seeley for further clarification motion by Ald Stone 2nd Ald Frausto motion carried

Motion for handicap parking at 2438 High St motion by Ald Stone 2nd Ald Pittman motion carried

New Business

A resolution for the potential transfer of money from either risk Management or Civil Rights litigation fund to appropriate

1. Unemployment insurance
2. Telephone system upgrade
3. Replace file server

This will be heard by Finance

Alderman Concern

Discussion of Committee role in hearing ordinances. City Attorney advised ordinances can originate out of other committees depending on specific ordinance.

Resident Concerns

Allan Stevo question if committee heard law suits the committee does not Attorney Raines advised most litigation was in closed session

No further business motion to adjourn 7:00 by Ald Frausto 2nd ald Pitman next meeting Sept 16, 2014 6:00 east annex

Respectfully Submitted

Alderman Jan Ostling Chairman

Next Meeting – Tuesday, September 16, 2014, 6:00 – East Annex

MOTIONS

Motion by Ald. Vieyra, second by Ald. Donahue to approve the Consent Agenda which includes:

1. Approval of Payroll – August 15, 2014 for \$348,576.33
2. Approval of Accounts Payable – August 20, 2014 for \$252,298.06
3. Committee Reports and Recommendations as presented
4. Motion Authorizing Amended Serviscape Agreement
5. An Ordinance Restricting a Portion of a Certain Street at or near 2438 High Street for Handicapped Parking Only Within the City of Blue Island, County of Cook, State of Illinois and providing Penalties for the Violation Thereof.
6. A Resolution Authorizing Execution of a Business Associate Agreement with Mesirow Insurance Services, Inc.
7. A Resolution Authorizing Certain IntraFund Transfers
8. A Resolution Authorizing Execution of Intergovernmental Agreement by and Between the City of Blue Island and Metropolitan Water

Regular Meeting – August 26, 2014

Reclamation District of Greater Chicago for the Distribution of Rain Barrels.

Ayes: 12 Hawley, Vieyra, Bilotto, Donahue, Stone, Carr, Ostling, Pittman, Johnson, Frausto, Thompson, Johanson,

Nays: 0

Absent: 2 Rita, Buckner

Abstain: 0

There being Twelve (12) Affirmative Votes, the Mayor declared the motion carried.

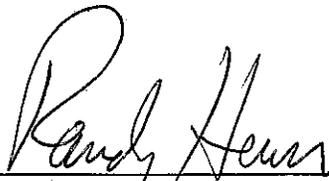
ADJOURNMENT

Motion by Ald. Pittman, second by Ald. Carr to adjourn the meeting.

Upon a vote, the Mayor declared the motion carried.

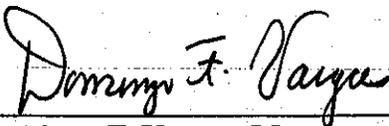
The meeting was adjourned at 7:37 p.m.

The next regular meeting of the City Council is scheduled for September 9, 2014 at 7:00 p.m.



Randy Heuser, City Clerk

**APPROVED BY ME THIS
9TH DAY OF SEPTEMBER, 2014.**



Domingo F. Vargas, Mayor