

## **REGULAR MEETING**

CITY COUNCIL OF THE CITY OF BLUE ISLAND, ILLINOIS

March 27, 2012

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENTATION OF THE JOURNAL OF PROCEEDINGS: Regular Meeting – March 13, 2012

REPORT OF CITY OFFICIALS

MAYOR:

BIDS:

CITY CLERK:

CITY TREASURER:

CITY ATTORNEY:

1. AN ORDINANCE RESCINDING HANDICAPPED PARKING RESTRICTIONS ON A PORTION OF A CERTAIN STREET WITHIN THE CITY OF BLUE ISLAND, COUNTY OF COOK AND STATE OF ILLINOIS.
2. AN ORDINANCE REGULATING LANDSCAPING AND SCREENING WITHIN THE CITY OF BLUE ISLAND, COUNTY OF COOK, STATE OF ILLINOIS.
3. AN ORDINANCE GRANTING A SPECIAL USE TO PERMIT THE CONSTRUCTION AND OPERATION OF A LANDSCAPE WASTE COMPOST FACILITY FOR THE PROPERTY LOCATED AT 13601 SOUTH CLEVELAND AVENUE, BLUE ISLAND, ILLINOIS.
4. AN ORDINANCE DESIGNATING 2517 ORCHARD STREET, THE ERNEST AND IRENE RAUCH HOUSE AS AN HISTORIC LANDMARK.

COMMITTEE REPORTS

CITIZENS WISHING TO ADDRESS THE COUNCIL REGARDING THIS EVENING'S BUSINESS

ADJOURNMENT

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE RESCINDING HANDICAPPED  
PARKING RESTRICTIONS ON A PORTION OF A CERTAIN STREET  
WITHIN THE CITY OF BLUE ISLAND, COUNTY OF COOK  
AND STATE OF ILLINOIS**

**BE IT ORDAINED** by the City Council of the City of Blue Island, County of Cook and State of Illinois, as follows:

**SECTION ONE**

That the handicapped parking only restrictions presently in existence for the premises located at 2230 Grove Street, Blue Island, Illinois, is hereby repealed and rescinded.

**SECTION TWO**

The Superintendent of Public Works shall remove all signs on the portion of the street for the property whose common address is 2230 Grove Street, which restricts parking for handicapped parking only.

**SECTION THREE**

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

**SECTION FOUR**

This ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law. A full, true and complete copy of this ordinance shall be published in pamphlet form, by authority of the City Council as Corporate Authorities.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
**CITY CLERK OF THE CITY OF BLUE ISLAND  
COUNTY OF COOK AND STATE OF ILLINOIS**

**VOTING AYE:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**VOTING NAY:** \_\_\_\_\_

\_\_\_\_\_

**ABSENT:** \_\_\_\_\_

**ABSTAIN:** \_\_\_\_\_

**APPROVED:** this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
**MAYOR OF THE CITY OF BLUE ISLAND,  
COUNTY OF COOK AND STATE OF ILLINOIS**

**ATTESTED** and **Filed** in my office this

\_\_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
**CITY CLERK**

**PUBLISHED** in pamphlet form this

\_\_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
**CITY CLERK**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE REGULATING LANDSCAPING AND SCREENING WITHIN THE  
CITY OF BLUE ISLAND, COUNTY OF COOK, STATE OF ILLINOIS.**

**WHEREAS**, the Mayor and the City Council of the City of Blue Island recognizes that proper landscaping and screening enhances the aesthetic and economic viability of our community; and

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Blue Island, County of Cook and State of Illinois, as follows:

**SECTION ONE**

**1.01.01. Purpose**

This purpose of this chapter is to improve and maintain a high quality aesthetic appearance in the city and to meet the city's sustainability objectives. Specifically this chapter is intended to:

**1.01.01.A.** Enhance the aesthetic appearance of development in all areas of the city by providing standards relating to quality, quantity, and functional aspects of landscaping, fencing, and screening;

**1.01.01.B.** Between residential and abutting commercial and industrial land uses;

**1.01.01.C.** Increase compatibility and mitigate negative impacts of non-residential land uses on abutting and surrounding residential areas;

**1.01.01.D.** Provide shade to reduce the heat and glare generated by pavement and building surfaces;

**1.01.01.E.** Protect public health, safety, and welfare by minimizing the impact of all forms of physical and visual pollution, controlling soil erosion, preserving the integrity of neighborhoods, and improving pedestrian and vehicular safety;

**1.01.01.F.** Implement the city's sustainability goals and framework contained in plans and ordinances; and

**1.01.01.G.** Provide for and promote a sustainable built and natural environment that protects, maintains, and where possible restores the essential and irreplaceable natural systems that operate with respect to land, air, and water in the city.

**1.01.02. Applicability**

The standards of this section apply to the following, except where noted in the list of exemptions:

**1.01.02.A.** Multifamily, commercial, office, institutional or industrial development where site plans, preliminary or final plats that are submitted after the effective date of this ordinance;

**1.01.02.B.** Existing uses or structures wherein either the gross floor area or gross lot area is expanded by 1,500 square feet or 25% whichever is less;

**1.01.02.C.** Construction or installation of any surface parking area containing 5 or more parking spaces;

**1.01.02.D.** Repair, rehabilitation or expansion of a surface parking area that would increase the number of existing parking spaces by more than 25% or 5 spaces, whichever is more;

**1.01.02.E.** Any existing parking lot that is accessory to an existing principal building if such building or any portion thereof is repaired or rehabilitated (including interior alteration and remodeling) and the cost of such repair or rehabilitation exceeds 150% of the property's assessed value or \$10,000, whichever is greater; and

**1.01.02.F.** Any residential lot that is occupied by a nonconforming commercial or industrial use.

### **1.01.03. General Requirements**

**1.01.03.A.** Each project must provide and maintain landscaping in compliance with the provisions of this chapter.

**1.01.03.B.** The provisions of this ordinance are minimum requirements.

**1.01.03.C.** Landscaping that is installed and maintained in excess of these requirements is encouraged and may be required by the Community Development Director when necessary to achieve the purpose of these regulations.

### **1.01.04. Exemptions**

The requirements of this chapter do not apply to the following actions:

**1.01.04.A.** Construction, repair, or rehabilitation of or upon any detached house, two-flat, or three-flat (i.e., multiunit buildings containing two or three dwelling units, respectively).

**1.01.04.B.** Restoration of any building or portion thereof damaged by fire, explosion, flood, casualty or other calamity of any kind.

**1.01.04.C.** Automobile sales lots are exempt from this interior parking lot landscaping requirement.

**1.01.05. Plant Materials**

All plant material must comply with the provisions set forth by the American Standard for Nursery Stock, ANSI Z60.1 (most recent edition) and be healthy and free of insects and diseases,

**1.01.05.A.** All plant material must be in a balled and burlapped or container grown at the time of installation. No bare root material will be allowed.

**1.01.05.B.** Plant material must be healthy, free of insects, disease, and physical damage such as bark bruises, scrapes, or cracked branches.

**1.01.05.C.** Plant material used in conformance with the provisions of this ordinance must be selected to provide:

1. Climate hardiness of plant material.
2. Disease and pest resistance and stress tolerance.
3. Drought tolerance of trees and shrubs.
4. Adaptability of proposed plant material to the particular microclimate (sun, shade, dry or wet soils, etc.) in which it is to be located.
5. Inclusion of native plant material wherever possible.
6. Inclusion of plant materials that will have a mature appearance and fill in its location on the landscape plan within 6 years of planting.
7. Overall year round ornamental effect.

**1.01.06. Design and Composition of Landscaped Areas**

Landscaping and open spaces must be designed as an integral part of the overall site design. These elements should enhance the building appearance, enhance public views and spaces, and provide buffers, transitions, and screening.

**1.01.06.A.** Tree and shrub plantings should be grouped together in order to create strong unified character.

**1.01.06.B.** Groundcover should be planted to achieve 100% coverage within three years.

**1.01.06.C.** Inorganic groundcover or bark may be used in combination with live plants and must be limited to an accent feature or mulch.

**1.01.06.D.** All trees installed should survive for a minimum of 1 year and all shrubs installed should survive for a minimum of 3 years from the date of final approval of the

building permit of the last unit of a development. All dead plants must be replaced with like species at regular intervals.

**1.01.06.E.** Trees and shrubs should be planted so that at maturity they do not interfere with service lines, aqueducts, or conduits.

**1.01.07. Landscape Plan Required**

A landscape plan prepared and stamped by a landscape architect is required to be submitted to the Community Development Director as part of any development project that:

**1.01.07.A. Required Plan Elements**

1. North point and scale;
2. Topographic information and proposed grades;
3. Proposed structures and pavements;
4. Existing and proposed utilities, above and below ground;
5. Location, type, size, quantity and planting condition (balled and burlapped or container) of all proposed landscape materials;
6. Common and botanical names of all proposed plant material;
7. Location, size and common/botanical name of existing vegetation to remain;
8. Standard notes as they relate to mulch, site lines, plant location, planting depths, etc.
9. All math calculations as they relate to plant units and number of plants to be provided in each specific area required as per this ordinance; and
10. Symbols representing proposed plant material must be drawn to scale showing 2/3 to full mature size and labeled as to quantity and type.

**1.01.08. Street Trees and Parkway Planting**

**1.01.08.A.** Existing parkways (the planting strip between a public street and sidewalk) adjacent to a site, or one that will be created as part of a development plan, must be planted with at least 1 street tree per [40] lineal feet. Trees are not required to be planted in precise [40]-foot intervals, however they should be installed as close to 40 feet

as possible along the street frontage, allowing for utilities and intersection visibility requirements.

**1.01.08.B.** Parkways adjacent to parking lots of 5 or more spaces are required to have one street tree per 25 linear feet. The flexible spacing standard of Sec. 3.02.08.A. applies to street trees required in this subsection.

**1.01.08.C.** Street trees are not required where such installation would reduce the width of any sidewalk clearance to less than 5 feet in a manner inconsistent with federal and state requirements for access for persons with disabilities.

**1.01.08.D.** The tree species planted must be canopy trees to provide shade and visual relief with a clearance of 9 feet over sidewalk. Ornamental trees may also be planted where the use of canopy trees would conflict with the visibility of traffic signals. The final design of street tree plantings involving ornamental trees is subject to site plan review.

**1.01.08.E.** All existing parkways within the dedicated right of way or other public use areas that is disturbed due to construction must be restored with salt-tolerant sod and any required trees that have been damaged or destroyed.

**1.01.08.F.** Existing trees may be counted as fulfilling the requirements of this section upon approval of the Community Development Director.

## **1.01.09. Parking Lot Landscaping**

### **1.01.09.A. Parking Lot Perimeter Landscaping**

All parking lots containing 5 or more parking spaces must be screened from public streets and sidewalks, public open space, and adjacent properties by complying with one of the following perimeter landscaping options:

1. A perimeter-landscaped area at least 7 feet wide as measured from the property line, and encircled by a 6-inch concrete curb with no ornamental fencing, masonry wall, or wheel stops in the parking lot;
2. A 5- to 7-foot-wide, landscaped perimeter area with ornamental fencing or masonry wall and a maximum 2-foot car overhang area or no parking spaces adjacent to landscaping;
3. A perimeter-landscaped area less than 5 feet wide, provided ornamental fencing or masonry wall and wheel stops or curbing in the parking lot is installed to prevent car overhang into the landscaped area; or
4. An ornamental fence or masonry wall without landscaping, provided that a parkway exists adjacent to the site and is already planted to the minimum



specifications of this section or is planted to such specifications by the applicant with the approval of the Community Development Director.

**1.01.09.B. Interior Parking Lot Landscaping**

The parking lot interior-landscaping requirements apply to new, private off-street parking lots of 6 spaces or more and to existing lots which are expanded by more than 25% of existing spaces to contain more than 15 spaces.

**1. Minimum Standards**

- (a) Parking lots with 6 to 100 spaces must have 5% of the total interior area landscaped.
- (b) Parking lots with more than 100 spaces must have 10% of the interior area landscaped.

**2. Landscape Islands**

Landscaped islands must be spaced no more than 15 parking spaces apart. Internal landscaped diamonds must be at least 50 square feet in size and all other internal, landscaped islands must be at least 100 square feet in size with a minimum width of 6 feet.

**3. Required Plant Mix**

Parking lots that contain 6 to 100 parking spaces must have internal plantings of at least 2 trees and 5 shrubs per 10 spaces. Parking lots that contain more than 100 parking spaces must have at least 2 trees and 5 shrubs per 15 spaces.

**4. Perimeter Landscaping Credit**

Perimeter landscaping in excess of the dimensions required in may be credited towards meeting the interior landscaping standards on a square-foot-per-square-foot basis.

**1.01.10. Building Foundation Plantings**

**1.01.10.A.** A landscaped strip must be planted at the base of any building façade that exceeds 50 lineal feet.

**1.01.10.B.** The foundation landscaping must be located in a planting bed of at least 5 feet in width adjacent to the building. Depth measurement will be perpendicular to building foundation.

**1.01.10.C.** Foundation landscaping must be provided at a quantity of 30 planted for every 1,000 square feet planting bed area which is within 5 feet of the foundation. Flowers, ornamental grasses, and groundcover may also be used. Any planting area that

is not occupied by trees, shrubs, flowers, groundcover, ornamental grasses or mulch must have sod.

#### **1.01.11. Screening of Trash Dumpsters and Bins**

**1.01.11.A.** Trash containers, dumpsters, trash compactors, and recycling bins associated with multi-unit residential and all nonresidential uses must be screened from public view on all sides with a solid fence, wall, or gate of 6 feet in height, constructed of cedar, redwood, masonry, or other similar building material reflecting the overall design of the site. One side of the trash enclosure must contain of an opaque, lockable gate.

**1.01.11.B.** Dumpsters and trash bins must be located behind the front building line and located at or near the rear property line. The opening of any trash enclosure may not be oriented toward an arterial street. On corner lots, dumpsters must be located behind the front building line and setback a minimum of 20 feet from any side street right-of-way.

#### **1.01.12. Screening of Residential Areas**

All non-residential buildings and surface parking lots of 5 or more spaces, whichever is less, must provide a solid screen fence or wall not less than 6 feet in height along all rear and side property lines that abut residential zoning districts and uses. Such screening may not extend in front of the building line or in front of abutting dwellings. Such screening is not required when similar screening exists on the abutting residential property.

#### **1.01.13. Screening of Institutional Uses**

The perimeter of all parking lots of 1,000 square feet or more must be effectively screened from all abutting residentially zoned property and from all institutional uses, including hospitals, nursing homes, places of worship, community centers, schools and colleges.

#### **1.01.14. Additional Screening Requirements**

#### **1.01.15. Procedures**

**1.01.15.A.** Any application for multifamily, commercial, industrial, or public/civic uses must include a landscape plan including each proposed plant being identified as to botanical and common name, size and installed condition (balled and burlapped or container).

**1.01.15.B.** When an application is made for a rezoning or a preliminary plat for a subdivision stage (if applicable), general locations and approximate quantities must be shown. A list of typical plants proposed to be used must be submitted, including common and botanical names, and approximate sizes.

**1.01.15.C.** At the final plat stage, exact locations and specific quantities must be shown. These quantities may not be less than what was approved at the preliminary plat stage without written justification. Each proposed plant must be identified as to botanical

and common name, size at time of installation and planting condition (balled and burlapped or container). The plants proposed for the final plat stage must, for the most part, reflect the typical plant list submitted at the preliminary plat stage. This list may be expanded upon; however, additions must be of equal or greater quality regarding hardiness, disease resistance, and ornamental characteristics.

**1.01.16. Modification by Plan Commission**

The Plan Commission may modify this requirement to landscape all setbacks and open space areas. The modification may only be approved if the Plan Commission finds that the project provides:

**1.01.16.A.** For outdoor dining activities, special paving, or other examples of exceptional architectural quality in the project's design;

**1.01.16.B.** A higher overall quality of landscaping design than would normally be expected for a similar development project; and

**1.01.16.C.** A superior landscape maintenance plan.

**1.01.17 Installation and Maintenance**

**1.01.17.A.** All landscape materials required by this chapter must be installed in accordance with standard practices of horticultural professionals and in good and workmanlike manner and must be maintained by the property owner in good condition.

**1.01.17.B.** All applicants for landscape plan approval must file a maintenance schedule and a scope of maintenance work with the Community Development Director.

**1.01.17.C.** Any damaged or dead trees, shrubs or ground cover must be promptly replaced.

**1.01.17.D.** Maintenance of landscaping must include continuous operations of removal of weeds; mowing; trimming; edging; cultivation; reseeding; plant replacement; appropriate fertilization; spraying; control of pests, insects and rodents by nontoxic methods whenever possible; watering and other operations necessary to assure normal plant growth.

**1.01.17.E.** The obligation for continuous maintenance is binding on the applicant for landscape plan approval, to any subsequent property owners or any other parties having a controlling interest in the property.

**1.01.18. Performance Guarantees**

**1.01.18.A. Requirement**

A letter of credit, escrow, performance bond or other surety in an amount equal to 125% of the value of the landscaping, or in an amount deemed adequate by the Community Development Director, must be approved by the city attorney.

**1.01.18.B. Applicability**

The financial guarantee authorizes the Community Development Director to use the funds to complete the landscaping installation and required maintenance practices if the responsible party defaults or does not properly install or maintain the landscaping.

**1.01.18.C. Duration**

The financial guarantee must remain in place for one year after landscape installation to insure proper maintenance of the landscaping in accordance with this section.

**1.01.18.D. Conditions for Release**

The director of public works may release the portion of the financial guarantee established under this section, less any costs incurred by the director of public works to complete installation of practices, upon submission of "as built plans" by an appropriate licensed professional.

**1.01.18.E. Pro-Rate Release**

The director of public works may make provisions for a partial pro-rata release of the financial guarantee based on the completion of various development stages.

**SECTION TWO**

Any person or entity violating or failing to comply with the provisions of this ordinance shall upon conviction thereof be fined not less than Fifty Dollars (\$50.00) nor more than Seven Hundred Fifty Dollars (\$750.00) for each offense. Each day shall constitute a separate offense. Nothing herein contained shall prevent the City from pursuing such other lawful action as is necessary for the restraint, correction and abatement of any violations.

**SECTION THREE**

All ordinances or parts of ordinances in conflict herewith are hereby repealed, or amended to the extent they conflict with this ordinance to limit construction hours as prescribed herein.

**SECTION FOUR**

This ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law. A full, true and complete copy of this ordinance shall be published in pamphlet form, by authority of the City Council as corporate authorities.

**PASSED** this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
**CITY CLERK OF THE CITY OF BLUE ISLAND  
COUNTY OF COOK AND STATE OF ILLINOIS**

**VOTING AYE:** \_\_\_\_\_

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\_\_\_\_\_

**VOTING NAY:** \_\_\_\_\_

\_\_\_\_\_

**ABSENT:** \_\_\_\_\_

**ABSTAIN:** \_\_\_\_\_

**APPROVED:** this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
**MAYOR OF THE CITY OF BLUE ISLAND,  
COUNTY OF COOK AND STATE OF ILLINOIS**

**ATTESTED** and **Filed** in my office this

\_\_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
**CITY CLERK**

**PUBLISHED** in pamphlet form this

\_\_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
**CITY CLERK**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE GRANTING A SPECIAL USE TO PERMIT  
THE CONSTRUCTION AND OPERATION OF A LANDSCAPE  
WASTE COMPOST FACILITY FOR THE PROPERTY LOCATED AT  
13601 SOUTH CLEVELAND AVENUE, BLUE ISLAND, ILLINOIS.**

**WHEREAS**, Blue Island Compost, L.L.C. filed an application with the Zoning Board of Appeals for a special use to permit the construction and operation of a landscape waste compost facility for property located at 13601 South Cleveland Avenue, Blue Island, Illinois.

**WHEREAS**, the existing zoning classification of the property is I-2, General Industry;  
and

**WHEREAS**, the Zoning Board of Appeals has held a public hearing in accordance with Article VIII, Section 8.10 of the Blue Island Zoning Ordinance of 1971; and

**WHEREAS**, the Zoning Board of Appeals after due consideration has found that:

- (a) The establishment, maintenance, or operation of this special use will not be detrimental to or endanger public health, safety, morals, comfort, or general welfare;
- (b) The special use herein requested will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
- (c) The establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;
- (d) Adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided;

- (e) Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in public streets; and
- (f) The special use shall, in all other respects conform to the applicable regulations of the district in which it is located.

**WHEREAS,** the Zoning Board of Appeals has recommended that a special use be issued for the construction and operation of a landscape waste compost facility on the premises located at 13601 South Cleveland Avenue, Blue Island, Illinois. A true and correct copy of the Recommendation from the Blue Island Zoning Board of Appeals is attached hereto as Exhibit “A”; and

**WHEREAS,** the Mayor and City Council of the City of Blue Island, after due consideration, have determined that a special use permit be issued to permit the construction and operation of a landscape waste compost facility:

1. That the special use herein requested shall, except as varied by this ordinance, conform to all applicable district regulations, codes and ordinances of the City of Blue Island.
2. That future plans and specifications for building, construction or development and with respect to all improvements of any kind or nature to the premises be approved by the Building Department of the City of Blue Island and, when required, by any other department of the city.
3. That the development shall conform in all aspects to the recommendation from Blue Island Zoning Board of Appeals attached hereto as Exhibit “A”.
4. That that all semi-truck and dump trucks (vehicles that exceed 8000 lbs. gross weight) enter the site from east bound traffic on 139<sup>th</sup> Street.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Blue Island, County of Cook and State of Illinois, as follows:

**SECTION ONE**

That the recitals and findings set forth above and in the recommendation of the Blue Island Zoning Board of Appeals regarding the request for a special use are incorporated herein by reference the same as if they were fully set forth herein verbatim and they are adopted as the findings of the City Council.

**SECTION TWO**

That the City Clerk of the City of Blue Island is hereby authorized to issue a special use permit to Blue Island Compost, L.L.C. for the purpose of constructing and operating a landscape waste compost facility for property located at 13601 South Cleveland Avenue, Blue Island, Illinois.

1. That the special use herein requested shall, except as varied by this ordinance, conform to all applicable district regulations, codes and ordinances of the City of Blue Island.
2. That future plans and specifications for building, construction or development and with respect to all improvements of any kind or nature to the premises be approved by the Building Department of the City of Blue Island and, when required, by any other department of the city.
3. That the development shall conform in all aspects to the recommendation from Blue Island Zoning Board of Appeals attached hereto as Exhibit "A".



4. That that all semi-truck and dump trucks (vehicles that exceed 8000 lbs. gross weight) enter the site from east bound traffic on 139<sup>th</sup> Street.

### **SECTION THREE**

That the special use permit hereby authorized may be revoked by the City Council of the City of Blue Island upon application being made to the City Council by the Blue Island Building Department, the City Engineer, or any interested party and upon a finding by the City Council that the conditions herein established have not been complied with.

### **SECTION FOUR**

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

### **SECTION FIVE**

This ordinance shall be in full force and effect from and after its passage and approval as required by law.

### **SECTION SIX**

That the City Clerk is further directed to forward a copy of this ordinance to the applicant as notification of the passage and approval of this ordinance.

**PASSED** this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
**CITY CLERK OF THE CITY OF BLUE ISLAND  
COUNTY OF COOK AND STATE OF ILLINOIS**

**VOTING AYE:** \_\_\_\_\_  
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**VOTING NAY:** \_\_\_\_\_

\_\_\_\_\_

**ABSENT:** \_\_\_\_\_

**ABSTAIN:** \_\_\_\_\_

**APPROVED:** this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
**MAYOR OF THE CITY OF BLUE ISLAND,  
COUNTY OF COOK AND STATE OF ILLINOIS**

**ATTESTED** and **Filed** in my office this

\_\_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
**CITY CLERK**

**PUBLISHED** in pamphlet form this

\_\_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
**CITY CLERK**

TO: Mayor and City Council

FROM: Blue Island Zoning Board of Appeals

RE: Application of Blue Island Compost LLC requesting a special use for the operation of a landscape waste compost facility pursuant to Section 8.10 of the Zoning Code for the premises located at 13601 Cleveland Avenue, Blue Island, Illinois.

A hearing by the Blue Island Zoning Board of Appeals was convened on February 27, 2012 at 6:00 p.m. concerning the above referenced application. The Zoning Board heard testimony and received evidence from the Applicant's agent, John P. Lardner PE, CPESC, LEED AP, Senior Engineer, JPL Environmental Engineering, 1122 North Clark Street, Chicago, Illinois 60610. Mr. Lardner presented the Board an application containing a project description; site plan; performance and operating standards; operating plan; various land surveys; personnel training and closure plan. The application contains approximately 100 pages. The Table of Contents of the application is attached hereto as Exhibit "A".

The subject premise is located at 13601 Cleveland Avenue, Blue Island, Illinois. The legal description is as follows: (See Group Exhibit "B")

The subject premise is approximately 19.21 acres and is owned by EJP Plus, LLC.. A long term lease agreement between the Applicant and the Owner will be established for the use of the property. The property is currently zoned I-2 General Industry. A landscape waste compost facility is a permitted special use in an I-2 Zone pursuant to Article 4.4 of the Code. Ingress and egress to the site will be from 139<sup>th</sup> and Cleveland Avenue. The Blue Island Planning Commission at its meeting held on February 8, 2012 voted to recommend approval of a Special Use Permit. Minutes of Blue Island Planning Commission meeting for February 8, 2012 is attached hereto as Exhibit "C".

Mr. John Lardner testified that the proposed facility will accept only landscape materials consisting of trees, bushes, grass and leaves for organic composting. The facility will be served by three to four employees. The daily operation will be approximately seven hours. The facility is designed to accommodate 23 transport vehicles, either semi trucks or dump trucks, on a daily basis. The transport vehicles will deposit the materials in a staging area for inspection. After inspection the landscape material will be placed on a gravel pad for organic composting. The organic process will be monitored on a daily basis for odors, microbes and temperature. The end product will be sold to Landscape entities.

Mr. Lardner testified that a permit is required from the Illinois EPA. A performance bond is a precondition for a permit and the IEPA will conduct periodic inspections of the facility. However, Zoning approval from the local governmental entity is required prior to issuance of an IEPA permit.

Mr. Lardner stated that the subject property is tri-angular in shape located in an industrial area. The railroad tracks on the east and north-west lot lines provide a natural buffer zone. The nearest residence is located at 2704 West 139<sup>th</sup> Street, Blue Island, Illinois.

The Board questioned the Applicant about odor. The Applicant stated that the odor is controlled by daily monitoring of temperature and microbes. The Board also questioned the Applicant about rodent control. Mr. Lardner stated that the compost is not a food source for rodents because of the temperature and microbes.

Richard Sikes, 2704 West 139<sup>th</sup> Street, Blue Island, Illinois testified that he was concerned with west bound traffic on 139<sup>th</sup> Street turning right to access the site. Mr. Lardner stated that Planning Commission recommended that there be no right turn from west bound traffic into the site.

After hearing the testimony the Zoning Board reviewed the permitted and special uses allowed in a I-2 zoning district and reviewed the standards for the issuance of a special use permit as set forth in Article VIII, Section 8.10 (6) (a) through (f), inclusive. The standards are as follows:

- (a) The establishment, maintenance, or operation of this special use will not be detrimental to or endanger public health, safety, morals, comfort, or general welfare;
- (b) The special use herein requested will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
- (c) The establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;
- (d) Adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided;
- (e) Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in public streets; and
- (f) The special use shall, in all other respects, conform to the applicable regulations of the district in which it is located.

The Zoning Board considered the above mentioned standards individually and found that the Applicant satisfied each one. A motion was duly made and second to approve the special use permit for operation of a landscape waste compost facility with

the requirement that all semi-truck and dump trucks (vehicles that exceed 8000 lbs. gross weight) enter the site from east bound traffic on 139<sup>th</sup> Street.

The votes were:

Five (5) votes Aye

No (0) votes Nay

One (1) votes Absent

One (1) votes Abstain

This motion carried.

Therefore, the Zoning Board finds that issuance of a special use would be in accordance with the standards and requirements of Ordinance No. 2151 provided the applicant restricts access to the site for transport vehicles from eastbound traffic only.

Respectfully submitted,  
ZONING BOARD OF APPEALS

Clifford Griffin, Chairman

Vonda Hardy

Willie Scott

Daniel Perez

Sue Andrews

Eric Frausto

Jeffrey Atwell

**Ordinance No. \_\_\_\_\_**

**AN ORDINANCE DESIGNATING 2517 ORCHARD STREET,  
THE ERNEST AND IRENE RAUCH HOUSE  
AS AN HISTORIC LANDMARK**

**WHEREAS**, Michael Mech is the owner of record of that certain real property commonly known as 2517 Orchard Street, Blue Island, Illinois, and legally described in Exhibit A attached to, and by this reference made a part of, this Ordinance; and

**WHEREAS**, the property is improved with a Chicago Bungalow style residence; and

**WHEREAS**, on February 22, 2012, pursuant to Section 6.B of the Blue Island Historic Preservation Ordinance (“*Ordinance*”), the Historic Preservation Commission received a written nomination from Michael Mech to designate his home as a landmark; and

**WHEREAS**, on March 22, 2012, Historic Preservation Commission reviewed the application for landmark status and voted to recommend approval of the proposed landmark of the property pursuant to Section 6.B.4(b); and

**WHEREAS**, Blue Island is unique in having one of the largest concentrations of historic homes of many styles; and

**WHEREAS**, vernacular architecture and working-class housing are important to preserve as a part of the whole that contributes to our understanding of Blue Island's significant architectural heritage; and

**WHEREAS**, the residence located at 2517 Orchard Street was built for Ernest and Irene Rauch in 1924; and

**WHEREAS**, the Ernest and Irene Rauch House is an outstanding example of the “Chicago Bungalow”; and

**WHEREAS**, the City Council has determined that it will serve and be in the best interest of the City and its residents to designate the Structure as a landmark;

**NOW THEREFORE, BE IT ORDAINED** by the Mayor and the City Council of the City of Blue Island, County of Cook and State of Illinois, as follows:

### **SECTION ONE**

**Recitals.** The foregoing recitals are incorporated into, and made part of, this Ordinance as findings of the City Council.

### **SECTION TWO**

**Findings.** The City Council, having reviewed the findings, recommendations, and official record of the Commission, hereby finds as follows:

- A. The property possesses the integrity of design, workmanship, and materials to make it worthy of preservation;
- B. The property is representative of the distinguishing characteristics of architecture inherently valuable for the study of a period, type, and method of construction, thereby satisfying the criterion for landmark designation set forth in Section 6.A.2(c) of the Historic Preservation Ordinance of the City of Blue Island

### **SECTION THREE**

**Landmark Designation.** In accordance with, and pursuant to, Section 6.B.4(d) of the Historic Preservation Ordinance of the City of Blue Island, the City Council shall, and does hereby, designate the Ernest and Irene Rauch House as a landmark.

### **SECTION FOUR**

**Recordation; Binding Effect.** A copy of this Ordinance shall be recorded with the Cook County Recorder of Deeds. This Ordinance and the privileges, obligations, and provisions



contained herein shall inure solely to the benefit of, and be binding upon, the Owner and each of its heirs, representatives, successors, and assigns.

**SECTION FIVE**

**Publication.** The City Clerk shall be, and is hereby, directed to publish this Ordinance in pamphlet form pursuant to the Statutes of the State of Illinois.

**SECTION SIX**

**Effective Date.** This Ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law.

**PASSED** this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
**CITY CLERK OF THE CITY OF BLUE ISLAND  
COUNTY OF COOK AND STATE OF ILLINOIS**

**VOTING AYE:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**VOTING NAY:** \_\_\_\_\_  
\_\_\_\_\_

**ABSENT:** \_\_\_\_\_

**ABSTAIN:** \_\_\_\_\_

**APPROVED:** this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

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

**ATTESTED** and **Filed** in my office this

\_\_\_\_\_ day of \_\_\_\_\_, 2011.

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**CITY CLERK**

**PUBLISHED** in pamphlet form this

\_\_\_\_\_ day of \_\_\_\_\_, 2012.

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**CITY CLERK**

## **EXHIBIT A**

### **LEGAL DESCRIPTION OF THE PROPERTY**

The west 40 feet of Lot 4 in South Highland, a subdivision of the South  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  and the North  $\frac{1}{2}$  of Lots 1 and 2 in the Assessor's Division of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 25, Township 37 North, Range 13 East of the Third Principle Meridian, Recorded June 22, 1889 as Document Number 1119550 in Cook County, Illinois.

Commonly known as 2517 Orchard Street, Blue Island, Illinois

P.I.N: 24-25-410-018-0000



24254100180000 07/12/2007

**JOURNAL OF PROCEEDING  
OF THE  
REGULAR MEETING, MARCH 13, 2012**

## CALL TO ORDER

The regular meeting of the City Council of the City of Blue Island was called to order by Mayor Peloquin at 7:00 p.m. on March 13, 2012.

## PLEDGE OF ALLEGIANCE

## ROLL CALL

Roll Call indicates the following:

Present: 12 Ald. Natalino, Cheatle, Vieyra,  
Spizzirri, Patoska, Rita, Ruthenberg,  
Stone, Ostling, Janko, Johnson, Frausto.

Absent: 2 Ald. Thompson, Vargas.

Present Also: Pam Frasor, City Clerk  
Jim Brosnahan, City Attorney  
Carmine Bilotto, City Treasurer

# JOURNAL OF PROCEEDING

Moved by Ald. Janko, second by Ald. Johnson the Journal Of Proceedings for the Regular Meeting on February 28, 2012 is accepted as printed.

## REPORT OF CITY OFFICIALS

**Mayor**

Mayor Peloquin invited State Representative Bob Rita to the podium for a presentation.

**STATE REP BOBBY RITA**

State Representative Bob Rita approached the podium and announced that he had filed a Bill, 5774, which pertains to the bridges and TIF district. It appears the City is moving forward and there is a meeting on Friday and in April. This bill cuts all the red tape out if needed. He also talked with I.D.O.T. and they are willing to work with the City.

Mayor Peloquin thanked State Representative Rita for always looking out for the City's best interest.

### **30-MINUTE PARKING**

Mayor Peloquin stated that Ald. Janko had asked about the parking restriction on Western Avenue with I.D.O.T. The I.D.O.T. agreement calls for limited parking north of 127<sup>th</sup> Street, it doesn't restrict any of the elements other than 30 minute parking south of there from 127<sup>th</sup> to Grove Street and all it basically pertains to is to how relatively how many parking spaces there are going to be allotted. The Mayor informed the Aldermen that from his experience of doing that in the past, the Business owners start screaming about it.

Ald. Janko stated that Ald. Cheatle brought that to Committee and she has the details on it.

Mayor Peloquin stated that the Business owners like to park in front of their businesses.

Ald. Janko stated that the big thing is trying to enforce this.

The Mayor stated that they could go ahead on it but be prepared.

### **119<sup>TH</sup> STREET**

Mayor Peloquin announced he had talked with Mark Miller regarding 119<sup>th</sup> Street and that it has been posted and that they are hoping no one calls on it so they can move forward with the demolition on it.

### **JEWEL PROPERTY**

The Mayor stated that in regards to the Jewel Property, they are still in negotiations with the developer.

### **AFFORDABLE HOUSING**

Motion by Ald. Janko, second by Ald. Cheatle to approve Tommy Brown and an associate to approach the podium.

Upon a vote, the Mayor declared the motion carried.

Tommy Brown of 2901 W. 141<sup>st</sup> Street and Mr. Wells approached the podium and proposed that they would like to build affordable homes at 139<sup>th</sup> & Western right of way. Mr. Wells would be the contractor and informed Council of his intentions with these homes.

Ald. Frausto asked if there is a sample of the homes that he wants to build.

Mr. Wells stated yes, these would be the same style of homes as he built in Robbins.

Ald. Frausto asked if these affordable homes would be section 8.

Mr. Wells stated everybody would have a chance that they do not discriminate.

Ald. Johnson stated that he had walked on some of the properties and they were very fine workmanship. He asked about the homes in the back and if they were going to put up barricades to separate the homes and also would install security cameras and the revenue would be good for the City.

Ald. Ostling asked if there was anything prohibiting multi units like this.

The Mayor stated yes there is, they would have to get a special use for this.

Ald. Ostling asked if they would have to go in front of zoning.

The Mayor stated it is commercially zoned so council could do it on their own but he would check on it to make sure.

Ald. Spizzirri asked if Mr. Wells has any references and how long you have been in business.

Mr. Wells stated yes.

Mayor Peloquin asked Mr. Wells to provide all the information to his office and he would forward it to the Aldermen.

The Mayor informed Council when he met with Mr. Brown and Mr. Wells he stressed his concerns with gang activities and they both reassured him they would be evicted. They would be energy efficiency homes and the train station at 139<sup>th</sup> is being improved and this would fit in the sceme of it all. The Mayor stated that the TIF district down there would basically be gone in 2-years so the total value of the taxes would be put back in the school system. These properties would generate revenue.

Ald. Vieyra asked that Mr. Wells company will be building these homes and how would be maintaining them.

Mr. Wells stated whatever Mr. Brown decides; they would do everything in their efforts to keep it beautiful.

Ald. Vieyra asked if Mr. Wells maintains the property in Robbins.

Mr. Wells stated that he is responsible for the maintenance and landscaping.

Mayor Peloquin asked them to provide him with their references so he can give them to Council and if any questions they have or would like to see your buildings you built they can contact you. The Mayor stated that when they move forward they would do 1 building at a time.

Ald. Vieyra asked if they get the o-k to build, how long do they foresee this to be completed.

Mr. Wells stated about 1-½ years.

Ald. Vieyra asked if Mr. Wells would be the only one working on site.

Mr. Wells stated that he would have subcontractors.

Mayor Peloquin wished them Good Luck.

### **QUESTIONS TO THE MAYOR**

Ald. Johnson researched the 911 Center and asked if they have any bilingual operators and if not is it possible they could get some.

Mayor Peloquin stated he would follow up on it and get the Aldermen a written response on it.

Ald. Johnson asked if Acme got back to him.

The Mayor stated he is trying to set up a meeting with them.

Ald. Frausto stated he noticed that Metra has been out and trimmed the trees by the Broadway underpass and he thanked them and asked if they would be coming back to pick up the tree trunks they left behind.

The Mayor stated that they would be back that they got called to another major site that they had to go to.



### **BIDS**

Motion by Ald. Janko, second by Ald. Ostling to give Clerk Frasor permission to open sealed bids.

Upon a vote, the Mayor declared the motion carried.

Clerk Frasor opened sealed bids for an out of service City Vehicle: a 1997 Ford Model E350 Ambulance that has a broken frame.

Bids are as follows:

1. Brian LaGiglia for \$555.55.

Mayor Peloquin asked the Chief how much would this be worth to scrape.

The Chief stated he would find out.

2. Specialty Maintenance Repair Service for \$500.00.

Motion by Ald. Cheadle, second by Ald. Vieyra to turn these bids over to Chief Vrshek to review and report back.

On the Question: Ald. Janko asked if the Chief could investigate how much they would get if the ambulance were scraped.

The Mayor stated that he was sure Chief Vrshek would be doing that.

### **CITY CLERK**

#### **TAG DAY**

Blue Cap is requesting to have their annual tag days for Friday, October 5<sup>th</sup> and Saturday, October 6<sup>th</sup>.

Motion by Ald. Natalino, second by Ald. Cheadle to approve.

Upon a vote, the Mayor declared the motion carried.

#### **VEHICLE STICKERS**

Clerk Frasor presented Council with the annual proposal for the 2012-2013-vehicle sticker from Color Tone for the amount of \$5435.00, with an additional cost if another permit district is added.

Mayor Peloquin asked if this was comparable to last year.

Clerk Frasor stated it is almost the same amount.

Motion by Ald. Patoska, second by Ald. Spizzirri to approve.

On the Question: Ald. Johnson asked if that was the cheapest cost.

Clerk Frasor stated that we've used Color Tone for years and they already have the artwork and to start over would be costly.

Mayor Peloquin asked what the logo is.

Clerk Frasor stated it's B I.

Ayes: 12 Ald. Natalino, Cheatle, Vieyra, Spizzirri,  
Patoska, Rita, Ruthenberg, Stone, Ostling,  
Janko, Johnson, Frausto.

Nays: 0

Abstain: 0

Absent: 2 Ald. Thompson, Vargas.

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

### **CITY TREASURER**

Motion by Ald. Patoska, second by Ald. Cheatle to accept the Treasurer's Report for the period ending February 29, 2012 and to be placed on file.

Upon a vote, the Mayor declared the motion carried.

### **CITY ATTORNEY**

Motion by Ald. Janko, second by Ald. Natalino the headings be read and then a motion for adoption.

Upon on a vote, the Mayor declared the motion carried.

**ABATEMENT OF \$305,316.00 OF REAL ESTATE TAXES  
LEVIED PURSUANT TO ORDINANCE 03-441.**

Motion by Ald. Cheatle, second by Ald. Rita to approve.

Ayes: 12 Ald. Natalino, Cheatle, Vieyra, Spizzirri,  
Patoska, Rita, Ruthenberg, Stone, Ostling,  
Janko, Johnson, Frausto.

Nays: 0

Abstain: 0

Absent: 2 Ald. Thompson, Vargas.

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

**ABATEMENT OF \$394,294.00 OF REAL ESTATE TAXES  
LEVIED PURSUANT TO ORDINANCE 06-046.**

Motion by Ald. Frausto, second by Ald. Stone to approve.

Ayes: 12 Ald. Natalino, Cheatle, Vieyra, Spizzirri,  
Patoska, Rita, Ruthenberg, Stone, Ostling,  
Janko, Johnson, Frausto.

Nays: 0

Abstain: 0

Absent: 2 Ald. Thompson, Vargas.

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

**ABATEMENT OF \$499,225.00 OF REAL ESTATE TAXES  
LEVIED PURSUANT TO ORDINANCE 97-165.**

Motion by Ald. Janko, second by Ald. Patoska to approve.

Ayes: 12 Ald. Natalino, Cheatle, Vieyra, Spizzirri,  
Patoska, Rita, Ruthenberg, Stone, Ostling,  
Janko, Johnson, Frausto.

Nays: 0

Abstain: 0

Absent: 2 Ald. Thompson, Vargas.

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

**ABATEMENT OF \$789,308.50 OF REAL ESTATE TAXES  
LEVIED PURSUANT TO ORDINANCE 98-197.**

Motion by Ald. Rita, second by Ald. Natalino to approve.

Ayes: 12 Ald. Natalino, Cheadle, Vieyra, Spizzirri,  
Patoska, Rita, Ruthenberg, Stone, Ostling,  
Janko, Johnson, Frausto.

Nays: 0

Abstain: 0

Absent: 2 Ald. Thompson, Vargas.

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

**ORDINANCE NO. 12-168**

**A COMPREHENSIVE ORDINANCE ADOPTING CODES  
AND PROVISIONS CREATING BASELINE STANDARDS  
AND LIFE SAFETY MEASURES FOR NEW  
CONSTRUCTION, REHABILITATION OF EXISTING  
STRUCTURES AND GENERAL MAINTENANCE OF  
EXISTING STRUCTURES WITHIN THE CITY OF BLUE  
ISLAND, COUNTY OF COOK, STATE OF ILLINOIS AND  
PROVIDING PENALTIES FOR THE VIOLATION  
THEREOF.**

Motion by Ald. Johnson, second by Ald. Janko to adopt.

Ayes: 12 Ald. Natalino, Cheadle, Vieyra, Spizzirri,  
Patoska, Rita, Ruthenberg, Stone, Ostling,  
Janko, Johnson, Frausto.

Nays: 0

Abstain: 0

Absent: 2 Ald. Thompson, Vargas.

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

**ORDINANCE NO. 12-169**

**AN ORDINANCE RESCINDING HANDICAPPED PARKING RESTRICTIONS ON A PORTION OF A CERTAIN STREET WITHIN THE CITY OF BLUE ISLAND, COUNTY OF COOK AND STATE OF ILLINOIS.**

Location: 2441 Canal Street.

Motion by Ald. Ostling second by Ald. Stone to adopt.

Ayes: 12 Ald. Natalino, Cheadle, Vieyra, Spizzirri, Patoska, Rita, Ruthenberg, Stone, Ostling, Janko, Johnson, Frausto.

Nays: 0

Abstain: 0

Absent: 2 Ald. Thompson, Vargas.

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

**ORDINANCE NO. 12-170**

**AN ORDINANCE AMENDING ORDINANCE 99-252 ENTITLED “AN ORDINANCE PROVIDING FOR THE LICENSING OF MOTOR VEHICLES AND FIXING THE FEES THEREFORE.” ENACTED ON APRIL 27, 1999.**

Motion by Ald. Janko, second by Ald. Stone to adopt.

Ayes: 11 Ald. Natalino, Cheadle, Vieyra, Spizzirri, Patoska, Ruthenberg, Stone, Ostling, Janko, Johnson, Frausto.

Nays: 1 Ald. Rita.

Abstain: 0

Absent: 2 Ald. Thompson, Vargas.

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

**RESOLUTION NO. 12-436**

**A RESOLUTION DIRECTING AND AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO AN INTERGOVERNMENTAL AGREEMENT WITH THE COUNTY OF COOK FOR COMMUNITY DEVELOPMENT BLOCK GRANT FUNDED PROJECT #10-003 (MODIFICATION): STREET RECONSTRUCTION: MAPLE AVENUE FROM 119<sup>TH</sup> STREET TO 120<sup>TH</sup> STREET.**

Motion by Ald. Ostling, second by Ald. Janko to adopt.

Ayes: 12 Ald. Natalino, Cheadle, Vieyra, Spizzirri, Patoska, Rita, Ruthenberg, Stone, Ostling, Janko, Johnson, Frausto.

Nays: 0

Abstain: 0

Absent: 2 Ald. Thompson, Vargas.

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

**RESOLUTION NO. 12-437**

**A RESOLUTION IN SUPPORT OF THE BLUE ISLAND ACTIVE TRANSPORTATION PLAN.**

Motion by Ald. Patoska, second by Ald. Cheadle to adopt.

Ayes: 12 Ald. Natalino, Cheadle, Vieyra, Spizzirri, Patoska, Rita, Ruthenberg, Stone, Ostling, Janko, Johnson, Frausto.

Nays: 0

Abstain: 0

Absent: 2 Ald. Thompson, Vargas.

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

## **RECOMMENDATION**

**A RECOMMENDATION FROM THE BLUE ISLAND ZONING BOARD OF APPEALS CONCERNING THE APPLICATION OF BLUE ISLAND COMPOST LLC REQUESTING A SPECIAL USE FOR THE OPERATION OF A LANDSCAPE WASTE COMPOST FACILITY FOR THE PREMISES LOCATED AT 13601 CLEVELAND AVENUE, BLUE ISLAND, ILLINOIS.**

Motion by Ald. Cheadle, second by Ald. Ruthenberg to approve.

On the Question: Ald. Johnson asked if there were any references or any other facilities that he was concerned regarding the smell.

The Mayor invited Mr. John Lardner to the podium to explain exactly what this is and how it works and invited anyone to come to the facility that is already running.

Ald. Johnson stated he would like that.

Ald. Janko stated he would like to visit that facility also, he was wondering with the way that would be positioned if there were prevailing winds how that would effect the businesses.

Mayor Peloquin informed Council that with normal airflow, the way this site is situated being isolated by the train tracks, this site fits this need.

Ald. Ostling asked if this would be tabled so the Aldermen of the Ward could investigate this.

The Mayor stated all you have is a motion to adopt the recommendation to draft the ordinance.

Ayes: 11 Ald. Natalino, Cheadle, Vieyra, Spizzirri, Rita, Ruthenberg, Stone, Ostling, Janko, Johnson, Frausto.

Nays: 1 Ald. Patoska.

Abstain: 0

Absent: 2 Ald. Thompson, Vargas.

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

## **EXECUTIVE SESSION**

Attorney Brosnahan announced there would be Executive Session directly after the regular Council meeting.

## **COMMITTEE REPORTS**

### **Finance Committee – Ald. Patoska, Chairman**

## **ACCOUNTS PAYABLE**

**Motion by Ald. Patoska, second by Ald. Stone to approve Accounts Payable for March 13, 2012 - Grand Total for the amount of \$300,064.47.**

Ayes: 12 Ald. Natalino, Cheatle, Vieyra, Spizzirri, Patoska, Rita, Ruthenberg, Stone, Ostling, Janko, Johnson, Frausto.

Nays: 0

Abstain: 0

Absent: 2 Ald. Thompson, Vargas.

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

## **PAYROLL**

**Motion by Ald. Patoska, second by Ald. Natalino to approve Payroll for March 2, 2012 for Net Pay - \$247,919.89 and Total Gross - \$406,952.64.**

Ayes: 12 Ald. Natalino, Cheatle, Vieyra, Spizzirri, Patoska, Rita, Ruthenberg, Stone, Ostling, Janko, Johnson, Frausto.

Nays: 0

Abstain: 0

Absent: 2 Ald. Thompson, Vargas.



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

## **PAYROLL**

**Motion by Ald. Patoska, second by Ald. Frausto to approve Payroll for March 16, 2012 for Net Pay - \$228,607.61 and Total Gross - \$381,511.17.**

Ayes: 12                      Ald. Natalino, Cheatle, Vieyra, Spizzirri,  
Patoska, Rita, Ruthenberg, Stone, Ostling,  
Janko, Johnson, Frausto.

Nays: 0

Abstain: 0

Absent: 2                      Ald. Thompson, Vargas.

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

### **Judiciary Committee – Ald. Vargas, Chairman**

No Report.

Next meeting – Tuesday, April 3, 2012, 6:00 pm – East Annex

### **Public Health & Safety Committee – Ald. Ostling, Chairman**

No Report.

Next meeting – Monday, March 19, 2012, 6:00 p.m. – Lower Level of the Police Department.

### **Municipal Services Committee – Ald. Janko, Chairman**

Ald. Janko along with Greg Lechow and Superintendent Stachulak went to Becher Illinois to discuss the Driving Dixie to be held on the third Saturday in June. On March 24<sup>th</sup> Blue Island would be hosting the community meeting here from 10:00 am till noon.

Superintendent Stachulak reported that on February 23<sup>rd</sup> & 24<sup>th</sup> the Sheriffs Department came out with 24 volunteers and worked to clean up the debris along the I-57 viaduct on Broadway and Wireton Road and will be back at the end of the month. Public Works received a \$75,000 grant for facility improvements. They are working on getting estimations to get that work done.

Public Works and Urban Forestry Board received a \$10,000 grant from the South Side Mayors Caucus to aid in the abatement of the emerald ash bore.

Superintendent Stachulak reported he received 2 student workers from Thornton Township. The NavaStar Corporation is sponsoring them; they are studying diesel engine maintenance. He utilized these students last year and they're back again helping this year.

Superintendent Stachulak reported the Metra has begun to address the foliage and over growth at the Broadway Street underpass, the train platform windows were replaced at 123<sup>rd</sup> Street and the Superintendent is working with Metra at the Vincennes Apartment in getting the litter and garbage adjacent to the right away cleaned up.

Public Works Department refurbished the old ESDA truck for barricades, storage and deployment.

Ald. Spizzirri inquired about getting new street signs on Seeley Avenue.

Motion by Ald. Janko, second by Ald. Ostling to approve an Ordinance to be drafted to rescind handicapped parking for the residents at 2441 Collins and 2230 Grove Street.

On the Question: Ald. Stone stated that 2441 Collins was voted on already in the earlier ordinance.

The Mayor stated it would be for 2230 Grove Street only.

Upon a vote, the Mayor declared the motion carried.

Motion by Ald. Janko, second by Ald. Cheatle to approve for an Ordinance to be drafted for restricted 30 minute parking from Union to Vermont Street on the west side of Western Avenue.

Upon a vote, the Mayor declared the motion carried.

Next meeting – Tuesday, April 3, 2012, 7:00 p.m. – East Annex.

**Community Development – Ald. Stone, Chairman**

No Report.

Next Meeting – Tuesday, March 20, 2012, 6:30 p.m. – East Annex.

**VOTE**

Mayor Peloquin reminded everyone to please go out and vote.

**CITIZENS WISHING TO ADDRESS THE COUNCIL  
REGARDING THIS EVENING BUSINESS**

No Citizens.

**CLOSED SESSION**

Motion by Ald. Janko, second by Ald. Rita to go into Executive Session.

Upon a vote, the Mayor declared the motion carried.

**OPEN SESSION**

Motion by Ald. Janko, second by Ald. Patoska to reconvene the meeting.

Upon a vote, the Mayor declared the motion carried.

**ROLL CALL**

Roll Call indicates the following:

Present: 12 Ald. Natalino, Cheatle, Vieyra, Spizzirri,  
Patoska, Rita, Ruthenberg, Stone, Ostling,  
Janko, Johnson, Frausto.

Absent: 2 Ald. Thompson, Vargas.

Present Also: Pam Frasor, City Clerk  
Jim Brosnahan, City Attorney  
Carmine Bilotto, City Treasurer

Mayor Peloquin stated that while in Executive Session 2 matters of litigation were discussed. The City Attorneys were instructed to continue negotiations.

Motion by Ald. Johnson, second by Ald. Natalino to continue negotiations.

Upon a vote, the Mayor declared the motion carried.

**ADJOURNMENT**

Motion by Ald. Spizzirri, second by Ald. Vieyra to adjourn the meeting.


Upon a vote, the Mayor declared the motion carried.

The next regular meeting of the City Council is scheduled for March 27, 2012 at 7:00 p.m.



**Pam Frason, City Clerk**

**APPROVED BY ME THIS  
19TH DAY OF MARCH, 2012.**

  
**Donald E. Peloquin, Mayor**