AGENDA
REGULAR MEETING

CITY COUNCIL OF THE CITY OF BLUE ISLAND, ILLINOIS
April 26, 2011

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENTATION OF THE JOURNAL OF PROCEEDINGS: Regular Meeting – April 12, 2011

REPORT OF CITY OFFICIALS

MAYOR

BIDS

CITY CLERK

CITY TREASURER

CITY ATTORNEY:

1. AN ORDINANCE APPROVING A PLAT OF SUBDIVISION FOR THE AETNA RETAIL DEVELOPMENT PROPOSAL FOR THE PROPERTY LEGALLY DESCRIBED IN THE PLAT ATTACHED TO THIS ORDINANCE.

COMMITTEE REPORTS

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

ADJOURNMENT

ORDINANCE NO. _____

AN ORDINANCE APPROVING A PLAT OF SUBDIVISION FOR THE AETNA RETAIL DEVELPOPMENT PROPOSAL FOR THE PROPERTY LEGALLY DESCRIBED IN THE PLAT ATTACHED TO THIS ORDINANCE.

WHEREAS, The Planning Commission of the City of Blue Island on April 13, 2010 approved the Plat of Subdivision for the real property commonly known as 13000 Ashland Avenue, Blue Island, Illinois as proposed by Aetna Development Corporation;

WHEREAS, the City Council of the City of Blue Island on January 11, 2011 approved a special use to permit a Planned Development for the real property commonly known as 13000 Ashland Avenue, Blue Island, Illinois for Aetna Development Corporation; and

WHEREAS, The Plat of Subdivision needs to be executed and recorded with the Office of Recorder of Cook County, Illinois in order for the development to proceed.

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

The Plat of Subdivision for the Aetna Retail Development Proposal legally described as:

THAT PART OF LOT 1 (EXCEPT THE NORTH 236.90 FEET, AS MEASURED ALONG THE EAST LINE THEREOF) IN REUSNOW'S SUBDIVISION OF THAT PART OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHERLY OF A LINE 151.18 FEET (AS MEASURED ALONG THE WEST LINE OF LOT 2 IN REUSNOW'S SUBDIVISION AFORESAID) SOUTHERLY OF AND PARALLEL WITH THE SOUTHERLY LINE OF BLUE ISLAND AND RIVERDALE ROAD (COMMONLY KNOWN AS VERMONT STREET), AND LYING SOUTH OF A LINE RUNNING WESTERLY FROM AND PERPENDICULAR TO THE WEST LINE OF ASHLAND AVENUE FOR A DISTANCE OF 125.00 FEET TO AN INTERSECTION WITH THE AFOREMENTIONED SOUTHERLY LINE PARALLEL WITH THE SOUTHERLY LINE OF VERMONT STREET, 151.18 (AS MEASURED ALONG THE WEST LINE OF SAID LOT 2) SOUTHERLY THEREFROM, AND ALSO LYING NORTHERLY OF A LINE DRAWN AS COMMENCING AT THE NORTHWEST CORNER OF LOT 3 IN BLOCK 4 IN THE TOWN OF BLUE ISLAND

SUBDIVISION, THENCE RUNNING NORTHEASTERLY TO A POINT ON THE EAST LINE OF SAID SECTION 31, SAID POINT BEING 160.00 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTHEAST ¼ OF SAID SECTION 31, EXCEPTING THEREFROM THAT PART LYING WEST OF THE EASTERLY PROPERTY ACQUISTION LINE FOR THE DAN RYAN EXPRESSWAY AND ALSO EXCEPTING THEREFROM THAT PART LYING EAST OF THE WEST LINE OF ASHLAND AVENUE AS ESTABLISHED BY THE TAKING FOR THE WIDENING OF ASHLAND AVENUE ACCORDING TO THE DOCUMENT RECORDED FEBRUARY 20, 1975 AS DOCUMENT NUMBER 23002500, ALL IN COOK COUNTY, ILLINOIS. COMMONLY KNOWN AS 13000 ASHLAND AVENUE, BLUE ISLAND, ILLINOIS.

and being depicted on Exhibit "A" which is attached hereto, made a part hereof and incorporated herein by reference is hereby approved and accepted.

SECTION TWO

The Mayor and City Clerk are hereby authorized to execute the Plat of Subdivision attached hereto as Exhibit "A" and perform all acts and execute any and all documents necessary to effectuate this approval and acceptance of the Plat of Subdivision.

SECTION THREE

The City Clerk is hereby directed to file for record in the Office of the Recorder of Deeds of Cook County, Illinois, a certified copy of this ordinance and said plat.

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, 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 _____, 2011.

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 _____, 2011.

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

ATTESTED and **Filed** in my office this

_____ day of _____, 2011.

_____
CITY CLERK

PUBLISHED in pamphlet form this
_____ day of _____, 2011.

_____
CITY CLERK

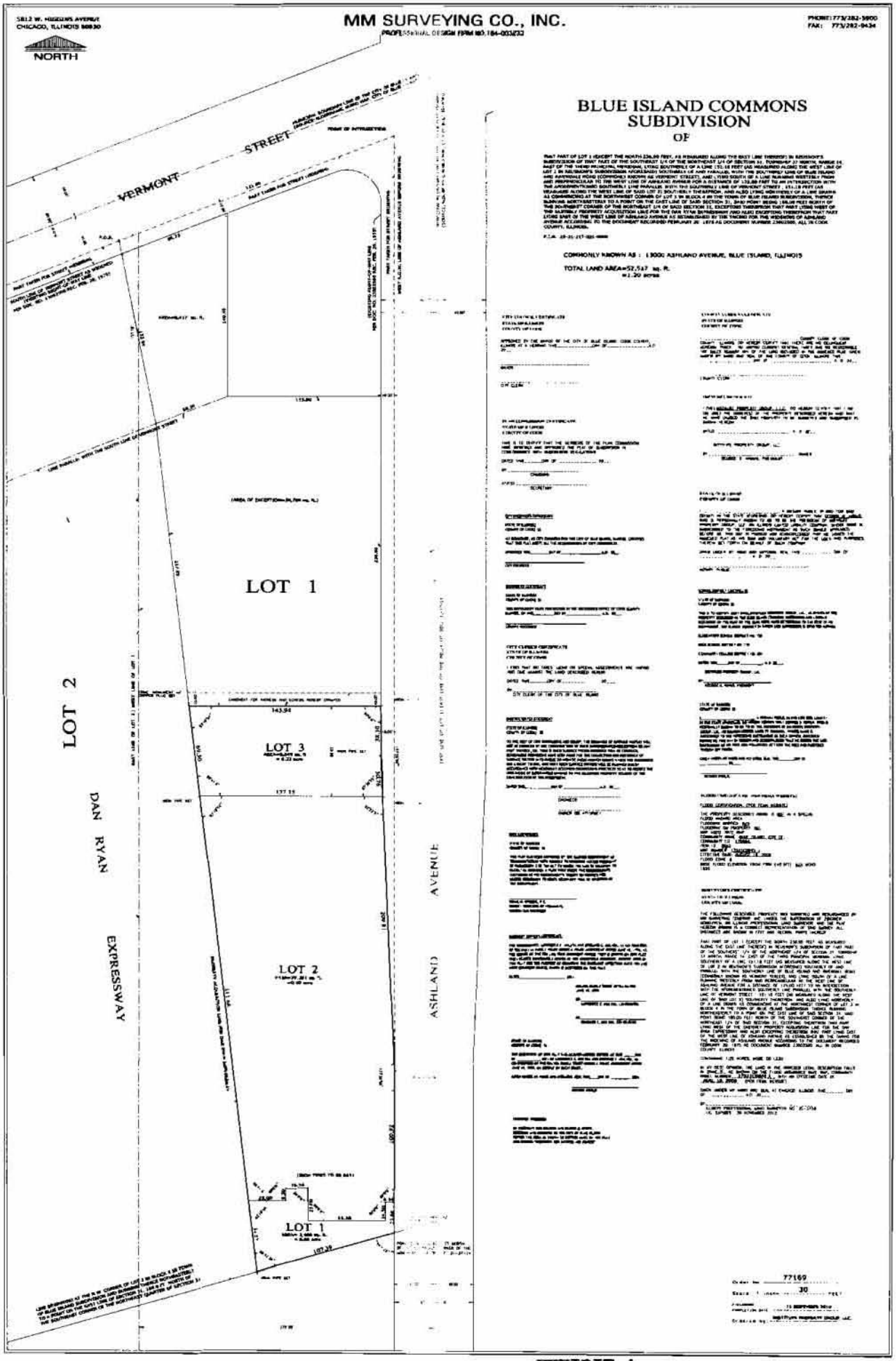

MM SURVEYING CO., INC.
NORTH
VERMONT STREET
LOT 1
LOT 2
LOT 3
LOT 2
LOT 1
DAN RYAN EXPRESSWAY
ASHLAND AVENUE
143.94
137.15
BLUE ISLAND COMMONS SUBDIVISION
OF
COMMONLY KNOWN AS : 13000 ASHLAND AVENUE, BLUE ISLAND, ILLINOIS
77169
30

EXHIBIT A

City of Blue Island
13051 Greenwood Ave
Blue Island, IL 60406
www.blueisland.org

COMMUNITY DEVELOPMENT DEPARTMENT - STAFF REPORT

DATE:	**APRIL 18, 2011**
PROJECT:	DOLLAR TREE, AETNA DEVELOPMENT CORP.
LOCATION:	**12960 ASHLAND AVENUE**
RE:	BLUE ISLAND COMMONS SUBDIVISION

Applicant: Aetna Development Corp.

Owner: Aetna Development Corp.

Location: 1960 Ashland Avenue

Zoning: C-2 and I-1

Approved Use: Retail Planned Development

Total Site Area: 1.2 Acres

Surrounding Zoning: C-2

I. *Project Description*

As part of the Planned Development approved by City Council on January 11, 2011, Aetna proposed to subdivide the site in order to clarify zoning lots.

The Blue Island Commons Subdivision is a three lot subdivision. The previous owner held one legal lot. The City determined there were three zoning lots present: the existing commercial, the vacant site, and the billboard site. Aetna purchased the vacant site and billboard site and now seeks to subdivide these uses. Lot 1 will remain I-1, and Lots 2 and 3 will remain C-2.

The easement for ingress and egress that was a condition of approval is included on the plat.

II. *Approvals Required*

A) Plan Commission: *Recommended approval to City Council at the April 13, 2011 regular meeting.*

B) City Council – Final Approval of Plat of Subdivision with area, width, and depth variation for Lot 1

III. *Subdivision Standards*

Blue Island Commons Lots 2 and 3, zoned C-2, meet the minimum requirements for lot area, width, and depth (note that C-2 lots do not have yard setbacks). Lot 1, rezoned I-1 in 1986 in order to facilitate a

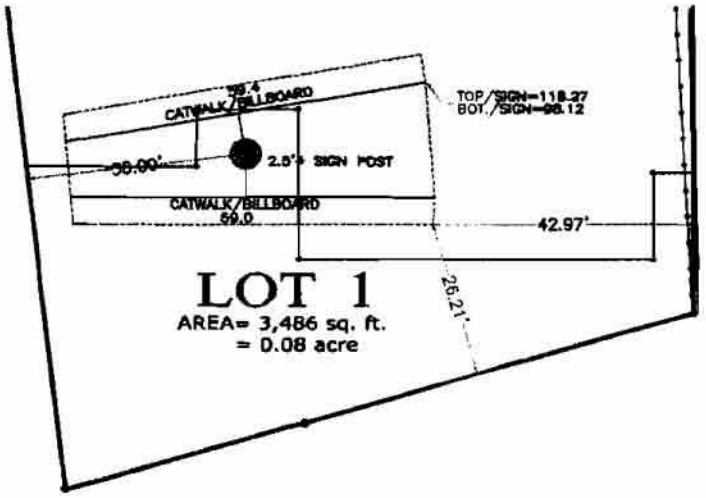
billboard, does not meet the required minimum lot area, width, or depth. *The subdivision ordinance allows City Council to approve variations to code.* When the southernmost zoning lot was rezoned a subdivision was not required. This subdivision (and related variation) will memorialize existing conditions.

Standards are summarized below:

Subdivision Standards	***C-2***	***Lot 2***	***Lot 3***
Lot Area	6,250 s.f.	39,381 s.f.	9,649 s.f.
Lot Width	50 ft.	311.195 ft.	69.08 ft.
Lot Depth	125 ft.	134 ft.	140.545 ft.
Front Yard	*None required*	N/A	N/A
Side Yard	*None required*	N/A	N/A
Rear Yard	*None required*	N/A	N/A

Subdivision Standards	***I-1***	***Lot 1***
Lot Area	10,000 s.f.	***3,486 s.f.***
Lot Width	80 ft.	***Irregular (approx. 39.11 ft.)***
Lot Depth	125 ft.	***Irregular (approx. 108.5 ft.)***
Front Yard	25 ft.	Meets requirement
Side Yard	None required	Meets requirement
Rear Yard	20 ft.	Meets requirement

The location of the billboard within Lot 1 is illustrated in the detail below, combining plat of survey with the proposed subdivision:



IV. *Other Issues*

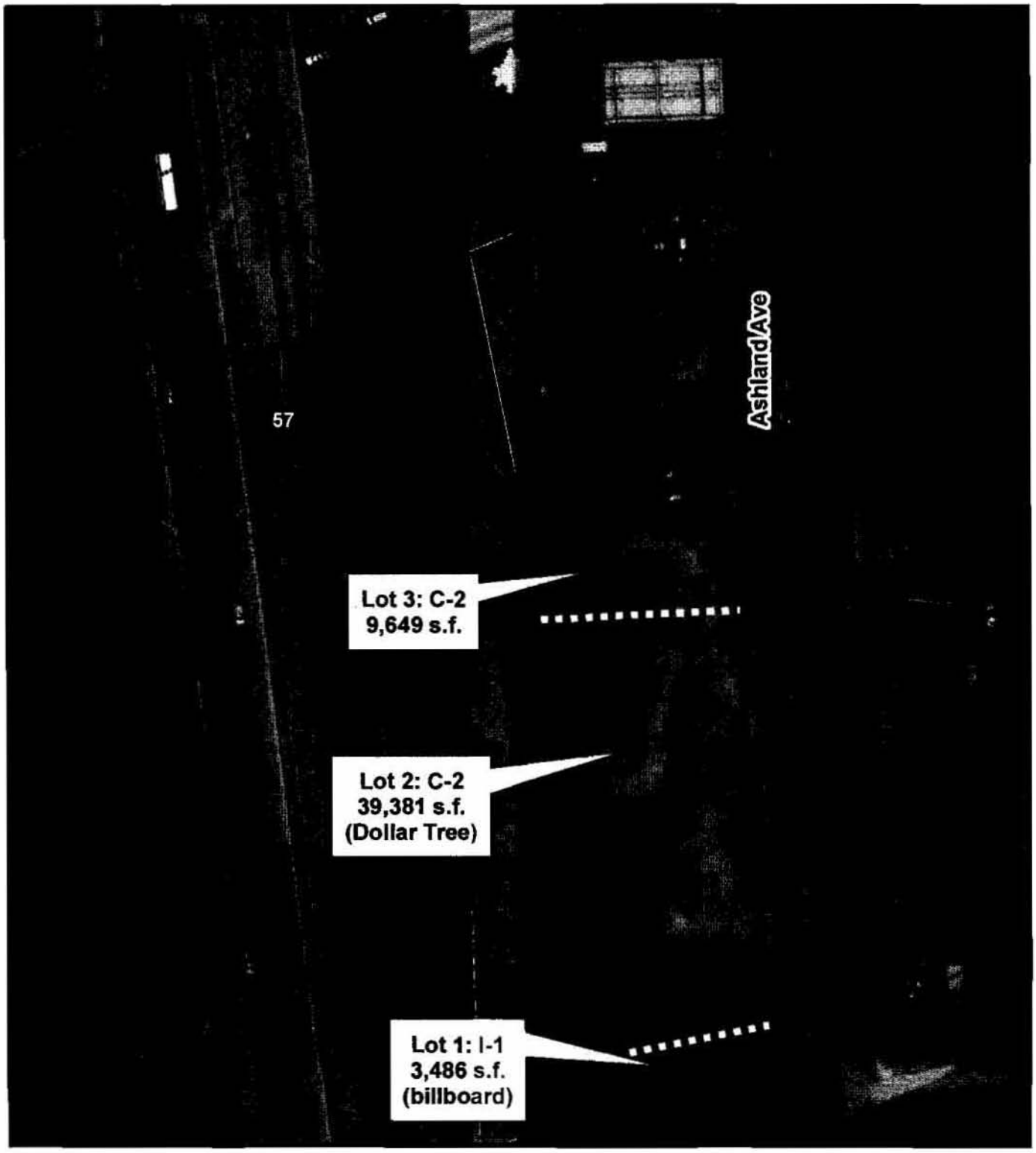
As this property abuts IDOT right-of-way, the Bureau of Traffic for IDOT Region One was required to review and approve the plat of subdivision. *IDOT opproval was received* and their executed signature block is included on the plat of subdivision.

V. *Recommendation*

The Community Development Department recommends approval of the Blue Island Commons subdivision with variation for Lot 1.

VI. *Attachments*

A. Blue Island Commons Site Plan
B. Blue Island Commons Plat of Subdivision (November 15, 2010)
C. Plat of Survey (August 6, 2010)
D. Plan Commission Minutes (April 13, 2010)

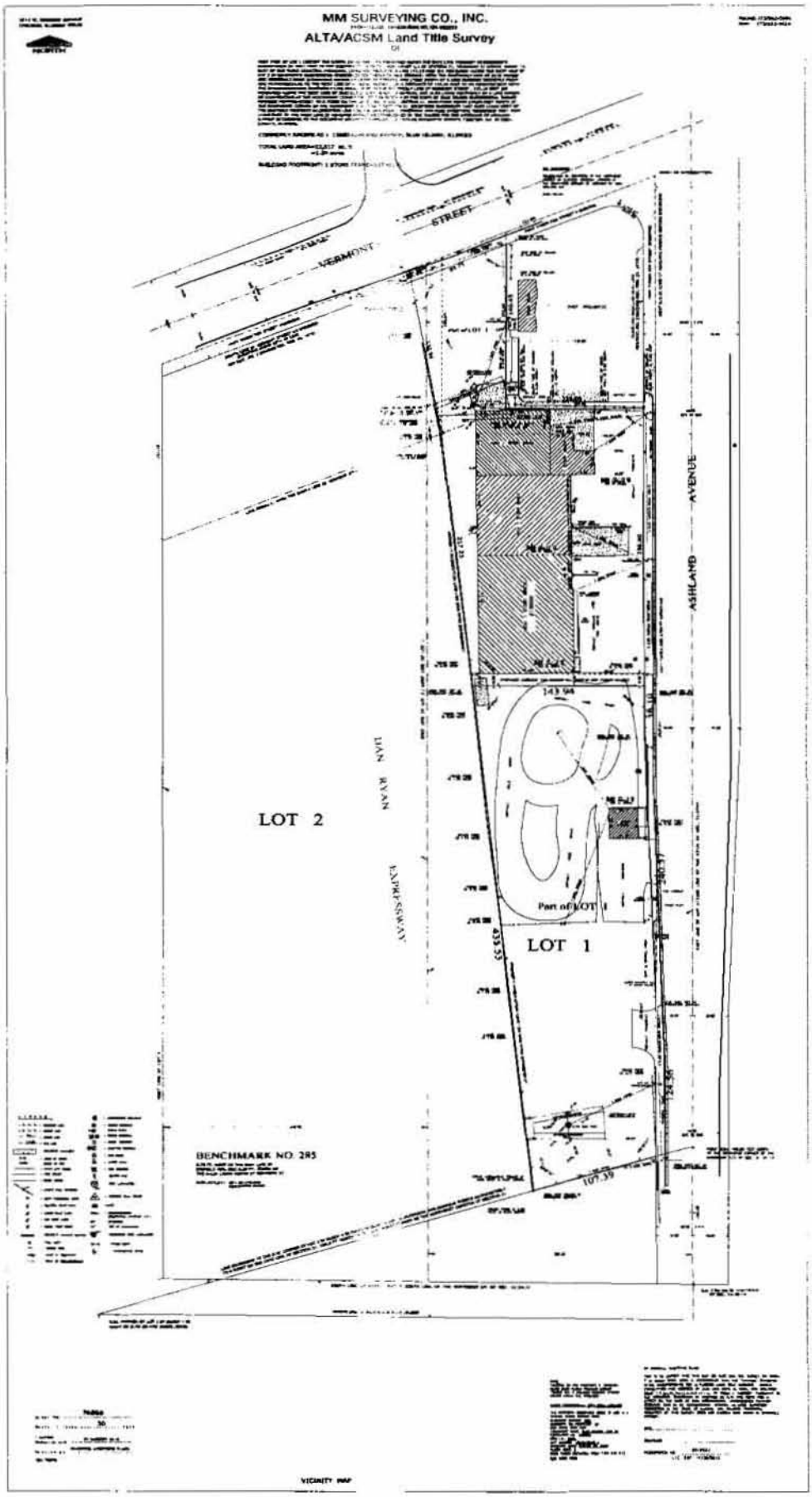


Blue Island Commons Subdivision

12960 Ashland Ave (PIN: 25-31-217-021)
Aetna Development Corp.

BICDD; 04/18/2011

N


MM SURVEYING CO., INC.
ALTA/ACSM Land Title Survey
VERMONT
STREET
ASHLAND
AVENUE
DAN RYAN
EXPRESSWAY
LOT 2
LOT 1
Part of LOT 1
BENCHMARK NO. 285
VICINITY MAP

City of Blue Island
13051 S. Greenwood Avenue
Blue Island, IL 60406
www.blueisland.org

Plan Commission Meeting Minutes April 13, 2010

CALL TO ORDER

The meeting was called to order by the Plan Commission's Chairman, Mr. Bill Fahrenwald at 6:43

Present: Mr. Brad Breems, Mr. Bill Fahrenwald, Mr. Glen Szczypka, Ms. Jamie Tate
Absent: Ms. Rhonda Hill, Mrs. Ana Lopez-Konczal, Mr. "Chip" Nagel
Department of Planning & Economic Development: Mr. Jason Berry
Visitors: none

APPROVAL OF MINUTES

A motion was made and carried to approve minutes of the December 8, 2010 Plan Commission Meeting, Commissioner Breems moving, Commissioner Szczypka second.

1. Aetna Development Corporation; 12960 Ashland Avenue.

Development presented in two packets. Request is for 3 lot subdivision based on Plan Dept.'s assessment that it is in effect 3 zoning lots. Lot 1 for billboard, is not ideal but can be varied, according to Mr. Berry.

Motion to Recommend to City Council with Variation the Blue Island Commons Subdivision by Commissioner Tate, second by Commissioner Breems. Chairman Fahrenwald declared the motion unanimously approved (vote: 4-0).

2. Dollar Tree Planned Development sign proposal.

This is a pole sign (in addition to wall signs) Commissioners express dissatisfaction with pole look, also green color; perhaps change to match the building.

Motion to ask developer to revise proposal to include masonry material that matches appearance and design of building; and to be submitted for staff approval by Commissioner Breems, second by Commissioner Tate. Chairman Fahrenwald declared the motion unanimously approved (vote: 4-0).

3. Mr. Berry reported on recent activity of Community Development Department. There was a meeting with a planning consulting group (Teska and Gingko) discussing different types of zoning codes such as form based, strong sign chapter, infill standards, preservation, and use table for TOD district. Draft chapters have also been received from another consultant (Marya Morris) that were interesting.

Commissioners discussed billboard issues and need for better ordinance. Commission requested Mr. Berry to bring language of existing billboard ordinance for discussion at next meeting.

ADJOURNMENT

There being no further business before the Plan Commission, the meeting was adjourned at 7:25 pm. with Commissioner Szczypka, moving, and Commissioner Tate seconding.

Respectfully submitted,
Perry Recker

JOURNAL OF PROCEEDING
OF THE
REGULAR MEETING, APRIL 12, 2011

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 April 12, 2011.

PLEDGE OF ALLEGIANCE

ROLL CALL

Roll Call indicates the following:

Present:	9	Ald. Patoska, Ruthenberg, Stone, Ostling, Johnson, Vargas, Natalino, Vieyra, Spizzirri.
Absent:	5	Ald. Rita, Janko, Hall, Elton, Cantelo.
Present Also:		Pam Frasor, City Clerk James Brosnahan, City Attorney Carmine Bilotto, City Treasurer

JOURNAL OF PROCEEDING

Moved by Ald. Johnson, second by Ald. Natalino the Journal Of Proceedings for the regular meeting on March 22, 2011 is accepted as printed.

Upon a vote, the Mayor declared the motion carried.

REPORT OF CITY OFFICIALS

Mayor

CIRCUS

Mayor Peloquin announced that the Tommy Brown Sports Association would be hosting a circus at the Rec Center on April 29th. 2 kids can get in with the purchase of 1 ticket.

AGREEMENT

Mayor Peloquin requested permission to sign an agreement with Tommy Brown for a two-year extension on the Rec Center with the provisions they pay the gas and the City does the snow plowing, grass cutting, pay the electric and they would take care of the insurance.

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

Upon a vote, the Mayor declared the motion carried.

The Mayor announced that Cook County would release the official election results on the 26th. The swearing in of the new Alderman will be at the first council meeting in May along with the new committee structure.

The Mayor informed Council that the Jewel property looks very positive and Mother of Sorrows will be taken over by a training center; he will inform Council with any new information.

Mayor Peloquin informed Council that along with the City, State, Cook County, Commissioner Simms and Commissioner Murphy is proposing a package to Modern Drop Forge with tax incentive package to keep them in Blue Island.

The Mayor announced there would be Executive Session directly after the meeting.

Mayor Peloquin wished Alderman Ruthenberg a happy 60th birthday.

Mr. Tom Nagel from Robinson Engineer approached the podium and informed Council that Monday sewer cleaning will start on Union Street and by the end of May the resurfacing will start and take approximately 6 weeks to complete.

Mrs. Nancy L. Thompson approached the podium to present Mayor Peloquin and staff a plaque of appreciation thanking them for allowing the Black Culture Night to be held at the East Annex for the past 12 years.

QUESTIONS TO THE MAYOR

Ald. Vargas asked what the status of the 119th & Vincennes property was.

Mayor Peloquin stated the Building Department would be fining the property owner $750.00 per day until they demolish the building and clean the site up.

Ald. Vargas stated there still is the issue with Great Northern Lumber Company parking their semi trucks on the hill and their entrances need to be free of obstacles.

Ald. Vargas announced that one of Blue Islands own, Harriett Servantes, passed away at the age of 102 this past week. The Alderman asked that the older residents not be forgotten and there are 2 or 3 more Blue Island residents that are over 100 years old.

BIDS

No Bids.

CITY CLERK

CHURCH BBQ

Advocate United Church of Christ is requesting permission to use the adjoining public parking lot for the Church's annual barbeque at 2440 York Street on Saturday, July 16, 2011.

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

Upon a vote, the Mayor declared the motion carried.

TAG DAYS

The Salvation Army is requesting permission to have their annual Donut Day Tag Day on Friday & Saturday, June 3rd & 4th, 2011 and for the Red Kettle Campaign to start on Friday, November 18, 2011 through Saturday, December 24, 2011.

Motion by Ald. Vargas, second by Ald. Vieyra to approve.

Upon a vote, the Mayor declared the motion carried.

CITY TREASURER

Motion by Ald. Ostling, second by Ald. Ruthenberg to accept the Treasurer's Report for the period ending March 31, 2011 and to be placed on file.

Upon a vote, the Mayor declared the motion carried.

CITY ATTORNEY

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

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

ORDINANCE NO. 11-127

AN ORDINANCE RESTRICTING A PORTION OF A CERTAIN STREET FOR HANDICAPPED PARKING ONLY WITHIN THE CITY OF BLUE ISLAND, COUNTY OF COOK, STATE OF ILLINOIS, AND PROVIDING PENALTIES FOR THE VIOLATION THEREOF.

Location: 2846 Minnesota.

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

Ayes:	9	Ald. Patoska, Ruthenberg, Stone, Ostling, Johnson, Vargas, Natalino, Vieyra, Spizzirri.
Nays:	0	
Abstain:	0	
Absent:	5	Ald. Rita, Janko, Hall, Elton, Cantelo.

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

ORDINANCE NO. 11-128

AN ORDINANCE ESTABLISHING THE STANDING COMMITTEES FOR THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS.

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

Ayes:	9	Ald. Patoska, Ruthenberg, Stone, Ostling, Johnson, Vargas, Natalino, Vieyra, Spizzirri.
Nays:	0	
Abstain:	0	
Absent:	5	Ald. Rita, Janko, Hall, Elton, Cantelo.

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

RESOLUTION NO. 11- 416

A RESOLUTION OF THE CITY OF BLUE ISLAND, ILLINOIS REQUESTING THE ASSISTANCE AND PARTICIPATION OF THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY IN IDENTIFYING ENVIRONMENTAL CONDITIONS ON THE 13500-13900 S. SACRAMENTO AVENUE AUTO YARDS.

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

Ayes:	9	Ald. Patoska, Ruthenberg, Stone, Ostling, Johnson, Vargas, Natalino, Vieyra, Spizzirri.
Nays:	0	
Abstain:	0	
Absent:	5	Ald. Rita, Janko, Hall, Elton, Cantelo.

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

EXECUTIVE SESSION

Mayor Peloquin announced there would be Executive Session regarding pending litigation directly after the meeting.

AGREEMENT

Mayor Peloquin requested permission to sign an agreement with the Friends of the Chicago River to allow them to clean along the river.

Motion by Ald. Vieyra, second by Ald. Natalino approve.

Upon a vote, the Mayor declared the motion carried.

COMMITTEE REPORTS

Finance Committee – Ald. Cantelo, Chairman

PAYROLL

No Report.

ACCOUNTS PAYABLE

No Report.

Judiciary Committee – Ald. Vargas, Chairman

No Report.

Next Meeting – To be announced.

Public Health & Safety Committee – Ald. Ostling, Chairman

No Report.

Next Meeting – To be announced.

Municipal Services Committee – Ald. Janko, Chairman

No Report.

Next Meeting – To be announced.

Community Development – Ald. Natalino, Chairman

No Report.

Next Meeting – To be announced.

Recreation Committee – Ald. Stone, Chairman

No Report.

Next Meeting – To be announced.

CITIZENS WISHING TO ADDRESS THE COUNCIL REGARDING THIS EVENING BUSINESS

Nancy Thompson of 11956 Longwood Drive asked what was the status with the Thompson family property was.

Mayor Peloquin stated that he was not at liberty to discuss that due to it being an on going investigation.

David Pratter of 2604 W. 142nd Place announced there is an open invitation from the 6th Ward for volunteers and donations for April 30th for Earth Day.
Mr. Pratter asked the Mayor what the status of Deer Point was.

The Mayor stated he will be having a meeting with the bank for the letter of credit and hopefully by next month this will be resolved.

Ald. Stone asked Mr. Pratter what he needed and where the drop off location is.

Mr. Pratter stated donations of racks, shovels, bags any thing that can be used for the clean up and then for the volunteers, water, food, healthy snacks anything that won't perish. Items can be dropped of at the Rec Center.

Kevin Murphy of 2317 Florence Street announced on Thursday's for $10 the Library is holding a computer class in how to fix your pc's virus.

CLOSED SESSION

Motion by Ald. Vargas, second by Ald. Johnson to go into Executive Session.

Upon a vote, the Mayor declared the motion carried.

OPEN SESSION

Motion by Ald. Vargas, second by Ald. Vieyra to reconvene the meeting.

Upon a vote, the Mayor declared the motion carried.

ROLL CALL

Roll call indicated the following:

Present:	9	Ald. Spizzirri, Patoska, Ruthenberg, Stone, Ostling, Johnson, Vargas, Natalino, Vieyra.
Absent:	5	Ald. Rita, Janko, Hall, Elton, Cantelo.
Present Also:		Pam Frasor, City Clerk Jim Brosnahan, City Attorney Carmine Bilotto, City Treasurer

Mayor Peloquin stated that while in Executive Session City Attorney Brosnahan was instructed by the Council to continue negotiations in a matter of litigation.

ADJOURNMENT

Motion by Ald. Stone, second by Ald. Spizzirri to adjourn.

Upon a vote, the Mayor declared the motion carried.

The next regular meeting of the City Council is scheduled for April 26, 2011 at 7:00 p.m.

Pam Frasor, City Clerk

APPROVED BY ME THIS
20TH DAY OF APRIL, 2011.

Donald E. Peloquin, Mayor

ARBOR DAY PROCLAMATION

WHEREAS, in 1872, J. Sterling Morton proposed in the Nebraska Board of Agriculture that a special day be set aside for the planting of trees, and

WHEREAS, the holiday, called **Arbor Day**, was first observed with the planting of more than a million trees in Nebraska, and

WHEREAS, Arbor Day is now observed throughout the nation and the world, and

WHEREAS, trees can reduce the erosion of our precious topsoil by wind and water, lower our heating and cooling costs, moderate the temperature, clean the air, produce oxygen and provide habitat for wildlife, and

WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products, and

WHEREAS, trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community, and

WHEREAS, trees, wherever they are planted, are a source of joy and spiritual renewal,

NOW, THEREFORE, I DONALD E. PELOQUIN, MAYOR OF THE CITY OF BLUE ISLAND, do hereby proclaim April 30th, 2011 as

ARBOR DAY

in the City of Blue Island, and I urge all citizens to celebrate **Arbor Day** and to support efforts to protect our trees and woodlands, and

FURTHER, I urge all citizens to plant and care for trees to gladden the heart and promote the well-being of this and future generations.

Dated this 26th day of April, 2011

Donald E. Peloquin
Mayor, City of Blue Island