

REGULAR MEETING

CITY COUNCIL OF THE CITY OF BLUE ISLAND, ILLINOIS

June 12, 2012

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENTATION OF THE JOURNAL OF PROCEEDINGS: Regular Meeting – May 22, 2012

REPORT OF CITY OFFICIALS

MAYOR:

1. DISCUSSION OF ADOPTING AN ORDINANCE TO SELL GENERAL OBLIGATION BONDS, SERIES 2012, IN AN AMOUNT NOT TO EXCEED \$600,000.00 FOR THE PURPOSE OF PAYING PRE-DEVELOPMENT COSTS RELATING TO A WATER SUPPLY SYSTEM AT THE JUNE 24, 2012 COUNCIL MEETING.

BIDS:

CITY CLERK:

CITY TREASURER:

CITY ATTORNEY:

1. AN ORDINANCE AMENDING THE BLUE ISLAND ZONING ORDINANCE OF 1971 AND PROVIDING FOR A COMPREHENSIVE MAP AND TEXT AMENDMENT.
2. AN ORDINANCE AMENDING ORDINANCE NO. 99-287 ENTITLED "THE LIQUOR CONTROL ORDINANCE FOR THE CITY OF BLUE ISLAND, ILLINOIS." ENACTED ON DECEMBER 14, 1999.
3. PETITION TO THE CITY COUNCIL OF THE CITY OF BLUE ISLAND TO RECONSIDER ITS DENIAL OF SPECIAL USE FOR THE REAL ESTATE LOCATED AT 2417 YORK STREET, BLUE ISLAND, ILLINOIS.
4. CONSIDERATION OF AFFORDABLE RECOVERY HOUSING APPEAL OF TERRY VRSHEK, FIRE CHIEF, ORDER TO CEASE OPERATING THE "RECOVERY HOUSING" BECAUSE THE PREMISES LACK AN APPROVED SPRINKLER SYSTEM AND APPROPRIATE STATE AND CITY LICENSES/PERMITS.

COMMITTEE REPORTS

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

ADJOURNMENT

BINA NOTICE

**NOTICE OF PUBLIC HEARING CONCERNING THE
INTENT OF THE MAYOR AND THE CITY COUNCIL OF
THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS
TO SELL GENERAL OBLIGATION BONDS, SERIES 2012,
IN AN AMOUNT NOT TO EXCEED \$600,000**

NOTICE IS HEREBY GIVEN that the City of Blue Island, Cook County, Illinois (the "City"), will hold a public hearing on the 12th day of June, 2012, at 6:00 p.m. (the "Hearing"). The Hearing will be held at 2434 West Vermont Street, Blue Island, Illinois. The purpose of the Hearing will be to receive public comments on the proposal to sell bonds of the City in an amount not to exceed \$600,000 for the purpose of paying pre-development costs relating to a water supply system.

Dated: June 5, 2012

By: /s/ Pam Frasor

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

Note to Publisher: The above notice is to be published one time on or before 7 days before the hearing, but not prior to 30 days before the hearing. Suggest June 5, 2012. **The publication may be in the "legals" or "classified" section of the paper. NO SPECIAL BORDER IS REQUIRED FOR THIS PUBLICATION. DO NOT USE ANY SPECIAL BORDER.** Please send your statement to:

Jenine Phillips
Ice Miller LLP
200 West Madison Street, Suite 3500
Chicago, Illinois 60606-3417


and send two publication certificates (and text) to Ice Miller LLP, 200 West Madison Street, Suite 3500, Chicago, Illinois 60606-3417, Attention Jenine Phillips.

PUBLISHER: DO NOT PRINT THE FOLLOWING:

Mayor's Approval and Order Setting Public Hearing:

The undersigned, Mayor of the above Municipality hereby approves and orders the setting of the above Bond Issue Notification Act hearing.

Date: June 4, 2012



Mayor

When signed by the Mayor, please date and fax back to Ice Miller LLP, Attention: Jenine Phillips at 312/726-7128.

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE BLUE ISLAND ZONING ORDINANCE OF 1971
AND PROVIDING FOR A COMPREHENSIVE MAP AND TEXT AMENDMENT**

WHEREAS, the City of Blue Island filed an application for a text and map Amendment for the creation of the Uptown-Transit Oriented Development (U-TOD) District pursuant to Article VIII, Sec. 8.9 of the Blue Island Zoning Ordinance of 1971, as amended, Blue Island, Illinois;

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 issued a recommendation to the City Council recommending that the text of the zoning ordinance and existing zoning map be amended;

WHEREAS, the City Council, after considering the following existing conditions within the city as they pertain to and concern zoning: 1) enhancement of property values as a result of the text and map amendment; 2) effect of the Cal-Sag Trail on the commercial district; 3) adoption of the Complete Street and Active Transportation Plan and 4) increase pleasure boat traffic on the Cal-Sag Channel, determined that the recommendation of the Zoning Board of Appeals is appropriate and significant changes in the existing zoning ordinance are necessary.

WHEREAS, the Zoning Board of Appeals has recommended that a zoning text and map amendment in the C-1, C-2 and R-1 District to create the Uptown-Transit Oriented Development (U-TOD) District be granted. A true and correct copy of the Recommendation from the Blue Island Zoning Board of Appeals is attached hereto as Exhibit "A"; 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

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 text and map amendment 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 Article IV of The Blue Island Zoning Ordinance of 1971 entitled: Zoning Districts, Map and Schedules of Uses: Bulk and Coverage is amended as follows: See attached Exhibit "B".

SECTION THREE

The Zoning Map for the city which is on file in the office of the City Clerk shall be amended in accordance with Exhibit "B".

SECTION FOUR

This text and map amendment shall apply to buildings erected hereafter and all uses of land or buildings established hereafter. All enlargements of or additions to existing buildings and uses occurring hereafter shall be subject to all regulations of this amendment.

SECTION FIVE

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

SECTION SIX

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

**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 the City of Blue Island for a zoning text and map amendment in the C-1, C-2, and R-1 districts to create the Uptown-Transit Oriented Development (U-TOD) District, pursuant to Article VIII, Section 8.9 of the Blue Island Zoning Ordinance of 1971, as amended, Blue Island, Illinois.

A hearing by the Blue Island Zoning Board of Appeals was convened on May 14, 2012 at 6:30 p.m. concerning the above referenced application. The Zoning Code states that an amendment may be proposed by City Council.

The Board heard testimony and received evidence from the City of Blue Island Mayor Donald E. Peloquin, Building Commissioner Robert Adams, Zoning Administrator Jason Berry, Treasurer Carmine Bilotto, and Mr. Ronald Bloom. Mr. Berry presented the Board with the proposed draft of the U-TOD zoning district and addressed the amendment standards found in Section 8.9 of the zoning ordinance for the City of Blue Island. The U-TOD district would be added to the zoning ordinance and amend the official zoning map of the City of Blue Island. The proposed district is attached hereto as Exhibit "A."

The boundary of the proposed district begins at the centerline of the alley west of Western Avenue at Union Street, proceeds south to the centerline of New Street, west to the second alley west of Western Avenue, south to Artesian Avenue, south along the center line of Artesian Avenue to the rear lot line of the parcel at the southwest corner of James Street and Olde Western Avenue, south along the rear lot lines of properties fronting Olde Western Avenue to the northwest corner of the Olde Western Historic District, south, east, and north along the boundaries of the Olde Western Historic District, east along the centerline of Canal Street, north at the alley west of Seely Avenue, east along the rear lot line of the parcels fronting the north side of Canal Street, north along the centerline of Division Street to the rear lot line of the parcel

at the northwest corner of Vermont Street and Division Street, west along the rear lot lines of the parcels fronting the north side of Vermont Street to Chicago Street, north along the centerline of Chicago Street to York Street, west along York Street to the west line of the Rock Island Railroad (Metra) right of way, north along the west line of said right of way to Union Street, west along the centerline of Union Street back to the point of beginning. A map and legal description is attached hereto as Exhibit "B."

The proposed district includes 470 parcels presently zoned C-1 Central Area Commercial (236 parcels), C-2 Highway Commercial (111 parcels), and R-1 Single-Family Residential (123 parcels). The City of Blue Island City Council opened the proposed zoning text and map amendment with a motion on February 14, 2012. Minutes of the City Council meeting for February 14, 2012 are attached hereto as Exhibit "C." The Blue Island Plan Commission at its meeting held on March 14, 2012 voted to recommend approval of the zoning text and map amendment. Minutes of the Blue Island Plan Commission meeting for March 14, 2012 are attached hereto as Exhibit "D."

Mayor Peloquin stated that the U-TOD zoning district seeks to guide the development opportunities identified by the *Blue Island Plan for Economic Development*, adopted by the City of Blue Island in July 2005. Mayor Peloquin noted that the U-TOD protects the Western Avenue commercial district and responds to Blue Island's Active Transportation Plan, as adopted by the City of Blue Island in March 2012, the development of the Cal-Sag Trail, and would encourage water recreation on the Cal-Sag Channel. Green infrastructure would be required for new development. The U-TOD district allows for increased density in the Metra station area to take advantage of the commuter rail assets found in Blue Island.

Zoning Administrator Jason Berry stated that the U-TOD district was created to be a unique district with its own set of regulations drafted to protect existing buildings, businesses, and homeowners while providing regulations for new construction that controlled design in a manner to create high-quality, contextual architecture. Berry reviewed the land use regulations (Sec. 4.06.5) and described the expanded list of uses available to property owners. Non-conforming uses would be protected by the existing zoning ordinance. The U-TOD creates two zones (A and B) designed to protect existing single-family housing. Mixed-use (commercial and residential), multi-family residential, live/work residences, and commercial uses would be permitted. Bulk regulations limit height on Western Avenue to three stories to preserve the existing street wall. In other areas six story mixed use and multi-family would be permitted. Single-family residential would be allowed on 25 ft. by 125 ft. lots. Design regulations are introduced to guide architectural style (Sec. 4.06.6). These include storefront design, façade articulation and transparency. Permitted and prohibited materials for new construction are outlined in Sec. 4.06.6(C)5 Exterior Finish Materials. Regulations for solar and wind energy and stormwater best management practices (BMPs) are included in Sec. 4.06.6(E), (F), and (G). Sign standards are regulated by Sec. 4.06.6(H). These include new regulations for projecting signs and large signs and murals. Sign design standards control size, materials, and lighting. A list of prohibited signs is outlined in Sec. 4.06.6(H)4. Parking is regulated by Sec. 4.06.7. Lastly, Berry noted the approval process outlined in Sec. 4.06.8.

Board Chairman Clifford Griffin asked if the proposed regulations would apply to the entire City. Berry responded that they would be limited to the boundaries of the U-TOD district, as presented.

Board Member Jeffrey Atwell expressed concern regarding the return of multi-family housing to the City's zoning ordinance and the impact that would have on existing vacancies and property values. Building Commissioner Adams stated that the U-TOD requires new construction to be of very high quality, resulting in high-value new construction. Treasurer Bilotto stated he had similar concerns, but noted that the market for rental housing remains strong in Blue Island. Berry stated that the City would soon begin enforcement of its Vacant Property Ordinance. Berry added that new housing is targeted by the Blue Island Comprehensive Plan for vacant parking areas near the Metra stations and would provide a tax boost to the City if developed. The additional density would create a larger market for businesses on Western Avenue.

Ronald Bloom stated his desire that any new construction respects the historic character of Blue Island.

After hearing testimony the Zoning Board reviewed the standards a zoning amendment as set forth in Article VIII, Section 8.9(6)(a) through (e), inclusive. The standards are as follows:

The Zoning Board of Appeals shall make findings based upon the evidence presented to it in each specific case with respect to the following matters:

- a. Existing used of property within the general area of the property in question.
- b. The zoning classification of the property within the general area of the property in question.
- c. The suitability of the property in question to the uses permitted under the existing zoning classification.
- d. The trend of development, if any, in the general area of the property in question.
- e. Projected uses of the property, as indicated in the Comprehensive Plan.

Zoning Administrator Berry addressed each standard before the Zoning Board.

Section 8.9(6)a: Existing used of property within the general area of the property in question. Berry stated that commercial and medical uses comprise 19% of the proposed district, general industry comprises 7%, mixed-use and residential comprise 43% of the proposed district, multi-family residential comprises 2% of the district, exempt and not-for-profit uses comprise 26% of the district, and vacant lands comprises 3%. Berry stated that the U-TOD would permit all but the general industrial uses. In addition, although the majority of the uses in the proposed district were mixed-use and residential, the current zoning classifications only permits mixed-use in the C-1 district and single-family residential is only permitted in the R-1 district.

Section 8.9(6)b: The zoning classification of the property within the general area of the property in question. Berry stated that 50% of the property in the proposed district is zoned C-1, 24% is zoned C-2, and 26% is zoned R-1. Adjacent properties are zoned R-1, C-1, C-2, and I-2. With the majority of the property zoned C-1, Central Area Commercial, the proposed U-TOD preserves the character of Blue Island's historic Uptown business district, while expanding uses for properties in C-2 and R-1.

Section 8.9(6)c: The suitability of the property in question to the uses permitted under the existing zoning classification. The broad mix of uses identified in standard 8.9(6)a illustrates that the limits of the existing zoning does not match the limited uses presently imposed by the existing zoning classifications.

Section 8.9(6)d: Projected uses of the property, as indicated in the Comprehensive Plan. Berry stated that trends for smart growth and sustainable development call for higher-density, mixed-use development with excellent connections to transit and walkability, as found in the proposed U-TOD district. Berry also noted that the South Suburban Mayors and Managers

Association was awarded a \$2.4MM Sustainable Communities Challenge Grant from the US Department of Housing and Urban Development and have targeted Blue Island's TOD for significant investment.

Section 8.9(6)e: Projected uses of the property, as indicated in the Comprehensive Plan. Berry stated that the CMAP drafted Blue Island Comprehensive Plan includes a number of strategies that directly address the U-TOD area. These include reconfiguring Western Avenue as complete streets (addressed by landscaping regulations), consolidating commercial uses along Western Avenue (addressed by district boundaries), preserve housing mix (addressed by expanded use table), and improve implementation (addressed by approval process). Berry discussed the Comprehensive Plan's land use map in relation to proposed multi-family housing.

The Zoning Board considered the above-mentioned standards together. A motion was duly made and seconded to recommend approval of the zoning amendment.

The votes were:

Four (4) votes Aye

No (0) votes Nay

Three (3) votes Absent – Eric Frausto, Daniel Perez, Willie Scott

No (0) votes Abstain

The motion carried.

Therefore, the Zoning Board finds that the zoning amendment would be in accordance with the standards and requirements of Ordinance No. 2151.

Respectfully submitted,
ZONING BOARD OF APPEALS

Clifford Griffin, Chairman

Vonda Hardy

Willie Scott

Daniel Perez

Sue Andrews

Eric Frausto

Jeffrey Atwell

Blue Island Uptown Transit Oriented Zoning District – Draft

March 14, 2012 : BIPC | Teska Associates, Inc. | Ginkgo Planning & Design, Inc.

ARTICLE IV : ZONING DISTRICTS, MAP AND SCHEDULES OF USES: BULK AND COVERAGE

SECTION 4.01 Establishment of Zoning Districts

Add the following under “Commercial Districts”

“U-TOD - Uptown Transit Oriented Development District”

SECTION 4.06 (New Section)

4.06.1 Purpose Statement

4.06.2 How to Use the Uptown Transit Oriented Development (TOD) Zoning District

4.06.3 General Cross-reference Guide for Additional Regulations

4.06.4 General District Regulations

4.06.5 Land Use Regulations

4.06.6 Design Regulations

4.06.7 Parking Regulations

4.06.8 Application Procedures

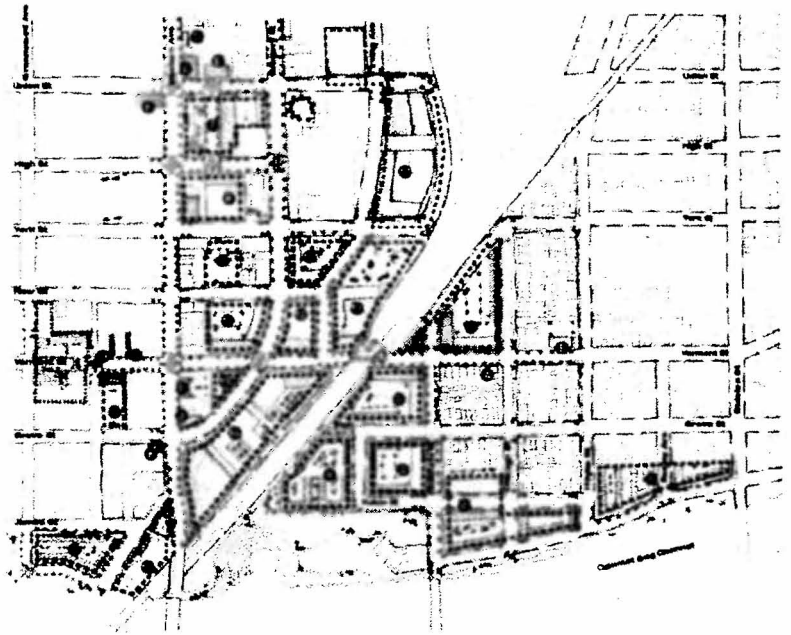


4.06.1 Purpose Statement

The Uptown Transit Oriented Development (TOD) Zoning District is intended to provide for transit-supportive land use that promotes commercial, cultural, institutional, governmental, and residential uses in a compact pedestrian oriented design in accordance with the Blue Island Master Plan, or any subsequent amendment thereto, or plan for the uptown that supersedes it. The map symbol and short name for this district shall be U-TOD.

Objectives for development within the U-TOD include:

- A. Creating a streamlined development review process and clear standards to encourage development;
- B. Placement of dwellings, shops, and workplaces generally located in close proximity to each other, not separated by large expanses of parking;
- C. Well configured open spaces and landscaped streets dedicated to collective social activity, recreation and visual enjoyment;
- D. On-street parking and centralized parking facilities to collectively support principal uses in the Uptown; and civic buildings that act as landmarks, symbols, and activity centers for community identity.



Blue Island Plan for Economic Development

4.06.2 How to Use the Uptown Transit Oriented Development (U-TOD) Zoning District

- A. Review the Table of Use Regulations to determine whether your use is permitted in the U-TOD District (Section 4.06.5).
- B. Review the Application Procedures to determine the type of review that is required for your project (Section 4.06.8)
- C. Review the Land Use, Building Form and Design Regulations, and Parking Regulations (Sections 4.06.5, 4.06.6, 4.06.7) which contain specific rules for buildings, sites, and signs.

4.06.3 General Cross-reference Guide for Additional Regulations

- A. Land Use Interpretation. Reference procedures for interpretation of uses listed in Section 4.06.4.
- B. Accessory Uses. Reference permitted accessory uses in Article V, except as modified by this Chapter.
- C. Parking and Loading. Reference parking and loading requirements applicable in Article V, except as modified by this Section 4.06.
- D. Signs. Reference sign regulations in Article V, except as modified by this Section 4.06.
- E. Landscaping, Screening and Fencing. Reference requirements relating to landscaping, screening, and buffering in Article VII, except as modified by this Chapter.
- F. Nonconforming. Reference requirements relating to nonconforming uses, structures and lots in Article VI, except as modified by this Chapter.

EXHIBIT "A"

TO: Mayor and City Council

FROM: Blue Island Zoning Board of Appeals

RE: Application of the City of Blue Island for a zoning text and map amendment in the C-1, C-2, and R-1 districts to create the Uptown-Transit Oriented Development (U-TOD) District, pursuant to Article VIII, Section 8.9 of the Blue Island Zoning Ordinance of 1971, as amended, Blue Island, Illinois.

A hearing by the Blue Island Zoning Board of Appeals was convened on May 14, 2012 at 6:30 p.m. concerning the above referenced application. The Zoning Code states that an amendment may be proposed by City Council.

The Board heard testimony and received evidence from the City of Blue Island Mayor Donald E. Peloquin, Building Commissioner Robert Adams, Zoning Administrator Jason Berry, Treasurer Carmine Bilotto, and Mr. Ronald Bloom. Mr. Berry presented the Board with the proposed draft of the U-TOD zoning district and addressed the amendment standards found in Section 8.9 of the zoning ordinance for the City of Blue Island. The U-TOD district would be added to the zoning ordinance and amend the official zoning map of the City of Blue Island. The proposed district is attached hereto as Exhibit "A."

The boundary of the proposed district begins at the centerline of the alley west of Western Avenue at Union Street, proceeds south to the centerline of New Street, west to the second alley west of Western Avenue, south to Artesian Avenue, south along the center line of Artesian Avenue to the rear lot line of the parcel at the southwest corner of James Street and Olde Western Avenue, south along the rear lot lines of properties fronting Olde Western Avenue to the northwest corner of the Olde Western Historic District, south, east, and north along the boundaries of the Olde Western Historic District, east along the centerline of Canal Street, north

at the alley west of Seely Avenue, east along the rear lot line of the parcels fronting the north side of Canal Street, north along the centerline of Division Street to the rear lot line of the parcel at the northwest corner of Vermont Street and Division Street, west along the rear lot lines of the parcels fronting the north side of Vermont Street to Chicago Street, north along the centerline of Chicago Street to York Street, west along York Street to the west line of the Rock Island Railroad (Metra) right of way, north along the west line of said right of way to Union Street, west along the centerline of Union Street back to the point of beginning. A map and legal description is attached hereto as Exhibit "B."

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Mayor Peloquin stated that the U-TOD zoning district seeks to guide the development opportunities identified by the *Blue Island Plan for Economic Development*, adopted by the City of Blue Island in July 2005. Peloquin noted that the U-TOD protects the Western Avenue commercial district and responds to Blue Island's Active Transportation Plan, as adopted by the City of Blue Island in March 2012, the development of the Cal-Sag Trail, and would encourage water recreation on the Cal-Sag Channel. Green infrastructure would be required for new

development. The U-TOD district allows for increased density in the Metra station area to take advantage of the commuter rail assets found in Blue Island.

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Board Chairman Clifford Griffin asked if the proposed regulations would apply to the entire City. Berry responded that they would be limited to the boundaries of the U-TOD district, as presented.

Board Member Jeffrey Atwell expressed concern regarding the return of multi-family housing to the City's zoning ordinance and the impact that would have on existing vacancies and property values. Building Commissioner Adams stated that the U-TOD requires new construction to be of very high quality, resulting in high-value new construction. Treasurer Bilotto stated he had similar concerns, but noted that the market for rental housing remains strong in Blue Island. Berry stated that the City would soon begin enforcement of its Vacant Property Ordinance. Berry added that new housing is targeted by the Blue Island Comprehensive Plan for vacant parking areas near the Metra stations and would provide a tax boost to the City if developed. The additional density would create a larger market for businesses on Western Avenue.

Ronald Bloom stated his desire that any new construction respects the historic character of Blue Island.

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The Zoning Board of Appeals shall make findings based upon the evidence presented to it in each specific case with respect to the following matters:

- a. Existing used of property within the general area of the property in question.
- b. The zoning classification of the property within the general area of the property in question.
- c. The suitability of the property in question to the uses permitted under the existing zoning classification.

- d. The trend of development, if any, in the general area of the property in question.
- e. Projected uses of the property, as indicated in the Comprehensive Plan.

Zoning Administrator Berry addressed each standard before the Zoning Board.

Section 8.9(6)a: Existing used of property within the general area of the property in question. Berry stated that commercial and medical uses comprise 19% of the proposed district, general industry comprises 7%, mixed-use and residential comprise 43% of the proposed district, multi-family residential comprises 2% of the district, exempt and not-for-profit uses comprise 26% of the district, and vacant lands comprises 3%. Berry stated that the U-TOD would permit all but the general industrial uses. In addition, although the majority of the uses in the proposed district were mixed-use and residential, the current zoning classifications only permits mixed-use in the C-1 district and single-family residential is only permitted in the R-1 district.

Section 8.9(6)b: The zoning classification of the property within the general area of the property in question. Berry stated that 50% of the property in the proposed district is zoned C-1, 24% is zoned C-2, and 26% is zoned R-1. Adjacent properties are zoned R-1, C-1, C-2, and I-2. With the majority of the property zoned C-1, Central Area Commercial, the proposed U-TOD preserves the character of Blue Island's historic Uptown business district, while expanding uses for properties in C-2 and R-1.

Section 8.9(6)c: The suitability of the property in question to the uses permitted under the existing zoning classification. The broad mix of uses identified in standard 8.9(6)a illustrates that the limits of the existing zoning does not match the limited uses presently imposed by the existing zoning classifications.

Section 8.9(6)d: Projected uses of the property, as indicated in the Comprehensive

Plan. Berry stated that trends for smart growth and sustainable development call for higher-density, mixed-use development with excellent connections to transit and walkability, as found in the proposed U-TOD district. Berry also noted that the South Suburban Mayors and Managers Association was awarded a \$2.4MM Sustainable Communities Challenge Grant from the US Department of Housing and Urban Development and have targeted Blue Island's TOD for significant investment.

Section 8.9(6)e: Projected uses of the property, as indicated in the Comprehensive

Plan. Berry stated that the CMAP drafted Blue Island Comprehensive Plan includes a number of strategies that directly address the U-TOD area. These include reconfiguring Western Avenue as complete streets (addressed by landscaping regulations), consolidating commercial uses along Western Avenue (addressed by district boundaries), preserve housing mix (addressed by expanded use table), and improve implementation (addressed by approval process). Berry discussed the Comprehensive Plan's land use map in relation to proposed multi-family housing.

The Zoning Board considered the above-mentioned standards together. A motion was duly made and seconded to recommend approval of the zoning amendment.

The votes were:

Four (4) votes Aye

No (0) votes Nay

Three (3) votes Absent – Eric Frausto, Daniel Perez, Willie Scott

No (0) votes Abstain

The motion carried.

Therefore, the Zoning Board finds that the zoning amendment would be in accordance with the standards and requirements of Ordinance No. 2151.

Respectfully submitted,
ZONING BOARD OF APPEALS

Clifford Griffin, Chairman

Vonda Hardy

Willie Scott

Daniel Perez

Sue Andrews

Eric Frausto

Jeffrey Atwell

EXHIBIT "B"



March 14, 2012 : BIPC | Teska Associates, Inc. | Ginkgo Planning & Design, Inc.

ARTICLE IV : ZONING DISTRICTS, MAP AND SCHEDULES OF USES: BULK AND COVERAGE



SECTION 4.01 Establishment of Zoning Districts

Add the following under "Commercial Districts"

"U-TOD - Uptown Transit Oriented Development District"

SECTION 4.06 (New Section)

4.06.1 Purpose Statement

4.06.2 How to Use the Uptown Transit Oriented Development (TOD) Zoning District

4.06.3 General Cross-reference Guide for Additional Regulations

4.06.4 General District Regulations

4.06.5 Land Use Regulations

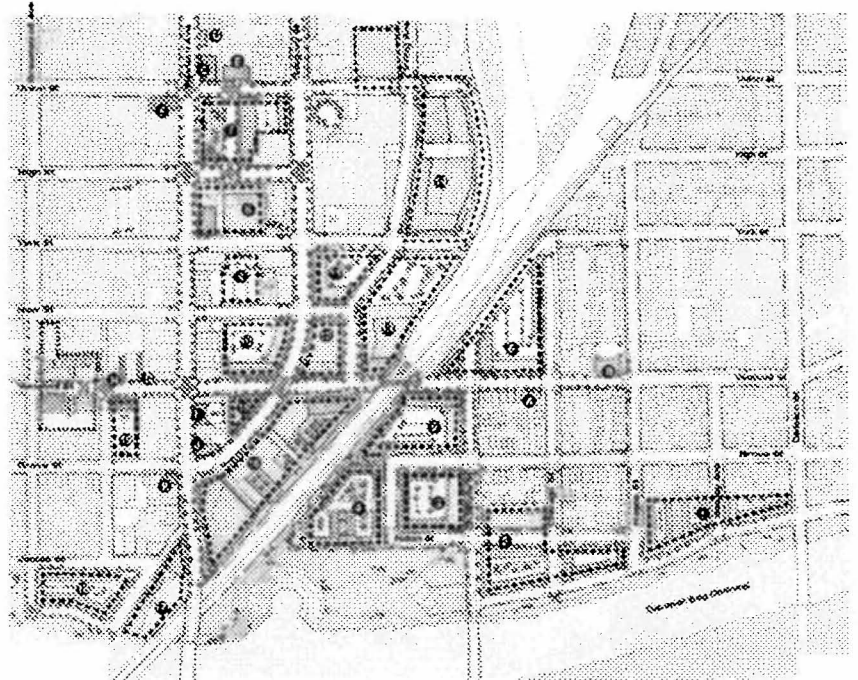
4.06.6 Design Regulations

4.06.7 Parking Regulations

4.06.8 Application Procedures

4.06.1 Purpose Statement

The Uptown Transit Oriented Development (TOD) Zoning District is intended to provide for transit-supportive land use that promotes commercial, cultural, institutional, governmental, and residential uses in a compact pedestrian oriented design in accordance with the Blue Island Master Plan, or any subsequent amendment thereto, or plan for the uptown that supersedes it. The map symbol and short name for this district shall be U-TOD.



Blue Island Plan for Economic Development

Objectives for development within the U-TOD include:

- A. Creating a streamlined development review process and clear standards to encourage development;
- B. Placement of dwellings, shops, and workplaces generally located in close proximity to each other, not separated by large expanses of parking;
- C. Well configured open spaces and landscaped streets dedicated to collective social activity, recreation and visual enjoyment;
- D. On-street parking and centralized parking facilities to collectively support principal uses in the Uptown; and civic buildings that act as landmarks, symbols, and activity centers for community identity.

4.06.2 How to Use the Uptown Transit Oriented Development (U-TOD) Zoning District

- A. Review the Table of Use Regulations to determine whether your use is permitted in the U-TOD District (Section 4.06.5).
- B. Review the Application Procedures to determine the type of review that is required for your project (Section 4.06.8)
- C. Review the Land Use, Building Form and Design Regulations, and Parking Regulations (Sections 4.06.5, 4.06.6, 4.06.7) which contain specific rules for buildings, sites, and signs.

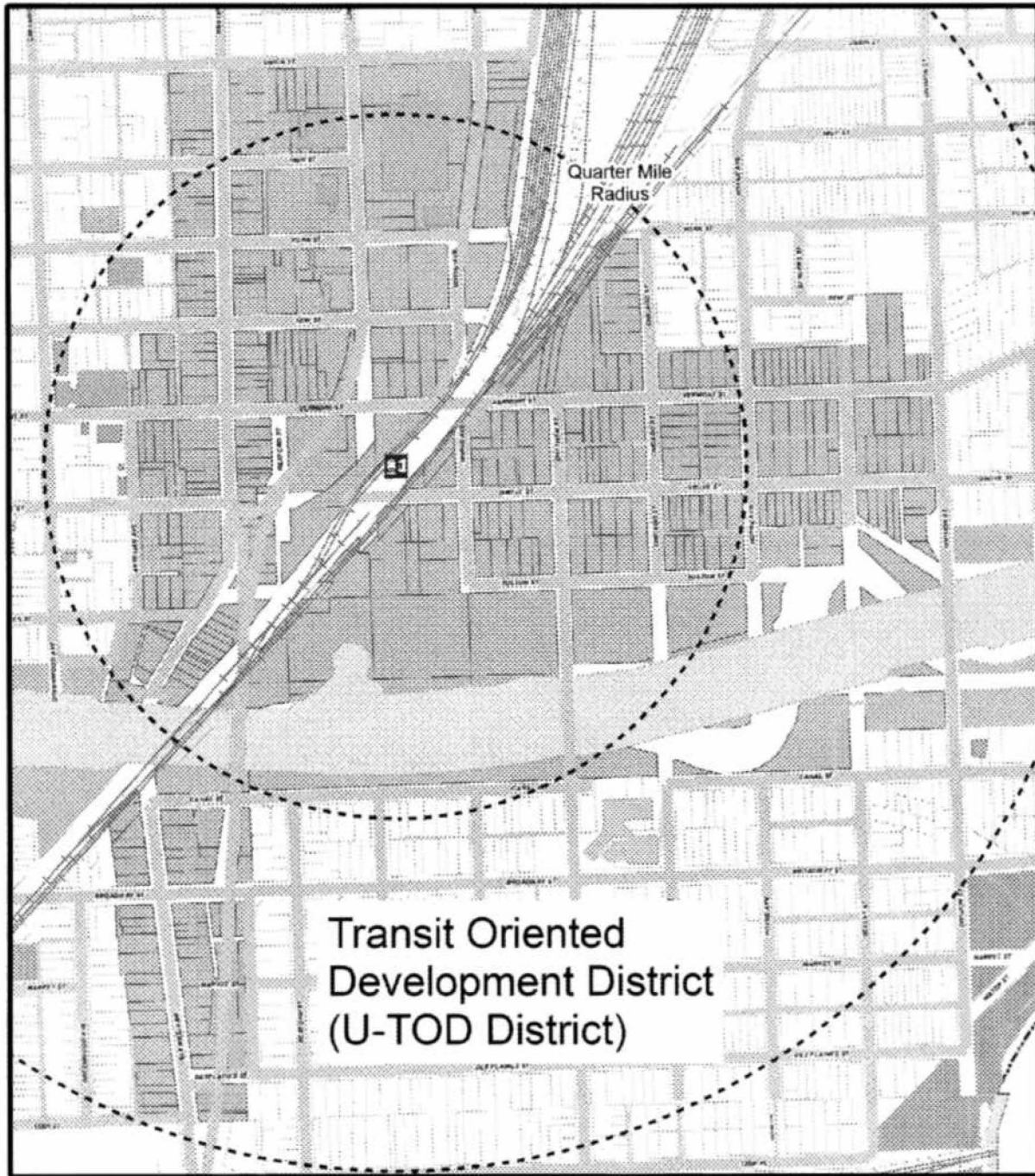
4.06.3 General Cross-reference Guide for Additional Regulations

- A. Land Use Interpretation. Reference procedures for interpretation of uses listed in Section 4.06.4.
- B. Accessory Uses. Reference permitted accessory uses in Article V, except as modified by this Chapter.
- C. Parking and Loading. Reference parking and loading requirements applicable in Article V, except as modified by this Section 4.06.
- D. Signs. Reference sign regulations in Article V, except as modified by this Section 4.06.
- E. Landscaping, Screening and Fencing. Reference requirements relating to landscaping, screening, and buffering in Article VII, except as modified by this Chapter.
- F. Nonconforming. Reference requirements relating to nonconforming uses, structures and lots in Article VI, except as modified by this Chapter.

4.06.4 General District Regulations

A. Establishment of Districts

The boundaries of the U-TOD District and lands uses for blocks or parcels shall be as described in the Blue Island Uptown Zoning District, or any subsequent amendment thereto.



Map 1. U-TOD District Boundary Map

B. General Use Regulations

1) New Uses of Old Structures.

If the use of any existing structure is hereafter changed to another use permitted in the applicable zoning district, then the new use shall comply with all regulations of this Ordinance; provided that the mere establishment of a new use does not by itself require the existing structure to conform to the lot size or other bulk regulations of this Ordinance.

2) Remodeling. If any structure is hereafter remodeled the following regulations shall be adhered to: (Also see Section 4.06.8 A. 2.)

- a) The entire structure, as remodeled, shall comply with all regulations of this Ordinance and all other applicable codes, or
- b) Any degree of non-conformance shall not be increased; and
- c) The off-street parking facilities provided for the structure shall not be reduced below (or if already less than, shall not be further reduced below) the requirements that would be applicable to a similar new structure or use within the zoning district.

3) Interpretation of Use Lists

Land uses (special or prohibited) which though not contained by name in the Table of Use Regulations (Section 4.06.05), and are deemed to be similar in nature and clearly compatible with the listed uses, may be allowed. Such approval for non-listed uses shall not be approved by the Zoning Administrator until the application for such use has been reviewed by the Plan Commission and approved by the City Council. All non-listed uses which are approved by the City Council shall be added to the Table of Use Regulations by ordinance.

4) Nonconforming Uses

- a) All existing uses within the UT-TOD zoning district are exempt from the nonconforming regulations in Article VI, with the exception of the following:
 - i) Single family homes that have been internally subdivided into two or more units.
 - ii) Residential building conversions to commercial use.
 - iii) Industrial uses.

4.06.5 Land Use Regulations

A. Table of Use Regulations

The Table of Use Regulations lists the uses allowed within zoning districts, according to the following:

- 1) All Special Uses permitted in the UT-TOD District are subject to the application procedures in Section 4.06.8 and Article VIII.
- 2) The “Use Standards” column contains references to the applicable standards that apply to the listed use type. The Use Standards are presented in Paragraph B of this Section 4.06.

4.06.5.1 Table of Use Regulations

Uses Uses in the Uptown TOD are organized in this table as follows:	P = Permitted Use S = Special Use	Use Standards
Residential		
Assisted living	S	
Attached single family dwelling	P	
Dwelling unit, ground floor	P	Only in live work buildings and in Use Zone B
Dwelling unit, second floor	P	
Group home	S	
Multiple family dwellings	P	Must share a common interior hallway
Nursing home	S	
Single-family residence	P	Only in Use Zone B
Two-family residence	P	

Public and Civic		
Community Center		
▪ ≤25,000 sq. ft.	P	
▪ ≥25,000 sq. ft.	S	
Communications Facilities		
▪ Broadcast and recording studio	P	
▪ Telecommunications facility	S	
Cultural Institutions	S	
Day Care Centers	P	
Educational Institutions	S	
Hospitals	S	
Places of Worship	S	
Post Office	P	
Business/Commercial		
Animal Services		
▪ Kennel	S	
▪ Veterinary clinic or hospital	S	
Building Trades/Contractor's Office	S	No outdoor storage permitted in UT TOD
Business Support Services	S	
▪ real estate sales/leasing		

Eating and Drinking Establishments		
▪ Bakery	P	Limited to sales of goods produced for sale onsite only
▪ Carryout or fast food	S	
▪ Full service	P	
▪ Tavern or bar	S	
Financial Services		
▪ Bank	P	Drive-through not allowed
Funeral & Interment Services		
▪ Funeral Home	S	
Lodging/Accommodation		
▪ Bed and breakfast	P	Section 4.06.5 B.1
Offices		
▪ Administrative, professional, general	P	
▪ Medical	P	
Personal Services	P	
▪ Dry cleaners	S	May include accessory equipment serving not more than the principal retail outlet for which this is a part
Retail Sales, Food & Beverage		
▪ Package liquor store	S	
Retail Sales, General		
▪ ≥ 50,000 sq. ft.	S	
▪ ≤ 50,000 sq. ft.	P	

▪ Art studio or gallery	P	
Sports & Recreational Facility, Indoor		
▪ Billiard and pool hall	S	
▪ Bowling alley	S	
▪ Health club/fitness	P	
▪ Movie and live theater, indoor	S	
▪ Roller rink	S	
Vehicle Sales and Service		
▪ Automobile & motorcycle sales	P	Indoor only
▪ Automobile repair service	S	Only as an accessory use to a gas station
▪ Car wash	S	
▪ Gas station	S	
Industrial		
Manufacturing		
▪ Artisan	S	
Transportation		
Commuter parking lot	P	
Commuter train station	P	
Public garages	P	
Public/municipal parking lots	P	
Transit facilities (shelters, depots)	P	

Miscellaneous and Accessory Uses		
Outdoor sales	P	If associated with a permitted principal use
Outdoor seating	P	If associated with a permitted principal use; Section 4.06.5 B.2
Shelters, gazebos, band shells	P	
Solar energy systems	P/S	Permitted use if < 60% of roof area or 100 sq. ft. if ground mounted. Special use if > 60% of roof area or >100 sq. ft. if ground mounted.
Wind energy systems	P/S	Permitted up to 35 ft.; Special use if ≥35 ft.

B. Additional Use Standards

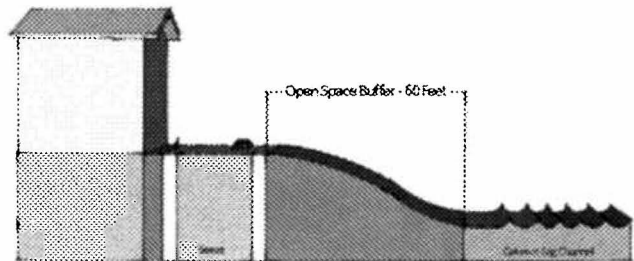
- 1) Bed and Breakfast Inn. A Bed and Breakfast establishment shall be operated in accordance with the following:
 - a) One parking space shall be provided for each guest room, plus the spaces required for a single family home, if occupied by the owner. Parking spaces may be stacked in a driveway to prevent the over-paving of the property.
 - b) One flood lit identification sign is permitted, not to exceed two square feet in area and 3.5 feet in height.
 - c) The only meal to be provided to guests shall be breakfast, and it shall only be served to guests taking lodging in the facility.
 - d) New construction, additions or remodeling must be in keeping with a residential character, and is subject to review by the Blue Island Historic Preservation Commission.
- 2) Outdoor Seating Associated with a Permitted Restaurant. Outdoor seating when associated with a permitted restaurant shall only be allowed in accordance with the following:

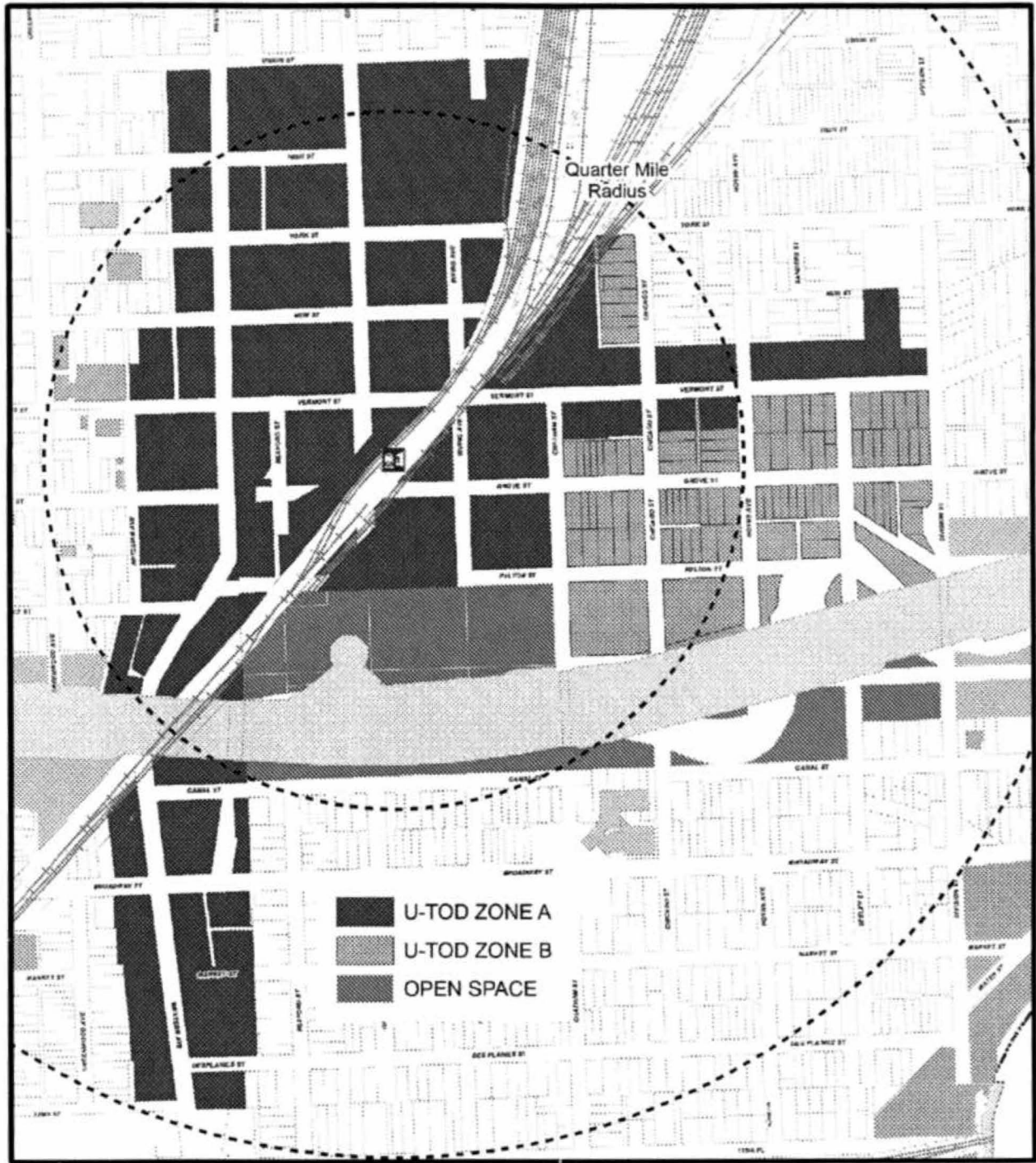
- a) Where seating is permitted adjacent on a public sidewalk, at least 5 feet of the sidewalk must remain unobstructed.

C. Land Use and Building Form Regulations

The Land Use and Building Form Regulations list standards which apply to all structures in the UT-TOD district according to the following:

- 1) Minimum Lot Size. The minimum lot size refers to the separate ground area, herein called the zoning lot, for each structure containing a Permitted Use or a Special Use (with the exception of Planned Unit Developments).
- 2) Yard Setback Requirements. All Permitted and Special Uses shall conform to the minimum and maximum yard setback requirements. For purposes of determining the side or rear yard adjacent to residential use, the adjacent property is considered to be residential where the property is located in a residential zoning district, or occupied by an existing residential use.
- 3) Gross Floor Area. The minimum gross floor area is measured from the outside of the exterior wall, including utility rooms, but excluding cellars, basements, open porches, breezeways, garages and other spaces that are not used frequently or during extended periods for living, eating or sleeping purposes, except that enclosed space intended for habitable rooms which are to be completed within a reasonable time shall be considered in computing such floor areas.
- 4) Mixed-Use Buildings. In buildings combining commercial and residential uses, residential uses are prohibited on the ground floor, except for live/work buildings. Commercial uses are permitted on the upper floors.
- 5) Channel Set-Back. All development along the Calumet-Sag Channel must provide for public access to the waterfront. A minimum Channel open space buffer zone set-back for all buildings or streets shall be sixty feet (60'), to ensure public access, and must be open to the public between the hours of 7am to 11pm.
- 6) Building Scale. To preserve the existing character of residential neighborhoods new construction or expansion of existing single-family residential uses shall not result in the consolidation of more than two existing residential lots. Commercial and multiple family buildings cannot be more than two stories taller than adjacent existing single-family homes.





Map 2. U-TOD District Land Use Map

4.06.5. 2: Table of Building Form Regulations

	MIXED USE	MULTI-FAMILY	ROW HOUSE	SINGLE FAMILY	COMMERCIAL
SETBACK					
FRONT	0' to 5' MAX	0'- 15' MAX	10'- 15' MAX	15'-25'	
SIDE	0'	0'	0'	10'	
REAR (LOT ABUTS ALLEY)	10'	10'	18'	35'	
REAR (LOT COMMERCIAL USE)	10'	10'	18'	35'	
REAR (LOT ABUTS RESIDENTIAL)	30'	30'	18'	35'	
HEIGHT (MAXIMUM)					
LOTS ALONG WESTERN AND OLD WESTERN	3 STORIES	3 STORIES	3 STORIES	N/A	3 STORIES
All OTHER LOTS IN THE DISTRICT	6 STORIES	6 STORIES	3 STORIES	2 STORIES	6 STORIES
USE					
STREET LEVEL USE	RETAIL/OFFICE	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RETAIL/OFFICE
UPPER LEVEL USE	OFFICE/ RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	OFFICE
MINIMUM LOT SIZE	NA	NA	NA	25' X 125'	NA
OFF STREET PARKING	NONE	1/DU	1/DU	1/DU	NONE
OFF STREET LOADING	1	N/A	N/A	N/A	1
LOT COVERAGE	90%	90%	60%	40%	90%

4.06.6 Design Regulations

A. Applicability

Any project application requiring administrative review, site plan review or public hearing, shall be subject to the following regulations, and landscape and fencing standards contained in Article VII, except as modified below.

- 1) If any provision of this Section 4.06.6 conflicts with the requirements of Article VII “Landscape and Screening,” the standards in this Section 4.06.6 shall govern.
- 2) Existing and new single-family detached residential uses are exempt from the regulations of this Section 4.06.6.

B. Building and Site Design Standards

- 1) Building Location and Orientation. For the purpose of this Section, all elevations of street facing buildings shall be considered the front. Furthermore, all elevations of a building facing the Cal-Sag Channel shall be considered the front.
 - a) Buildings must be along the streets with parking to the rear or sides.
 - b) Front doors and main entrances must face a street and be connected to the sidewalk.
 - c) Secondary entrances from parking to the rear and side are encouraged.

- 2) Permitted Uses in Building Setback Areas along Streets. The setback area can be expanded to accommodate the above pedestrian oriented uses if needed. Setback areas will be primarily used for landscaping and other pedestrian oriented uses including:
- a) Widened sidewalks and entranceways.
 - b) Plazas, outdoor gardens, patios and outdoor seating areas.
 - c) Water features, including bio-swales or other stormwater management elements.
 - d) Public art or outdoor architectural features like clock towers, pergolas etc.
 - e) Architectural features that help to create a stronger pedestrian scale can extend into the setback area up to ten feet (10'), including:
 - i) Canopies, marquees and other projections that create shaded and protected entrances.
 - ii) Extended roofs and eaves, and awnings and canopies over windows.
 - iii) Projecting blade signs that comply with Section 4.06.6 H.

3) Uses Not Permitted in Building Setback Areas along Streets

- a) Parking lots or structures, drive-through facilities, loading facilities or trash enclosures are not allowed within the setback area between the building facade and the street.
- b) Drive-through facilities located in the side yard must provide an enhanced landscaping buffer with pedestrian accommodation and amenities.
- c) Drop off areas or drive aisles in the setback area are strongly discouraged, and shall be allowed within the setback area with a Variance only when there are no reasonable alternatives. The following conditions shall be met if these uses are proposed in the setback area:
 - i) That these do not obstruct any direct connections between the sidewalk along the street and the entrances to the building; and
 - ii) That these are designed with special paving to appear to be extensions of the sidewalk and instead of curbs, the drive aisle is differentiated with bollards, pavers etc.

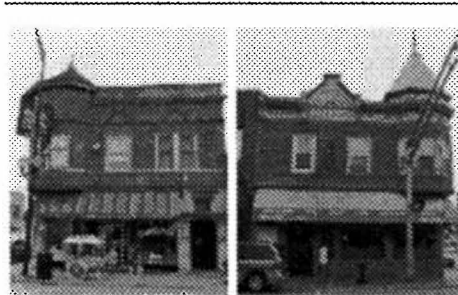
C. Architectural Style

Buildings in the Uptown TOD District of Blue Island showcase an impressive range of architectural styles from various periods over the last two centuries. This rich and eclectic collection can generally be divided into two distinct categories:

- Historic styles of the 19th century
- Modern style of the Mid-20th century

Design guidelines established in this Section acknowledge the value of both types, and that the needs and requirements of each vary. Whether designing new buildings or remodeling existing ones, the following two basic principles should be considered:

- 1) Adhere to any one style. Choose from the variety of historic, modern or contemporary styles.



A. Historic styles of the 19th century



B. Modern styles of the Mid-20th century



Fig. 8.2: An eclectic street wall, where the landmark 1896 Blue Island Opera House coexists with buildings of other styles and periods.

- 2) Avoid randomly mixing historic elements with modern and contemporary features.

3) 19th Century Historic Styles

Like many Main Streets in Illinois, Blue Island's downtown streets showcase two to three story mixed use buildings with storefronts at the street level. These buildings incorporated the traditional components of Historic Storefronts, including the following:

- A. ARTICULATED CORNICE
- B. UPPER LEVEL BAND OF WINDOWS
- C. BUILDING NAME / SIGN BAND
- D. SPANDREL PANEL
- E. LARGE STREET LEVEL WINDOWS
- F. KICK PANEL
- G. ENTRANCE



- a) For historic buildings in the UT-TOD District, distinguishing original architectural features should be maintained.
- b) Deteriorated building elements should be repaired rather than replaced whenever possible.
- c) When replacement is required, new elements should match the original elements in composition, color and material.
- d) Whenever possible, secondary siding, false "add-on" facades, and other elements that cover the historic facade should be removed and the original façade repaired or restored.
- e) Repairs must adhere to the original scale, lines and proportions of the building.
- f) The addition of historic elements that are inappropriate and inconsistent with the style of a building is not permitted.



4) Mid-20th Century Modern Style

Like many Main Streets of Illinois, Downtown Blue Island changed dramatically in the mid-twentieth century as new buildings were constructed and older storefronts were modernized in appearance. New technologies in glass and aluminum promoted renovation. With new bold signs, glassy shopfronts, and windows, Main Street stores became modern.

Typical Mid-20th Century components include:

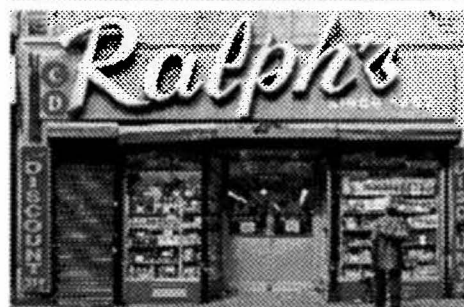
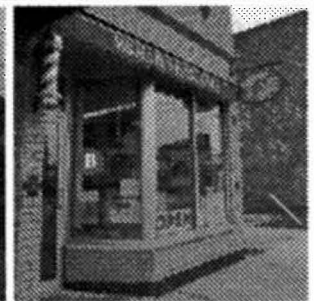
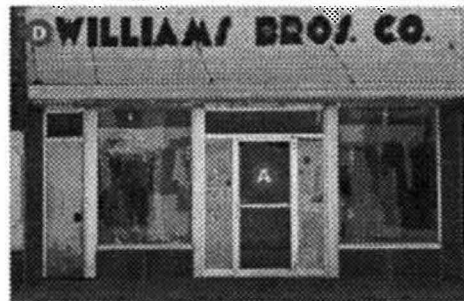
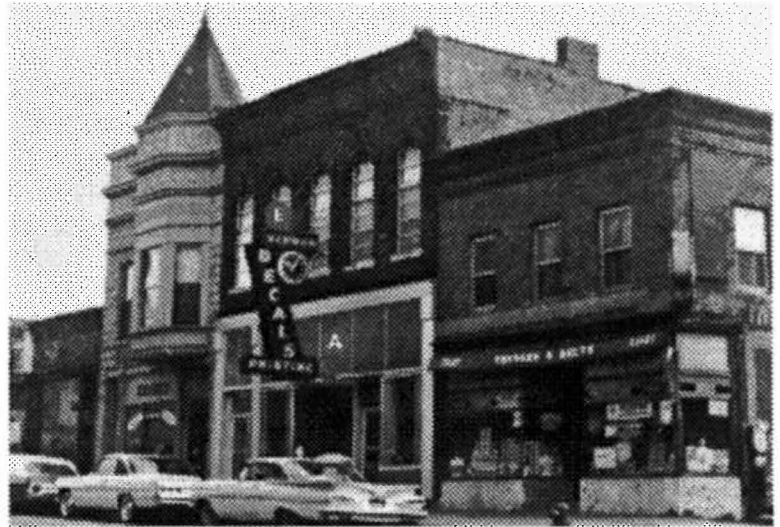
A. Sleek aluminum or steel surrounded smooth plate glass windows

B. Asymmetrical and angled storefronts and windows and recessed entries

C. Large and bold signage, often on upper level blank walls, proclaimed the name and was easily readable by a new fast-moving, driving customer-base.

D. Dramatic script with individual letters made out of stainless steel, painted sheet metal, aluminum or bronze, or in neon tubing, usually pinned to the wall or mounted to a canopy.

E. Bold and large projecting signs
When possible, existing modern 20th century storefronts should maintain these components and avoid the use of 19 century elements for any replacement or facade enhancements. Where large blank wall areas exist, the use of large, bold signs is encouraged to add color and interest to dull facades. See Large Signs on Blank Walls (Section 4.06.6.H.2.)



a) Asymmetrical and Angled Storefronts

- i) Asymmetrical display windows and recessed entries provided room for additional display and a small “exterior lobby.”
- ii) As the front wall of the storefront was opened up, straight, round, freestanding columns were exposed both within and outside the glassy storefront and became a design element on their own.

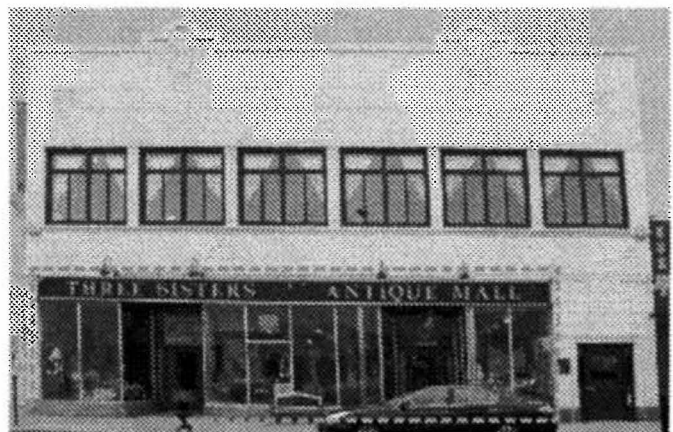
b) Facade Articulation

An articulated facade does not mean unnecessary and excessive ornamentation or applying fake architectural elements to create interest. It is an expression of the overall architectural style, the structural grid, the balance between wall and glass areas, and architectural details that adds shadow, depth and texture to the surfaces. Expanses of blank facades with no articulation are not allowed.



c) Facade Transparency

- i) Expanses of blank windowless walls are unattractive and not allowed.
- ii) For all street facing facades of nonresidential buildings, at least 35% of street level facade area must be transparent.
- iii) Upper levels are strongly encouraged to maximize window areas wherever possible.
- iv) Street level windows must allow views to the inside. Opaque spandrel panel areas are not allowed for street facing facades.
- v) Reflective or mirrored glass panels that restrict views to the interior are not allowed for storefronts.



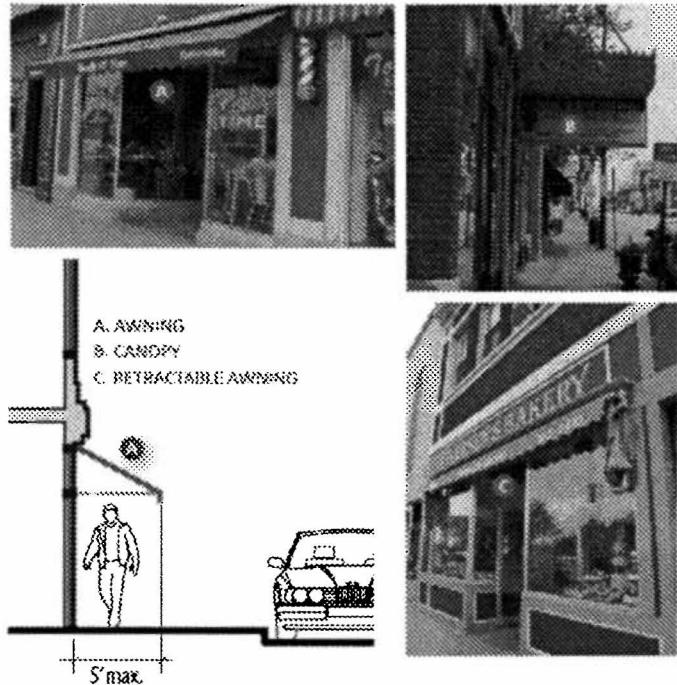
d) Entrances and Corner Features

- i) Articulated entrances and corners are simple ways to add interest and create a strong identity for a building.
- ii) Entrances at corners are especially encouraged at street intersections.
- iii) Multiple public entrances that connect to both the front sidewalk and rear or side parking area are strongly recommended.



e) Canopies and Awnings

Awnings and canopies are shading devices used over windows and doors to reduce heat gain, and to provide shelter for pedestrians from sun and rain. With the right design and placement, awnings and canopies can add great visual interest and color to buildings while creating a protected pedestrian walkway.



i) Size and Location

1. Awnings may project up to 5' into the public right of way over a sidewalk. The valance should be a minimum of 8 feet above the sidewalk.
2. Canopies may project up to 8' maximum and not extend beyond the curb.
3. Real retractable awnings are strongly encouraged.
4. Canopies can be cantilevered or supported by poles. Supports should not interfere with pedestrian traffic and leave at least 5 feet clear sidewalk area.

ii) Wrong Use of Awnings

The primary use of awnings and canopies should be to provide shade and weather protection.



D. Awnings and canopies that are used primarily as a business sign are not allowed.



E. Awnings should be over real windows, doorways or openings. The use of awnings over fake windows and doors, or over a blank wall, is strongly discouraged.

F. Awnings that are mounted too high or project too little into the sidewalk add no shade for pedestrians or windows. These are decorative or for signage only and are not allowed.

5) Exterior Finish Materials

The City of Blue Island is committed to “High Quality Materials” in all new buildings. These are materials that are long lasting, add long term value and permanence to a building, and have high energy efficiency.

a) General Requirements for All New Structures and Existing Structures undergoing Major Reconstruction. (See Section 4.06.8 A. 2 for definition of Major Reconstruction)

- i) At least 75% of all building facades shall incorporate primary materials.
- ii) The remaining 25% may incorporate other “Accent Materials” to add texture and interest.
- iii) Other new materials that meet the characteristics of high quality materials as outlined below will be considered by the City on a case by case basis.
- iv) Environmentally friendly materials that have a high LEED rating are strongly encouraged, along with materials that have high recycled content, local availability, thermal insulation, low construction waste, and potential for reuse.

- v) The natural color of masonry materials should be retained. Painted brick or stone is not allowed for any new construction.

- b) Primary Materials (75% of building facade) Primary materials are high quality materials that are characterized by; permanence and durability, low maintenance costs and energy efficiency, and include:
 - i) Brick
 - ii) Stone
 - iii) Cast Stone
 - iv) Glass and Curtain Walls
 - v) Metal Cladding
 - vi) Copper and Stainless Steel
 - vii) Fiber Cement Siding (e.g. Hardie Board)

- c) Accent Materials (25% of building facade):
 - i) Fiber Cement Siding (e.g. Hardie Board)
 - ii) EIFS (Exterior insulation and finishing system) EIFS shall only be allowed when the application is at least 10 feet above grade
 - iii) Stucco
 - iv) Wood (not plywood)
 - v) Decorative block
 - vi) Concrete panels, smooth or textured
 - vii) Synthetic plaster
 - viii) Standing seam roof (muted tones)

- d) Prohibited Materials:
 - i) Vinyl siding
 - ii) Wood siding
 - iii) CMUs (Concrete masonry unit)
 - iv) Mirrored or reflective glass
 - v) Plywood

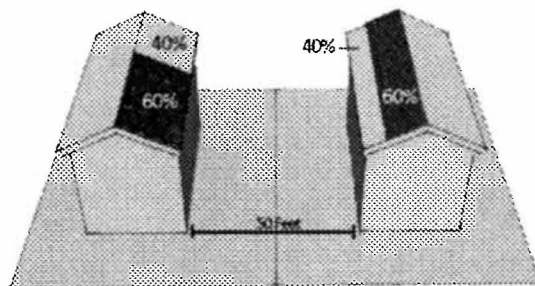
D. Lighting

- 1) All lighting mounted under a canopy or awning, including, but not limited to, luminaries mounted on or recessed into the lower surface of a canopy, shall be full cutoff, and shall not provide for internal illumination.

- 2) Wall lights, where used, shall be full cutoff and fully shielded.
- 3) Task focused lighting is permitted at gas stations, ATM drive-through, and similar uses as approved by the Zoning Administrator, and must include an internal louver so the light focuses directly on the task area and does not spill onto the pavement.

E. Solar Energy Systems

- 1) Solar panels shall not cover more than 60% of total roof surface of that part of pitched roofs facing a public street or within 50 feet of residential areas. This restriction shall not apply to solar shingles.



- 2) All frame and visible structural parts of a solar panel shall match the roof color. No solar panel shall be artificially lighted.
- 3) An emergency DC disconnect switch shall be provided in a location accessible outside near the electric meter to shut off the system in the event of an emergency.
- 4) Any solar panel not in service for a period of 180 days shall be removed and the property on which it is located restored to its original condition with 30 days.
- 5) The solar panels and supporting framework do not extend more than six (6) feet above the existing grade or above the roofline.

F. Wind Energy Systems

General Standards Applicable to all wind energy systems:

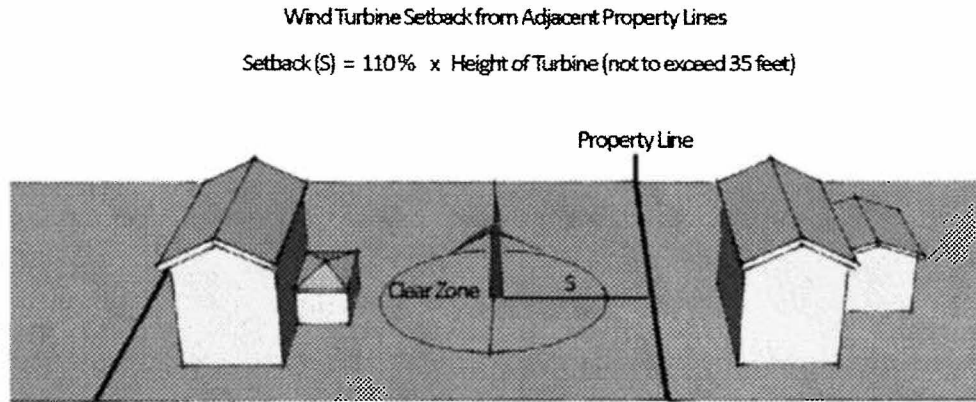
- 1) Sound. The wind system shall not exceed 60 dBA, as measured at the closest neighboring inhabited dwelling. The level, however, may be exceeded during short-term events such as utility outages and/or severe wind storms.
- 2) Shadow Flicker. The wind system shall be installed and operated so as not to cause a shadow flicker to fall on or in any existing residential structure.
- 3) Performance and Safety Standards. At the time of application, the applicant must present a certification from the manufacturer that the system's turbine and other components equal

or exceed the standards of one of the following national certification programs such as the: National Electrical Code (NEC), American National Standards Institute (ANSI), Underwriters Laboratories (UL), or any other small wind certification program recognized by the American Wind Energy Association. Electromagnetic Interference: system shall be designed and constructed so as not to cause radio and television interference. Wind tower systems shall be compliant with all life safety and building codes.

- 4) Removal. If the system remains nonfunctional or inoperative for a continuous period of six (6) months, the system shall be deemed to be abandoned. The system owner/operator shall remove the abandoned system at their expense. Removal of the system includes the entire structure, transmission equipment and fencing from the property excluding foundations. Non-function or lack of operation may be proven by reports from the interconnected utility. For off-grid systems the City of Blue Island shall have the right to enter the property at its sole discretion to determine if the off-grid system is generating power. Such generation may be proven by use of an AC amp meter with sustained 10 mph wind as determined by the City of Blue Island.
- 5) Small Structure Wind Energy Turbine Performance Standards
 - a) Height. The maximum height of the system shall be fifteen (15) feet above the highest point of the roofline of the structure it is mounted upon.
 - b) Diameter. The maximum diameter of the blades or rotor shall be ten (10) feet.
 - c) Visual Appearance. Finished in a single non-reflective, unobtrusive color, such as off-white, light gray, or other neutral color, or match the color of the building on which it is mounted. The appearance shall be maintained throughout the life of the unit.
 - d) Lighting. The wind system shall not be artificially lighted with accent lighting.
- 6) Small Tower Mounted Wind Energy Turbine Performance Standards
 - a) Set-back. The wind tower system shall be set back a distance equal to 110 percent (110%) of the combined height of the tower plus the length to the tip of the blade from all adjacent property lines. Additionally, no portion of the small wind energy system, including guy wire anchors, may be located within any required setback.
 - b) Clear Zone. The wind tower system shall maintain a circular clear zone that has a radius which is equivalent to 110 percent (110%) of the combined distance of the tower height plus the length to the tip of the blade. This clear zone shall be maintained free of any

occupied structures, tanks containing combustible/ flammable liquids, and above ground utility/electrical lines.

- c) Height. The height shall not exceed 35 feet.



- d) Visual Appearance. Finished in a single non-reflective, unobtrusive color, such as off-white, light gray, or other neutral color. The appearance shall be maintained throughout the life of the unit. Only monopole towers shall be permitted.
- e) Lighting. The wind tower system shall not be artificially lighted with accent lighting. For the protection of the flight patterns of aircraft and the protection of heliports, airports and landing strips, Small Tower Mounted Wind Energy Turbine must be lighted in accordance to the regulations and guidelines of the Federal Aviation Administration (FAA) regulations or appropriate authorities.
- f) Security. Any climbing apparatus must be located at least 12 feet above the ground, and the tower must be designed to prevent climbing within the first 12 feet.
- g) Signage. No tower should have any sign, writing, or picture that may be construed as advertising.

G. Landscaping and Screening

- 1) Applicability. Landscaping, streetscaping, screening, and paving according to the standards that follow shall be required when any of the following is proposed:
- a) Expansion of existing structures or lots wherein either the gross floor area or gross lot area is expanded by 25% or more.
 - b) Change of use

- c) Change of owner
- d) Redevelopment
- e) Building addition or expansion
- f) New construction
- g) Special use or a rezoning
- h) Any improvement to a residential lot that is occupied by a nonconforming commercial or industrial use.

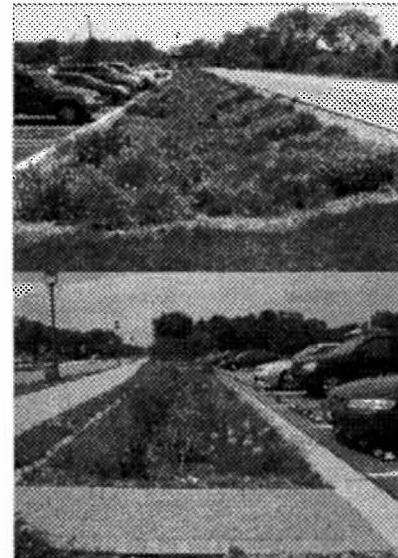
2) Streets and Public Rights-of-Way

- a) Streetscaping and plantings in the public rights-of-way shall be installed in accordance with the recommendations of the *Blue Island Plan for Economic Development*, as amended.
- b) Rear alleys should be provided for all residential lots.

3) Parking lots

Parking lots shall be landscaped in accordance with the requirements of the City's Landscape standards in Article VII, except as modified below:

- b) No more than 75 percent (75%) of the area of the parcel may be covered with impervious surfaces. Impervious coverage will be allowed up to 80 percent (80%) when Best Management Practices (BMP), such as porous pavements, bio-swales, rain-gardens, water recycling or green roofs are used.



4) Interior Lot Landscaping

The interior of lots shall be landscaped in accordance with the requirements of the City's landscape standards in Article VII, except as modified below:

- a) Foundation plantings are not allowed along the building frontages facing a primary commercial street. The use of planter boxes, or other landscape features, is required where it does not interfere with pedestrian access along the public walkway.

5) Screening Between Uses

Screening between incompatible uses, such as between residential and commercial uses, shall be landscaped in accordance with the requirements of the City's Landscape standards in Article VII.

H. Sign Standards

Intent. Historically, 19th Century Main Street commercial buildings showcased a large number of a variety of signs that engaged both pedestrians on the sidewalk and motorists on the street. In the Mid-Twentieth century, main street buildings continued this tradition with new technology and the advent of the Modern Style. Large and bold signage on simple modern commercial buildings became a hallmark of commercial buildings of this time.

The Sign Standards set forth in this section build on these historic precedents and strongly encourage the use of a **variety of a large number** of well-designed and appropriately scaled signs.

This approach of **“Encourage Many Good Signs”** has the following goals:

- Allow local businesses to have more visibility towards both pedestrian and car traffic
- Create a lively Main Street by adding color and interest to even the simplest buildings
- Dress up blank wall areas with creative signs
- Discourage “too little signage” that can make a building look vacant
- Encourage sign sizes that fit within the architectural scale of the building facade



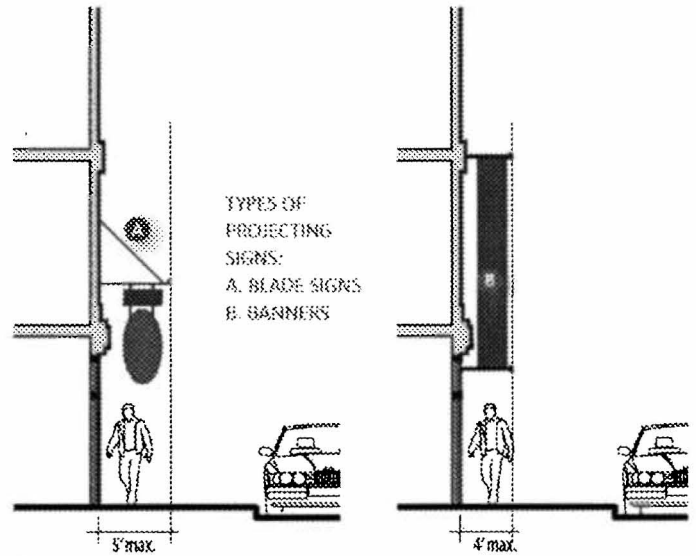
TYPES OF PERMITTED SIGNS
 A. WINDOW SIGNS
 B. PROJECTING SIGNS
 C. WALL SIGNS
 D. AWNING SIGNS
 E. LARGE SIGNS AND MURALS ON BLANK WALLS



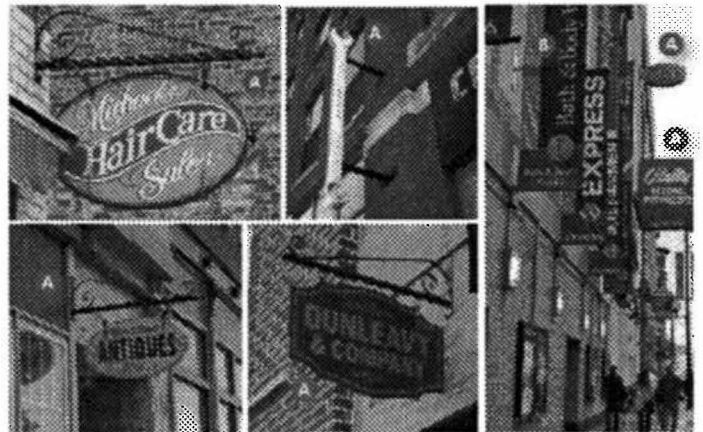
- Allow flexibility and encourage creative and unique signage with a simple review and variance process
- Preserve Old Signs of great quality that can continue to add value to the street even after a business has departed.

1) Projecting Signs

- a) Signs must be attached to building at sign band, column or wall only. Mounting hardware and supports cannot be roof mounted. Hardware must be of high quality and be part of the overall sign design.
- b) Projecting signs must provide a minimum vertical clearance of 8 feet above the sidewalk and may project up to 5' for Blade Signs and 4' for Banners into the right of way.



- c) Signs shall be consistent with the architectural style of the building. Signs should fit within the existing features of the facade and not cover elements such as windows, transoms or cornices.
- d) Blade Signs. Well scaled, projecting blade signs that have unique designs and quality craftsmanship can add great value to both historic and modern buildings.



- e) Banner Signs. Projecting banner signs mounted to the walls and vertical columns of a building can add great interest and color street facades, and add a vertical rhythm to flat walls.

2) Large Signs and Murals on Existing Blank Walls

- a) Intent. Many existing buildings still have large expanses of blank windowless walls that can be a detriment to the streetwall, and can make the buildings look dull and vacant. These blank areas, however, do provide an opportunity for unique large signs and murals that can add interest and variety to the street.

Historically, Main Streets boasted a variety of large signs, especially in the Mid-20th Century Storefronts. As upper floors often went unused, the whole facade sometimes became an advertising “billboard” for the store. Giant signage proclaimed the name and was easily readable by a new fast moving, driving customer-base.

These unique signs will be permitted by the Plan Commission on a case by case basis, after review and recommendation by the City Staff, provided the following requirements are met:

- b) Large signs and Murals are only permitted on existing buildings that already have significant expanses of blank wall areas.
- c) Blank, windowless walls are not permitted in new buildings.
- d) Existing upper level windows are not allowed to be covered with a new fake blank facade to locate large signs.



Existing large blank wall area



Example of Large Sign with individual letters on blank wall area



Large painted signs and murals that can enliven blank wall areas

- e) Sign and mural size cannot exceed 60% of the blank wall area. Sign types include:
 - i) Painted signs and mural.
 - ii) Large Individual Letters.
- f) These have to be located on the upper floors of buildings, or the side facades facing streets or alleys. These are not allowed at the street level.

3) Sign Design Standards

a) Size

- i) Blade signs: Up to 8 sq. ft. maximum. Blade signs are limited to one per storefront.
- ii) Banner signs: Up to 12 sq. ft. maximum and may not project above the building façade. Banner signs are limited to one per storefront.
- iii) Wall signs: 1 sq. ft. of sign for each lineal foot of the primary building façade.
- iv) Window signs: 25% of the total glass area of the commercial or storefront window.

b) Lettering

- i) Signs should be simple and have a direct message. Lettering shall be consistent and harmonious with the architecture of the building and its surroundings.
- ii) Lettering shall be proportional to the relative size of the sign area; and sign lettering shall be of a professional quality.

c) Materials and Color

- i) Sign colors, shapes, materials and sizes should reinforce the overall composition of the facade.
- ii) Materials shall be in keeping with the architecture of the building and shall conform to all applicable building codes.
- iii) The following materials shall be prohibited:
 1. Florescent materials (excluding lighting) and paints.
 2. Paper products as a permanent sign (paper, cardboard, poster board, and construction paper).

3. Cloth, plastic, tybeck, and vinyl materials affixed to a building as a permanent sign.

d) Lighting

- i) Internally lit signs may be permitted only if approved by the Plan Commission and consistent with the historic character of Uptown Blue Island and the sign guidelines in this Section 4.06.6.
- ii) The use of gooseneck lighting and signs lit by flood lights is encouraged
- iii) Only the illumination of the cut-out letters of internally illuminated wall or projecting signs is permitted.
- iv) Signs may be backlit or illuminated by spot lights; however, all light sources shall be located or shielded to ensure that the light source is not visible to the public from the sidewalk, street, or adjacent property to prevent glare.
- v) The use of neon lighting as an accent is permitted for projecting, window and wall signs in the U-TOD District, subject to the following:
 1. Neon lighting shall be used as an accent material on projecting and wall signs, such as for letters, logos and/or sign details. No projecting, window or wall sign may be entirely illuminated with neon.
 2. Neon lighting on projecting and wall signs shall not be illuminated during the daylight hours. When lit, neon lighting must be continuously illuminated. Flashing neon is prohibited.
 3. Neon lighting on projecting and wall signs shall not be combined with any reflective materials (e.g., mirrors, polished metal, highly-glazed tiles, or other similar materials) that would cause glare and increase the spread of light.
 4. Neon lighting to outline buildings or building elements, such as doors and windows, is prohibited.

4) Prohibited Signs

- a) Flashing signs.
- b) Pennant signs.
- c) Festoon lighting.
- d) Roof signs.
- e) Beacons.
- f) Changeable copy signs.

- g) Portable signs.
- h) Electronic or LED message boards.
- i) Internally illuminated signs: plastic box wall and projecting signs, and awning signs.

5) Preservation of Old Signs

Great signs can become an important part of a street’s identity and heritage. The Zoning Administrator shall determine if certain signs qualify for preservation and can remain after the business has closed. Businesses and building owners shall contact the City prior to the removal of a sign to determine if the sign will qualify for preservation.

6) Temporary Signs and Displays

- a) Temporary window signs and window displays can be used to dress up vacant buildings and storefronts. Creative signage/ artwork display can make a vacant storefront look occupied.
- b) Temporary signs and attention-getting devices, such as banners, pennants, valances, decorating lighting, or advertising display constructed of cloth, canvas, light, fabric, cardboard, wall board or other light materials may be permitted for promoting special community activities, special promotional sales, special events, or activities subject to the following provisions:
 - i) Seasonal (Holiday) signs and decorative Lighting;
 - ii) Winter holiday signs and decorative lighting;
 - iii) Special sale signs;
 - iv) Special event signs;
 - v) Real Estate and construction signs

7) Nonconforming Sign

- a) Pre-existing nonconforming signs shall be replaced within five years. To encourage property owners to replace non-conforming signs, the following incentives shall apply:
 - i) For signs that are replaced within two years of the effective date of this ordinance, the City shall waive all fees associated with the establishment or erection of signs.
 - ii) All non-conforming signs shall be removed and may be replaced with a conforming sign when:
 1. There is a change in use.
 2. There is a change in the name of the business.
 3. The sign is replaced for any reason.
 4. Repair of the sign exceeds 50% or more of the value of the sign.

4.06.7 Parking Regulations

A. Applicability

Any project application requiring administrative review, site plan review or public hearing, shall provide automobile and bicycle parking in off-street facilities in accordance with the minimum parking standards contained in Section 5.8 of the Blue Island Zoning Ordinance, except as modified below.

- 1) If any provision of this Section 4.06.6 conflicts with the requirements of Section 5.8 "Off-Street Parking and Loading Facilities," the standards in this Section 4.06.6 shall govern.

B. Adaptive Reuse of Buildings

- 1) Adaptive reuse of buildings, including remodeling and expansions up to 20 percent (20%), shall be exempt from parking requirements, but must maintain existing parking.

C. Off-Street Parking Lot/Space Location

- 1) Parking lots and off-street parking spaces shall comply with the locational and setback standards for each type of building form as provided in Section 4.06.5 C "Land Use and Building Form Regulations."
- 2) Residential Parking:
 - a) Required parking for residential uses is not allowed in the front and side yard setback areas.
 - b) Guest parking shall be required for multiple family residential uses at .25 spaces per dwelling unit.
 - c) Required guest parking for multiple family residential uses must be located on-site, or in designated owned or leased spaces off-site. On-street parking spaces can be counted to satisfying this requirement if a parking study indicates a surplus of available on-street parking within two blocks of the residential use.

D. Parking Structures

- 1) Parking structures shall be located and designed to minimize their impact on public streets and public spaces. A parking structure on an arterial commercial street shall provide for ground floor commercial space along the primary commercial street frontage.



Parking Structures
On Primary Commercial Streets

☒ Parking Levels Located Above Ground Floor Commercial Uses

☒ Ground Floor Commercial

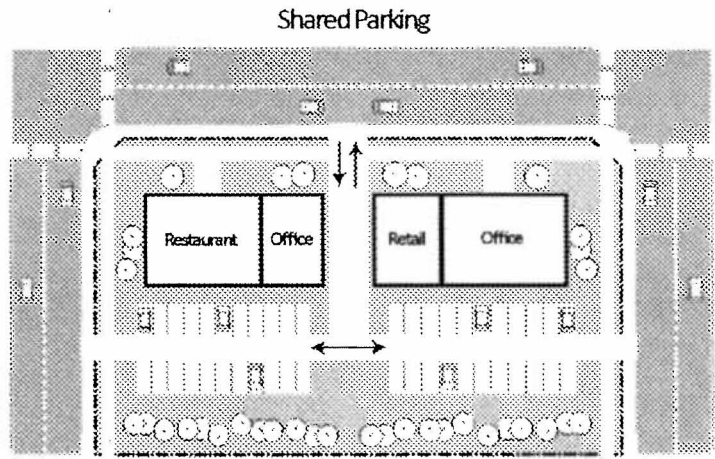
Note:
Parking structure access floors are not permitted on primary commercial streets.

- 2) Access doors for parking structures cannot be located on arterial commercial streets.

E. Automobile Access

- 1) Curb-Cuts Prohibited. In order to minimize the disruption of pedestrian and bike pathways along streets, and to provide for the primacy of pedestrians within the UT-TOD district, curb-cuts along arterial streets shall be prohibited. Secondary streets may have curb-cuts to serve shared parking lots and parking garages only.

- 2) Required Shared Access. When parking lots adjoin each other, vehicular access shall be provided between parking areas via drive aisles and easements from neighboring properties.



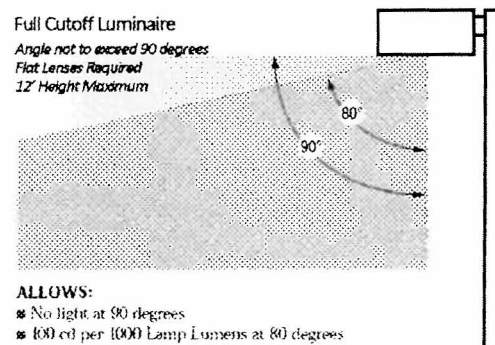
- 3) Sidewalks. Sidewalks must be constructed continuously across all driveways. Pedestrian should not be forced to change grade along a sidewalk to accommodate a driveway.

F. Lighting. Lighting must be controlled in height, intensity and design to create the desired “traditional” character of the Uptown District.

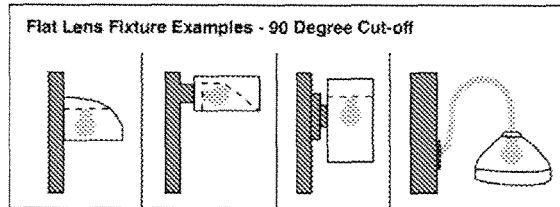
- 1) Glare. Light fixtures shall not produce glare on adjacent residential properties. To achieve this, luminaries shall be shielded to prevent light shining beyond the lot lines onto neighboring properties.

- 2) Fixtures Design. Lighting fixtures in parking lots must comply with the following standards:

- a) Where business uses and off-street parking lots abut residential uses, light fixtures shall not exceed twelve feet (12') in height.



- b) Full cutoff luminaires with a total cutoff angle of not more than ninety degrees (90°) shall be used.
- c) Flat lenses are required for all lighting fixtures.



4.06.8 Application Procedures

A. Applicability

- 1) New Construction. All construction of new structures within the UT-TOD District shall be approved in accordance with the provisions of this Section 4.06 of this Zoning Ordinance.
 - a) Single-family residences are exempt from the regulations and standards of this Section 4.06.
- 2) Major Reconstruction and Minor Remodeling
 - a) Major Reconstruction. The reconstruction or addition to any existing structure that meets one or more of the criteria below is considered a major reconstruction and shall be subject to the requirements of this Section 4.06. Major reconstruction is a project that results in:
 - i) A change in the height of the structure that is greater than five feet (5'); or
 - ii) A change in the footprint of the building greater than 10 percent (10%); or
 - iii) A change in the materials used on the elevations, exceeding 25 percent (25%); or
 - iv) A change in the site layout (e.g. a reconfiguration of parking; a reduction in the amount or change in the type or extent of landscaping exceeding 25 percent (25%) of the existing landscaped areas; or
 - v) The addition of a new land use that would increase the amount of parking.
 - b) Minor Remodeling. The remodeling or minor improvement to any existing structure that does not meet one or more of the criteria for major reconstruction as defined above, shall not be subject to the requirements of this Section 4.06. Minor remodeling or improvements may include, but is not limited to interior renovations; re-painting of exterior or interior, re-roofing of structure, or other work undertaken to maintain the structure in good repair (e.g. replacement of gutters, tuck pointing); and changes to the exterior that do not alter the character or bulk of the structure.

- i) The addition of additional dwelling units as result of a rehabilitation of an existing interior space that does not increase the size of the building floor area shall be considered a minor remodeling.

B. How to Obtain Project Approval. The intent of the City is to reward those projects that meet the intent of the *Blue Island Plan for Economic Development*, and all the requirements of the Section 4.06, with an expedited review and approval process.

- 1) Pre-application Conference. Prior to the official submission of any application, the applicant shall meet with the Zoning Administrator or her/his designee for a preliminary review of:
 - a) The scope and nature of the proposed improvement;
 - b) The types of building forms and uses proposed; and
 - c) Any site or façade improvements proposed.

The applicant shall be prepared to present conceptual plans, sketches or any other information necessary to explain the proposed improvements, including any specific requests to deviate from the standards of this Ordinance. The Zoning Administrator or her/his designee will provide general information and direction relative to the long-range goals of the *Blue Island Plan for Economic Development* and the regulations in this Section 4.06. The Zoning Administrator will provide direction on the applications, reviews, and meetings that will be required to obtain approval.

- 2) Administrative Review and Approval. Review of permitted uses and minor changes to existing structures or sites only require administrative review and approval by the Zoning Administrator.
 - a) Administrative approvals may comprise of reviews from City staff, including Community Development Department, Building Department, Public Works and Engineering, and Police Department, and the City’s consultants. All administrative reviews and approvals will require an application be submitted to the Zoning Administrator.
 - b) The Zoning Administrator may require an improvement that qualifies for administrative review to go through site plan review if the application does not comply with the standards herein, or if the Zoning Administrator determines that the scope of the project exceed his/her administrative authority.
- 3) Site Plan/Design Review by Plan Commission. Review of permitted uses and major changes to existing structures or sites require review and approval by the Plan Commission, without further review by the City Council.

- 4) Plan Commission and City Council Review and Approval. The Plan Commission or Zoning Board of Appeals and City Council shall review all applications that involve a change in zoning, special use, variation, require a subdivision, and all Planned Development applications, and any other application requiring a public hearing before the Plan Commission, Zoning Board of Appeals, and/or City Council.

	Administrative Review	Historic Preservation Commission	Plan Commission	Zoning Board of Appeals	City Council	Estimated Approval Time
New Development/Redevelopment	R		R		D	2 months
Major reconstruction/addition	R		D			1 month
Minor remodeling	D					1 month
Change of use	D					1 month
Change of owner	D					1 month
Site improvement (landscape, parking)	D					1 month
Outdoor dining	D					2 weeks
Signs	D					2 weeks
Large Signs & Murals on existing buildings	R		D			
Internally illuminated signs	R		D			
Awnings & canopies	D					2 weeks
Lighting	D					2 weeks
Façade Improvements	D					1 month
Collective and shared parking	D					1 month
Parking waiver	R		R		D	6 weeks
Variation	R		<R>		D	2 months
Special Use	R			<R>	D	2 months

	Administrative Review	Historic Preservation Commission	Plan Commission	Zoning Board of Appeals	City Council	Estimated Approval Time
Zoning Change/Amendment	R		<R>		D	2 months
Subdivision Plats	R		<R>		D	2 months
Local Landmark buildings	R	D				1 month

"R" = Review and recommendation; "D" = Final approval; "<>" = Public hearing

C. Information that Must be Submitted for Approval

- 1) Administrative Review. For those projects requiring only administrative review the following information is required to be submitted to the Zoning Administrator:
 - a) Site Plan Review Application
 - b) Conceptual Site Plan
 - c) Plat of Survey
 - d) Preliminary architectural sketch drawings, if applicable
 - e) Any other information as deemed necessary by the Zoning Administrator

- 2) Site Plan Review. For those projects requiring site plan review the following information is required to be submitted to the Zoning Administrator:
 - a) All information as required for administrative review
 - b) Detailed Site Plan with topography
 - c) Landscape Plan
 - d) Engineering plans – utilities and stormwater management
 - e) Photometric and lighting plans, including fixture cut-sheets
 - f) Architectural plan and elevation drawings, indicating materials and colors
 - g) Color renderings
 - h) Sign plan
 - i) Any other information as deemed necessary by the Zoning Administrator

- 3) Special Use, Variation, Zoning Amendments, and Subdivision Review. For those projects requiring public hearings and review by the Plan Commission, Zoning Board of Appeals, and City Council, the procedures and submittal requirements shall be as provided in Article VIII, and the City Subdivision Code.

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 99-287 ENTITLED “ THE LIQUOR CONTROL ORDINANCE FOR THE CITY OF BLUE ISLAND, ILLINOIS.” ENACTED ON DECEMBER 14, 1999

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

SECTION ONE

Section 5-16 of Ordinance 99-287 is hereby amended to read as follows:

GAMBLING PROHIBITED

It shall be unlawful for any licensee to suffer or permit any species of gambling in his premises or any part thereof or any place adjacent thereto under his control **unless authorized under state law.**

SECTION TWO

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

SECTION THREE

This ordinance shall be in full force and effect from and after its passage, approval and publication 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

TO: City Council

FROM: Orlu Zonal Assembly of Chicago and Environs

RE: Petition to the City Council of Blue Island to Reconsider its Denial of a Special Use for the real estate located at 2417 West York Street, Blue Island, Illinois.

The Applicant is a fraternal organization and appeared before the Zoning Board of Appeals requesting a special use for the premises. A hearing was conducted by the Blue Island Zoning Board of Appeals on March 28, 2012 at 6:00 p.m.. The subject premise is located in C-1 Zoning District and a fraternal – banquet hall is a permitted special use in a C-1 Zoning District.

The Zoning Board of Appeals recommended the issuance of a Special Use. On April 10, 2012 the City Council voted to deny the issuance of a Special Use Permit to the Applicant. The Applicant made changes to its business plan and is now requesting that the City Council reconsider its denial. The changes to the business plan are as follows: 1) OZAC will not rent its banquet facilities to the general public; 2) OZAC will confine its activities to those of its members; 3) OZAC will attempt to partner with Moraine Valley Community College (MVCC) and Metro South Medical Center to provide a meeting place for educational and public health purposes; and 4) Liquor consumption will cease at 1:00 A.M. and will need prior approval from the Local Liquor Commissioner.

Respectfully submitted,
DONALD E. PELOQUIN-MAYOR

PETITION TO THE CITY COUNCIL OF THE CITY OF BLUE ISLAND TO RECONSIDER ITS DENIAL OF SPECIAL USE ZONING FOR THE BUILDING AND REAL ESTATE AT 2417 YORK STREET, BLUE ISLAND, ILLINOIS, OWNED BY ORLU ZONAL ASSEMBLY OF CHICAGO AND ENVIRONS (OZAC)

On April 10, 2012, the City Council of the City of Blue Island voted to deny Special Use Zoning for the building and real estate at 2417 York Street, Blue Island, Illinois. This petition is a plea that the City Council reconsider its vote of April 10, 2012 and in the future vote to grant Special Use Zoning to Orlu Zonal Assembly of Chicago and Environs' (OZAC's) building and real estate at 2417 York Street, Blue Island, Illinois. In order to obtain proper zoning, OZAC is willing to restrict the use of its meeting hall to its members.

OZAC was incorporated in 1993 in Illinois to care for the needs of its members. Exhibit A is a copy from the Illinois Secretary of State's web site showing that OZAC's registration as an Illinois Corporation is in force for the year 2012; and it also shows that OZAC's old corporation name was Orlu Social and Educational Club, Chicago and Environs (OSEC). OZAC ended its long search for a meeting place of its own by purchasing the building and real estate at 2417 York Street, Blue Island, Illinois. A copy of the recorded deed, dated June 24, 2011, showing OZAC's ownership is attached as Exhibit B.

OZAC is a fraternal organization similar to the Benevolent Protective Order of Elks (Elks). Membership is drawn from the Igbo People (a tribal group) who lived in the Orlu Senatorial District in Imo State, a state in the southeast of Nigeria, plus their spouses, and their descendants. OZAC is part of a national group of the Orlu People. (The Orlu National President came to Blue Island to see the building at 2417 York Street purchased by OZAC). At its founding on September 8, 1991, OZAC used its old name of OSEC. Attached as Exhibit C are the OSEC Constitution and OSEC Articles of Bylaws which are now the OZAC Constitution and the OZAC Articles of Bylaws. OZAC is a not-for-profit and non-political organization. OZAC's objectives are:

1. To clearly protect, enhance and foster the identity of the Orlu people in particular and Igbos in general.
2. To promote unity and progress among its members and to assist them in times of need.
3. To encourage members to participate in the economic and cultural activities which are aimed at bringing about positive social changes that are adequately responsive to the needs of the Orlu people in general.
4. To assist members to obtain employment, business contact or any assistance aimed toward positive human advancement.

Information concerning OZAC's officers and pertinent committee members is set forth on the next page. The information includes the officers/members college degrees and present employment. The information is not set forth to show how smart the officers/members are, but rather to indicate that the officers/members are a serious, thoughtful, responsible group who will make their meeting place at 2417 York Street, Blue Island, a useful and valuable part of the City of Blue Island Community.

OFFICERS AND COMMITTEE MEMBERS CONCERNED WITH THE OZAC HALL IN BLUE ISLAND, IL

<u>Name and Office</u>	<u>Bachelor's (B) Degrees; Master's (M)/Doctor's (D) Degrees; Candidate for (Can for)</u>
Mr. Geoffrey Uju OZAC President	B Accounting; M Business Administration Self Employed Certified Public Accountant
Mr. Valentine Oguike OZAC Vice President	B Public Administration Director of Operations for Marketing Company
Mr. Charles Anumudu OZAC Secretary	B Real Estate; Can for Certification as Physical Therapy Assistant Does computer web design
Mrs. Jovita Azubuikwe Vice Secretary	B Nursing Registered Nurse
Mrs. Nora Nwaka OZAC Treasurer	B Nursing; M Nursing Administration; M Public Health Self Employed Registered Nurse
Mr. Kenneth Oynebuagu OZAC Financial Secretary	B Industrial Engineering; Can for M Computer Science Lighting Company Engineer
Mr. Jasper Ofoma OZAC Publicity Secretary	B Occupational Safety; B Construction Engineering; M Industrial Engineering Self Employed Engineer
Mr. Martin Okoro OZAC Whip/Marshal	Independent contractor in the environmental area
Rev. Eze Venantius Umunnakwe OZAC Chaplain	B Divinity; M Intrercultural Studies; D Multidisciplinary Studies; Can for D Sacred Sciences Roman Catholic Priest, St. Isadore the Farmer Church, Blue Island, IL
Mr. Eze Okoro OZAC Member	B Manufacturing Engineering; M Manufacturing Engineering Self Employed Owner of Automobile Transmission Repair Company
Mr. Ike Okanu OZAC Member	B Computer Science Manager, Information Systems, Metro South Hospital, Blue Island, IL
Dr. Boniface Onyejiaka OZAC Member	B Pharmacy; M Business Administration; D Pharmacy; Also Authorized Nuclear Pharmacist Quality Control in Pharmaceutical Company
Dr. Ihuoma Ofoma OZAC Member	D Medicine Anaesthetist in Evanston, IL Hospital

As stated above, OZAC is a fraternal organization, similar to the Elks. If you look at the attached Exhibit C, which sets forth the OZAC Constitution and the OZAC Articles of Bylaws, you will see that OZAC provides for some of the needs of its members and also rewards its members for some of their accomplishments. For the benefit of its members, OZAC has long sought a meeting place. The prime reason for acquiring 2417 York Street was for its use as a meeting place for OZAC. Use as a banquet hall for the general public was a secondary consideration. In order to obtain special Use Zoning, OZAC is willing to give up its application for use as a banquet hall, and, instead, only apply for use as a meeting place for OZAC and its members. Exhibit D is a letter of reference, dated April 21, 2012, from Corpus Cristi Church in Chicago, IL, concerning OZAC. This letter states that OZAC held its meetings and parties in the Church's Social Hall the past 2 years with upmost respect for the Church facilities and for the neighborhood. Since buying the building at 2417 York, OZAC has spent considerable sums in rehabbing the building. If the City Council continues to deny OZAC zoning, OZAC may have to abandon the building's use. Selling the building, in light of the depressed real estate market and in light of a denial of special use by the City Council, will be difficult. A vacant building in a municipality is not a good thing.

OZAC's continued presence in the City of Blue Island will have some advantages for the City: As not-for-profit organization OZAC has to pay real estate taxes. Members who come to OZAC meetings and OZAC social events will have the opportunity to patronize the City's merchants and eating places. As shown by the occupations of OZAC's officers and members on page 2, OZAC's officers and members would appear to have the disposable income to benefit the City's merchants and eating places. And, in benefitting the City's merchants and restaurants, OZAC's officers and members would also benefit the City by paying sales tax.

Many of the officers and members of OZAC have heard about the problems with the unfortunate social gatherings in recent years of the general public in and around the Sierra Leone Banquet Hall, and in and around 2417 York Street under the previous owner, OK Maguey. Unlike the former uses of the Sierra Leone Banquet Hall, and of 2417 York Street under the previous owner, OK Maguey, the use of OZAC's meeting place will not be a nuisance. Realizing the Council's concerns, OZAC asks the City Council to grant Special Use Zoning approval with the understanding that OZAC will not rent to the general public. OZAC will confine its activities to those of its members.

OZAC asks that in granting Special Use Zoning to OZAC, the City Council allow OZAC to partner with educational institutions such as Moraine Valley Community College, Palos Hills, IL, and with OZAC's neighbor, the City of Blue Island Public Library, and with health providers such as Metro South Hospital, Blue Island, IL, concerning the use of OZAC's meeting place for educational and public health purposes.

This petition is a plea that the City Council reconsider its vote of April 10, 2012 and in the future vote to grant Special Use Zoning to Orlu Zonal Assembly of Chicago and Environs' building and real estate at 2417 York Street, Blue Island, Illinois.


Valentine Oguike, OZAC VicePresident

5-21-12
Date



WWW.

ILLINOIS.COM

JESSE WHITE
 SECRETARY OF STATE



CORPORATION FILE DETAIL REPORT

Entity Name	ORLU ZONAL ASSEMBLY OF CHICAGO & ENVIRONS, NFP.	File Number	57193476
Status	ACTIVE		
Entity Type	CORPORATION	Type of Corp	NOT-FOR-PROFIT
Incorporation Date (Domestic)	02/22/1993	State	ILLINOIS
Agent Name	GEOFFREY UJU	Agent Change Date	03/31/2010
Agent Street Address	1329 ROSEMARY DR	President Name & Address	
Agent City	BOLINGBROOK	Secretary Name & Address	
Agent Zip	60490	Duration Date	PERPETUAL
Annual Report Filing Date	02/28/2012	For Year	2012
Old Corp Name	09/15/2009 - ORLU SOCIAL AND EDUCATION CLUB, CHICAGO AND ENVIRONS		

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[Purchase Certificate of Good Standing](#)

(One Certificate per Transaction)

[BACK TO CYBERDRIVEILLINOIS.COM HOME PAGE](#)



Doc#: 1119440002 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee \$10.00
Cook County Recorder of Deeds
Date: 07/13/2011 09:10 AM Pg: 1 of 2

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:
That BAYVIEW LOAN SERVICING, LLC,
A DELAWARE LIMITED LIABILITY
COMPANY, herein called 'GRANTOR',

whose mailing address is:
4425 Ponce DeLeon Boulevard,
Coral Gables, Florida 33146

FOR AND IN CONSIDERATION OF
TEN and NO/100 DOLLARS, and other good
and valuable consideration, to it in hand paid by the party or parties identified below as
GRANTEE hereunder, by these presents does grant, bargain, and sell unto:



2072

ORLU ZONAL ASSEMBLY OF CHICAGO & ENVIRONS

called 'GRANTEE' whose mailing address is:

all that certain real property situated in Cook County, Illinois and more particularly
described as follows:

SA 4724051

THE EAST 40 FEET OF LOT 1 IN LIBRARY ADDITION TO BLUE ISLAND,
BEING A RESUBDIVISION OF BLOCK 28 AND LOTS 1 AND 5 IN BLOCK 29
AND VACATED 20 FOOT ALLEY LYING BETWEEN SAID BLOCKS 28 AND 29
IN YOUNG'S ADDITION TO BLUE ISLAND, A SUBDIVISION OF THE EAST 1/2
OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 37 NORTH, RANGE 13
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

CTI (L)

Permanent Tax No.: 24-36-227-006-0000
Address of Property: 2417 York Road, Blue Island, IL 60409

TO HAVE AND TO HOLD the above described premises, together with all the rights and
appurtenances thereto in any wise belonging, unto the said GRANTEE, his heirs or
successors and assigns forever, subject to: (a) covenants, conditions and restrictions of
record; (b) private, public and utility easements and roads and highways, if any; (c) party
wall rights and agreements, if any; (d) existing leases and tenancies, if any; (e) special
taxes or assessments for improvements not yet completed, if any; (f) installments not due
at the date hereof of any special tax or assessment for improvements heretofore
completed, if any; (g) general real estate taxes; (h) building code violations and judicial
proceedings relating thereto, if any; (i) existing zoning regulations; (j) encroachments if
any, as may be disclosed by a plat of survey; (k) drainage ditched, drain tiles, feeders,
laterals and underground pipes, if any; and (l) all mineral rights and easements in favor of
mineral estate.

S Y
P 2
S N
SC Y
INT 10

BOX 334 CTI

Subject as aforesaid, GRANTOR does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the said premises unto the said GRANTEE, his heirs or successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through, or under GRANTOR but not otherwise.

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed and sealed this 24 day of JUNE, 2011 in its name by JO ANN SNYDER its FIRST VICE PRESIDENT thereunto authorized by resolution of its board of directors.

BAYVIEW LOAN SERVICING, LLC

BY:

Jo Ann Snyder
Jo Ann Snyder

First Vice President
Bayview Loan Servicing, LLC

(AFFIX SEAL)

STATE OF Florida
COUNTY OF Broward

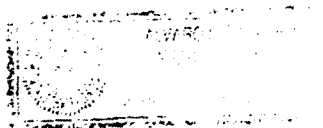
The foregoing instrument was acknowledged before me this 24th day of JUNE, 2011 by JO ANN SNYDER as FIRST VICE PRESIDENT BAYVIEW LOAN SERVICING, LLC, on behalf of the said corporation.

[Signature]

NOTARY PUBLIC

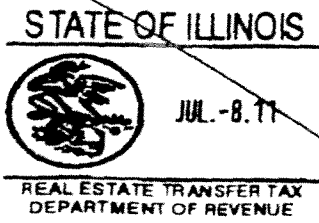
MAIL TO:

D. Z. A.C.
P.O. Box 408673
Chicago, IL 60640

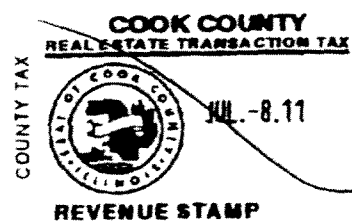


This instrument prepared by:
KENNETH D. SLOMKA
LAW OFFICES OF KENNETH D. SLOMKA, P.C.
4544 W. 103RD STREET, SUITE 202
OAK LAWN, IL 60453

Permanent Tax No.: 24-36-227-006-0000
Address of Property: 2417 York Road, Blue Island, IL 60409



REAL ESTATE TRANSFER TAX
0006900
FP 103032



REAL ESTATE TRANSFER TAX
0003450
FP 103034

THE CONSTITUTION OF ORLU SOCIAL & EDUCATIONAL CLUB OF CHICAGO AND ENVIRONS, U. S. A.



ARTICLE 1

Definitions

Section 1. *The definition of Orlu Social & Educational Club (OSEC):*

Definition i. The OSEC of Chicago & Environs, founded on the 8th day of September, 1991 in the City of Chicago, Illinois and distinguished by Orlu Senatorial District, shall be called Orlu Social & Educational Club of Chicago and Environs, and shall remain a part of the Igbo People universally.

Definition ii. The OSEC of Chicago shall remain a non-profit and non-political organization and shall strictly adhere to the required order in the rules and regulations of its charter, and shall maintain a position of non-interference in the United States partisan politics or controversial issues that may be detrimental to her government.

Definition iii. The OSEC of Chicago shall comprise duly registered Orlu people of Igboland of Nigeria, whether born in Igboland or elsewhere in the world. Mixed marriages and formal naturalization shall automatically authenticate the Igbo Orlu status of interested, duly registered foreigners.

ARTICLE 2

Objective of the Club

The objectives of this Club shall be:

- 1. To clearly protect, enhance and foster the identity of the Orlu people in particular and Igbos in general.*
- 2. To promote unity and progress among its members and to assist them in times of need.*
- 3. To encourage members to participate in the economic and cultural activities which are aimed at bringing about positive social changes that are adequately responsive to the needs of Orlu people in general.*
- 4. To assist members to obtain employment, business contract or any assistance aimed towards positive human advancement.*

ARTICLE 3

Membership

Section 1. Duly registered members, in addition to fulfilling the conditions for Orlu status , as are stated in Article 1, Definition iii, shall also be required to

accept this Constitution and the constitutionally elected officers officiating at the time of his/her registration, and thereafter.

Section 2a. Full Membership as referenced in Article 3 Section 3 shall be open to all Orlu people of age (18 years and above).

b. Associate Member:

Definition: An Associate member is one who does not fit the definition of a full member.

Qualification: An Associate member must be a bona fide Orlu person by birth, marriage or naturalization. In addition, he or she must have a strong transparent interest, and no mixed or hidden values in the people and the affairs of the Club.

Obligations: An Associate member is bound equally by the laws, rules and regulations of the Club. He or she is also entitled to all the rights, benefits and responsibilities of a full member of the Club except as thus stated:

"If and when the Club decides to invest its resources in our home Country, State, Local Governments or Communities, the Club shall not and will not invest in the local areas of any and all associate members".

Notwithstanding the above provisions, however, all Associate members shall have equal access as full members to any such facilities invested in or developed by the Club.

Section 3. Members as described in Section 1 and 2a & 2b may vote, hold office and participate in the activities of the Club.

Section 4 Membership Screening:

Every potential member will be required to read the Constitution of the Club and sign that he/she agrees to abide by its contents. This record shall be filed with his/her records after membership has been granted.

ARTICLE 4

Dues

Section 1. The Club shall establish dues, levies and membership fees for the purpose of performing its functions and carrying out its various activities.

Section 2. The failure of a member to pay dues on or before the due date shall result in penalty. Failure to pay dues and penalty shall result in the termination of membership after three (3) consecutive meetings, unless otherwise exempted by the Club under circumstances that it may find fit or cogent enough to meet a waiver. All dues are non-refundable.

Section 3. Re-instatement of terminated members.

Members who have lost their membership for non-payment of dues as above or due to long absence from Chicago area (including job transfer and overseas assignment or relocation anywhere in the world, for any reason) shall have their membership re-instated on request by paying all arrears of annual dues incurred since the last time they paid their annual dues. They shall not, however, be obligated to pay arrears of any levies handed down to the members during the period their memberships were terminated as described above.

Members whose memberships were terminated by joint actions of the Club, however, can only be re-instated by formal re-application and re-consideration, as is done with potential new members. These terminations are those handed down by the Club to members who have repeatedly and consistently broken the rules and regulations outlined in the Club's Constitution and By-laws, and whose continued memberships in the Club are deemed inimical to the smooth running of the Club and its ability to achieve its goals and objectives.

Notwithstanding the formal application for re-instatement of such membership, the Club shall not be obligated to grant same.

ARTICLE 5A

Officers

Section 1. The officers of the Club shall be comprised of the following:

The Board of Directors, the President, Vice President, Secretary, Vice Secretary, Treasurer, Financial Secretary, Publicity Secretary, and the Whip; all of whom shall be members of the Club in good standing.

Section 2. All officers shall serve two years in office, except the Board of Directors, some of whom may serve for four years, as discussed later in this Section. Elections shall be held biannually and shall take place during the third meeting of the election year, typically in July or September. Only members in good financial standing are eligible to run for office. A letter shall be sent to all members detailing their financial status with the Club, at least three (3) meetings prior to the election day – to give everyone the opportunity to be financially up to date and eligible to run for office.

The President shall be elected from a pool of nominees during general election. The nominee with the highest number of votes becomes the President. The same procedure shall be applicable to all members of the Board of Directors. Only the President and the Board of Directors shall be elected from a pool of nominees during general elections. The election of the President shall be held biannually. During this time, the President shall select his/her key officers, subject to approval by the general membership. These key officers are the following:

The Vice President, the Secretary, the Treasurer, the Financial Secretary. The other officers described in Article B. shall be added at a later time.

A duly elected President of the Club can only serve for two consecutive terms of two years each (maximum of four years in a row). Thereafter, he/she becomes ineligible to run for the office of the President until the expiration of at least one other, subsequent, administration (meaning at

least two years after he/she left office). Once this period of ineligibility is fully satisfied, this individual can once again run for the office of the President (if still interested). If he/she is re-elected to a third, non-consecutive term, the same rule of ineligibility kicks in after the next two consecutive terms, and will continue in this repeating pattern, to perpetuity. During this period of ineligibility, however, such an ex-President can, at the discretion of the general membership, be appointed to one of many key advisory roles within the Club which will tap into his/her experience and service record – for the good of the Club.

There shall be five (5) members of the Board of Directors, selected from a pool of nominees. The five top vote getters will automatically become the five (5) members of the Board of Directors, with the highest two (2) vote getters becoming members for four (4) years while the remaining three (3) will hold office for (2) years only. Thereafter, all Board Directors will serve for four years, which is one term – even though their numbers, every two years, will continue to alternate between three and two, as their terms run out. No Board Director shall serve more than two terms. The idea is to have continuity in membership of the Board of Directors – not having all new members at one time except during the initial launching of the Club (in 1991).

ARTICLE 5B

Offices, Descriptions and Limitations of Responsibilities

- Section 1. The President shall preside at all meetings.*
- Section 2. The President shall appoint the members of all committees, subject to approval by a simple majority.*
- Section 3. The President shall be the chief executive officer of the Club and, in that capacity, shall exercise the authority necessary and proper to this office unless limited by the membership. He shall have the right to summon an emergency meeting or take contingency measures when absolutely necessary either for refreshing his memory or for the efficient discharge of his responsibilities.*
- Section 4. The President shall have the right to call for any specific or collection of Club documents whenever necessary, either for refreshing his memory or for the efficient discharge of his responsibilities.*
- Section 5. The Vice President shall perform such duties as shall from time to time be prescribed by the President. He shall assume the duties and responsibilities of the President in the absence of the latter.*
- Section 6. The members present in any meeting of the Club shall, in the absence of both the President and Vice President, elect a presiding officer for that meeting.*

Section 7a. The Secretary shall keep minutes of the meeting, have Custody of the Club and render such other reports or duties as he or she may, from time to time, be called upon to perform, either by the President or members.

7b. The vice Secretary will assist the Secretary.

Section 8. The Treasurer shall have custody of funds and see that they are deposited in such banks or trust companies as the Club may direct. The Treasurer shall regularly enter into the books a full and accurate account of all monies received, reimbursed or disbursed by the Club, together with such other amounts and records as may be required; and shall render such other reports as he or she may, from time to time, be called upon to produce by either the President or the members.

Section 9. The Financial Secretary shall receive and take care of all monetary affairs of the Club including, but not limited to, recording of dues, levies, fee, penalties assessed or dues payable by each member of the Club. He or she shall be required to regularly confer with the treasurer for the purpose of accurately rendering and updating all financial transaction and shall be subject to rules and regulations governing such matters.

Section 10. The Publicity Secretary shall in all cases be responsible for distributing notices of all meetings, including the times and places of such meetings. He shall also be responsible for all media contacts and shall be the chief liaison officer between the Club and other community-based cultural and nonprofit organizations. All information such as press releases must be cleared by the President, Vice President and the Secretary. He or she

shall work closely with the Club Secretary in achieving effective public relations.

Section 11. The Whip shall be the Club's marshall and shall be responsible for maintaining order during all meetings. He shall assist in distribution of copies of minutes and other printed materials as well as grant recognition to individuals for expression of opinions. He shall bring to book, names of individuals with their associated acts of misconduct or tardiness, for the appropriate fines.

Section 12. The Club may have a special advisor whose field of education, experience and versatility of knowledge shall qualify him or her to be well situated to advise the officers (either individually or collectively) and the entire Club in general, on matters and decisions affecting the Club. Though the position shall be purely advisory, he or she may or may not be a member of the Club.

Section 13. Function of Board of Directors:

(a) The Board of Directors shall oversee the policies of the Club and the activities of the President and his cabinet.

(b) Impeachment of the President:

In the event of the impeachment of the President, the Board of Directors shall have advisory role to the general membership. The impeachment

process can be initiated by any member(s). The motion from any member(s) for impeachment shall be submitted in writing to the Board of Directors for review and recommendation. The recommendation by the Board of Directors shall be voted on by the general membership.

Impeachable offences include general acts of subversion against the Club, proven acts of embezzlement of Club funds, using the name of the Club for personal gains (for example: credit cards and other lines of credit) as well as general misrepresentation of the Club and its interest.

Section 14. All officers and duly appointed functionary committees shall be accountable to the President of the Club.

Section 15. The specific powers, duties, responsibilities and functions of officers outlined in Article 5 are illustrative and by no means exclusive or exhaustive.

Section 16. No release shall be given to any official upon departing office. All officials shall be accountable for all their activities during their term of office and can be called upon to testify at any time. The signatories to our account and assets shall relinquish their signature authorities to our accounts and assets within 60 days of leaving office.

ARTICLE 6

Recalls or Termination

Section 1. The Club has the right to terminate any member, or an officer from his/her term of office, for any reason or purpose deemed sufficient by a simple majority vote of the members present. Meetings held for this purpose can be specially called and may include an election to fill a resulting vacancy (in the case of an elected official) for the unexpired term of the recalled officer(s). Causes for such dismissals or termination may be found in the Club's Bylaws.

ARTICLE 7

Functionary Committees

Section 1. There shall be an Executive Committee comprising the President, Vice President, Secretary, Vice Secretary, Treasurer, Financial Secretary, Publicity Secretary, Whip and Special Advisor. Their duties shall be to meet regularly to discuss and decide on matters and issues of concern to the Club.

Section 2a. The Orlu Social and Educational Club of Chicago and Environs shall keep a Finance Committee whose responsibility shall be to review and recommend to the Executive Committee, ways and means of raising money.

b. Proposals that will involve expenditures, subject to procedures outlined in the sections titled "Policies and Procedures," must be reviewed by the Finance Committee before actions can be taken.

- c. The Finance committee shall be charged with the responsibility of investigating, reviewing and determining possible investment opportunities.*

- d. The Finance Committee shall comprise the Treasurer, the Financial Secretary and three others appointed by the Executive Committee.*

- e. The three to be appointed must have a verifiable background in finance, accounting or business and must obtain a 51% vote of a duly constituted general meeting. If the nominees fail to receive the voting mark, further nomination shall be left to the floor.*

- f. The Finance Committee shall be charged with the responsibility to periodically audit the Club's books; the audit report shall be first submitted to the Executive Committee, who shall in turn submit them to the general assembly. However, a full and mandatory audit of the Club's books must be completed and ratified biannually, just ahead of the change of Administration. Under no circumstances shall the existing Administration leave office before a full Accounting of the Club's books is submitted and ratified by the general Assembly.*

- g. In case of an adverse report, the Executive Committee shall have two weeks to either rectify, report to or reply to the discrepancy.*

- h. All capital expenditures above one hundred dollars (\$100) must be reviewed and cleared by the Finance Committee, subject to rules governing*

the disbursements of funds, as outlined in the sections titled "Policies and Procedures."

i. Article 7, Section 2e, does not contradict Article 5B, Section 2.

Section 3. The Club shall have a five-person Judicial Committee whose principal responsibility shall be to investigate and determine the truth of allegations and settle disputes among Club members. This shall only be at the consent of the parties involved. The judicial Committee as described above shall be appointed by the President and confirmed by the general assembly according to the criteria that may be laid down from time to time by the general body, (Ref: Bylaws)

The Judicial Committee shall operate closely under the President as a disciplinary committee, and shall make disciplinary recommendations to him regarding any member meriting such measures. The President may communicate the same to the offender through analysis and evaluation of the measures, may communicate the same to the offender through the Secretary, or may seek reconsideration from the general assembly.

Section 4 The President shall appoint a Welfare and Disaster Committee comprising four Club members. Their duties shall be to respond quickly to need-based requests arising from either generally or commonly experienced situations, national crises or natural disasters. In any case, the Disaster Committee shall submit its sincere findings and recommendations to the Finance Committee which, in turn, shall make available, if sufficient, part or whole of the welfare amount budgeted and authorized by the President for the same period of time or solicit

more as the case may demand. The available amount shall be handed to the Disaster and Welfare Committee to meet the needs in question.

- a. The Club recognizes disaster as an unexpected loss, either natural or manmade, capable of bringing sorrow or misery to the loser. Under disaster are: loss by fire; loss by accident; loss by death; loss by famine; loss by climatic conditions (natural).*
- b. The Club shall not be obligated to solve members' disaster problems, but shall render possible immediate relief. Members, in light of unpredictable adverse circumstances, are advised to provide necessary indemnification policies for their interests and valuables.*

1. Death of Member.

If a member dies, there shall be wake-keeping/fund raising, to be held either at his/her house or at any other place, at the discretion of the survivor(s). The Club shall not be obligated to organize such a fund-raising but on a voluntary basis, individual members can offer manpower/human resources help. The expenses and revenues realizable from such fund-raising (if undertaken) is total responsibility of survivor(s). In either case, OSEC shall provide the sum of five thousand U.S. dollars (\$5,000.00) payable to the family of the deceased member. This amount may be taken from the Club's coffers if readily available. Otherwise, the Club shall levy its members, an amount necessary to raise the required sum of five thousand U.S. dollars (\$5,000.00). If time is of essence, as is likely to be the case in cases of such emergency, the Club shall be authorized to take an emergency loan for this purpose, and will repay this loan promptly as soon as the levy is collected from the entire membership of this Club.

Thus OSEC shall help, but shall not be totally responsible for all financial commitments to send a deceased member's corpse home to his/her family in Nigeria.

In this regard, members are strongly encouraged to buy some form of life Insurance for their families' protection.

Section 4b.

2. Death of immediate family member or children:

If a child or children of a member dies, every member shall gather in the residence of the bereaved member for wake keeping and emotional support. Voluntary donation is encouraged by all members.

- 3. If a close relative such as father or mother, (brother, sister, half brothers and half sisters excluded) dies, the Club shall organize a fundraising on behalf of a bereaved member in good standing. All monies realized from the fundraising shall be given to the bereaved member, less all expenses incurred by the Club. If the Club is informed of the death of either a brother or sister or half-brother or half-sister, a member as representative of the Club will pay a condolence visit to the bereaved member with one hot drink and two cartons of beer to the bereaved member.*

c. Other Disaster:

The Club in the event that a member suffers a disaster shall confirm the type of disaster according to the Club's rating at between 50% and 100% loss and give to such a member, the sum of \$250.00 as help. The Disaster

Committee, to be appointed by the President, shall come and go with the presidency that appointed them.

Section 5. New Committees:

The President may create and appoint committees from time to time as the need may warrant, for the efficient administration of the Club.

Section 6. Constitution Amendments:

The entire body of this Constitution or a part thereof shall be subject to revision and amendment in the interest of the Club either for the purpose of accommodating the feelings and wishes of its members or for the purpose of enabling its members to readjust and properly fit into unpredictable social, political, and economic changes in the State. Accumulated suggestions that qualify as constitutional materials shall be reviewed for inclusion in the constitution biannually. However, all amendments made before the biannual revision and inclusion shall be used as operating principles.

Section 7. Politicking:

No member shall directly or indirectly campaign for office during a current administration except during the one month prior to election. Biannual elections shall be held in the first week of July and officers assume office in September.

Section 8. Defaults in Payment:

Defaults in payment shall include failure to provide the Club's money when required to do so and shall invite police arrest, litigation and indictment. Failure to pay dues, levies, penalties or personal commitments and obligations at deadline shall invite systemic collection processes by the Treasurer and the Finance Committee.

Section 9. Resignation of Office:

Resignation of an officer shall only be expressed in writing and submitted through the Club's Secretary as documentary evidence. Nevertheless, verbal expressions made in Club meeting shall be regarded as documented and authentic because of the numerous witnesses. In either case the withdrawal by either verbal or written expression of resignation shall be fully at the discretion of the Club, who shall reserve the right to deliberate, hear testimony and conduct a referendum on behalf of the member. A three-quarters (3/4) majority of the members present voting for the officer shall reinstate him in office.

Signed: _____

Nze Ken Dara

President

Signed: _____

Mr. Charles Anumudu

Secretary General

Signed: _____

Chief Geoffrey Uju

Chairman Board of Directors

Section 2. In event that a conflict is not resolved through arbitration by the judicial Committee, the President shall be notified who, in turn, shall seek the consent of the parties involved to have the conflict resolved by the joint effort of the Executive Committee and the judicial Committee or further by the general assembly. In the event that a settlement is not reached, the parties involved shall have the right to go beyond the culture and traditional boundaries of the Club to seek a settlement.

Members of the Constitution Committee

<i>The President:</i>	<i>Chief Simon N.C. Ohiri</i>
<i>The Secretary</i>	<i>Mr. Bert Nwosu</i>
<i>Members</i>	<i>Mr. Godwin Nwachukwu</i> <i>Mr. Felix Ugho</i>

1st Constitution Amendment Committee

<i>The President:</i>	<i>Chief Ben Onyedebelu</i>
<i>The Vice President:</i>	<i>Mr. Erick Ekwonwa</i>
<i>The Secretary:</i>	<i>Franza Nwannewuihe</i>
<i>The Deputy Secretary General</i>	<i>Mr. Levi U. N. Agim</i>
<i>Chairman of the Board of Director</i>	<i>Chief Simon Ohiri</i>
<i>Members, Board of Directors</i>	<i>Mr. SamUmunna</i>

Member

Mr. Thomas Nwokeji

Member

Mr. Gregory Ndukwu

<i>2nd Constitution Amendment Committee</i>
--

Mr. Chukuwuemeka Ajaere

Mr. Chris Nwaka

Mr. Tom Nwokeji

Mr. Sampson Ohazurume

Dr. Paul U. Ujari

Enclosure

We, the Orlu Community of Chicago and Environs, having found it necessary and profitable to establish a Club of our own for unity, cooperation and progress have consequently written and adapted the entire body of this Constitution and Bylaws, termed The Constitution of Orlu Social & Educational Club of Chicago and Environs, U.S.A. The Constitution as enacted by the Constitution Committee and General Assembly shall thereof remain the Club's legal instrument of organization to facilitate the administration, understanding and the application of the policies, procedures, rules and regulations governing all persons affected.

The Constitution is on this _____ day of _____ 2008 endorsed to establish its authenticity and legality as provided by the General Assembly.

Bylaws

The Orlu Social and Educational Club of Chicago and environs shall adopt and maintain Bylaws as contained in the following articles-that shall be termed "Articles of Bylaws"

ARTICLE 1

Code of Conduct

Section 1. Every member of the Club is expected to be a highly integrated person leading an honorable and exemplary life, reflecting the true Igbo culture and aiming at positively changing the Club's image, in particular, and the society in general.

Section 2. No member of the Club shall indulge in a shameful act that may mar the reputation of the Club and expose the Igbos to jeopardy, ridicule or gross disrepute. Any member who does so shall be terminated summarily.

Section 3. No member of the Club shall indulge in illegal acts.

Section 4. Association:

No member of the Club shall directly or indirectly side or associate with an organization(s) whose philosophy or political ideology, when interpreted and fully comprehended, shall mean or be harmful or destructive to the Club or to the unity and existence of the Igbo tribe.

ARTICLE 2

Meetings

Section 1. The Club shall hold its general meetings on the first Sunday of every other month at 4 o'clock past the meridian. The meetings shall adjourn at 7 o'clock past the meridian. Each meeting shall be held at an address announced in the previous meeting. Bimonthly dues are \$20.00. The hosting of meetings shall be according to the roster.

a. Quorum:

Forty percent (40%) or a period of 20 minutes past 4:00 PM, whichever comes first, of the entire registered membership in attendance shall be to form a quorum.

Section 1b. All functionary committees will meet at times and places as may be deemed necessary and convenient, depending on matters at hand. Matters of quorum shall be decided by each committee, depending on the number of people of which each is comprised.

Section 1c. The President, or his Vice in his absence, may summon an emergency meeting of either the general assembly or any of the functionary committees as need may be. Each functionary committee chairman may also arrange for an emergency meeting of its members.

ARTICLE 3

Every member of the Club in good standing is entitled to certain rights. The horizon of individual rights shall widen as the Union develops in resources to take care of its responsibilities.

Section 1. Deaths:

- a. A member: See Article 3, Section 1 and 2.*
- b. Immediate family members shall include: the spouse, sons and daughters (including step-children) of the member, provided they reside in his/her household.*
- c. A close relation shall include: father, mother, brothers and sisters.*
- d. Place of death: Death of a member at home or Abroad: Irrespective of the place of death, all families shall be similarly and equally compensated.*

Section 2. Regularity and Punctuality:

It is incumbent upon every member of the Club to be regular and punctual at meetings.

Section 3. Fees:

- a. Registration fee shall be in the sum of twenty dollars (\$20.00) for each member and spouse.*
- b. A sum of \$1.00 shall be charged as a late fee to any member who arrives 20 minutes late or after the quorum, whichever is earlier. Unexcused absence will attract a fine of \$5.00 payable with monthly dues.*
- c. Acts of misconduct, interruption, reckless expressions, rowdiness, fighting and unwarranted distracting movements shall bear with them reasonable fines or other disciplinary measures. Fighting shall bear with it a fine of \$50.00 with either an oral or written apology within 60 days, or in the next meeting.*
- d. Refreshments-Food and drinks of any type shall not be served until after the closing prayer. Any contrary act to this shall be deemed a lack of self-control and a thwarting of the law and authority, for which the offender shall be called to question for appropriate steps.*

ARTICLE 4

Community Programs

The Club shall adopt and finance a community program of its choice. The Secretary shall make a survey of all available community programs in the City and present a list with explanations to the general assembly who in turn shall choose whichever program they like.

ARTICLE 5

Amendments to Bylaws

The entire body of these Bylaws or a part thereof shall be subject to revision and amendment in the interest of the Club; either for accommodating the feeling and wishes of its members or for enabling its members to readjust and properly fit into unpredictable social, political and economic changes in the State.

ARTICLE 6

Conflicts

Section 1. No member of the Club shall take a fellow member to a court of law for any type of conflict. All conflicts among members shall either be resolved peacefully by members themselves or brought to the hearing of the judicial Committee, which shall in turn undertake arbitration procedures to achieve a peaceful settlement. The parties involved shall endorse a form of consent to such procedures.

Section 2. Happy Occasions:

a. Wedding:

In the event that a member is going to wed and the Club is duly notified and invited; the Club shall, at the discretion and consent of such a member, participate in all preparatory activities, as the Director of Social Activities may stipulate and direct, and eventually appear en masse in the ceremony. The Club shall be obligated to present a love token either of money or of gift to the wedded couple on behalf of the members. Individual members shall be free to express their love as they wish. The Club shall give a \$200.00 gift in cash or kind to deserving up-to-date, dues paying, meeting attending, active members, regular and/or associate.

b. Achievements:

For college graduations, baby delivery and naming ceremonies, if the Club members are invited, they shall make voluntary individual donations. However, the Club shall present a \$100.00 gift in cash to the family.

c. Igbo Language and Culture

In pursuit of the cultural and educational objectives of the Club as noted in Objective 3, the Constitution Amendment Committee suggests that a section be created during meetings to teach our children some Igbo language and culture. The form of these instructions and the logistics

for any designated instructors are matters that shall be worked out by the instructors themselves if the suggestion is adopted by the general assembly.

Section 3. Bail:

In the event that a member is arrested for an offense, the President and the Secretary shall be notified. The two shall inquire into the nature of the offense and the crime history of the member, according to the police report. If this is the member's first offense and this offense shall be determined to be minor, for which the intended bail shall not place the President, the Secretary and the Club in a precarious situation with an indelible stain, the bail shall be effected for up to one thousand U.S. dollars (\$1000.00). However, the arrested member can present collateral acceptable to the Club for more money, which is refundable to the Club when returned by the Courts. If, on the other hand, the crime is declared major and, by our interpretation, contrary to the Club Bylaws, and member has a history of arrests or offenses, the Club shall retain and maintain its honor through silence.

Section 4. The Club shall in due time, as the need arises, recognize, by the issuing of certificates of award and plaques to honorable members who in every way have demonstrated elements of dedication to the Club. The award shall be a higher standard of merit depicting total involvement in the Club's activities, and absolute sensitivity and response to its demand. An awards Committee will determine qualifications and awards.

Section 5. Loss of Membership:

A member shall lose his/her membership, and consequently, his/her responsibilities and rights if:

- a. He/she is in an irrecoverable indebtedness to the Club. Irrecoverable in this context shall mean a history of absenteeism and failure to pay dues.*
- b. He/she, from the date of adoption of this Constitution, is consecutively absent, without excuse, in three general meetings and fails to make his/her monthly dues available to the Financial Secretary, thereby falling into the delinquency list.*
- c. He/she is a habitual offender and is resistant to discipline.*
- d. He/she acts contrary to the Club's constitutions or its Bylaws*

Section 6a. Probationary Period for Club Member Right:

Every member shall be eligible for Club rights after a probationary period of six (6) months from the day of registration.

b. Reinstatement of Lapsed Membership:

For a lapsed membership to be reinstated the following conditions must be met:

- All past dues must be paid in full.*
- A reinstatement fee of \$20.00 plus current meeting dues shall be paid.*

No retroactive benefit shall accompany this reinstatement. Benefits are due to a reinstated member after the probationary period of 60 days.

Section 7. Politicking:

No member shall directly or indirectly campaign for office during a current administration except during the one month prior to election. Biannual elections shall be held in the first week of July and officers assume office in September.

Section 8. Defaults in Payment:

Defaults in payment shall include failure to provide the Club's money when required to do so and shall invite police arrest, litigation and indictment. Failure to pay dues, levies, penalties or personal commitments and obligations at deadline shall invite systemic collection processes by the Treasurer and the Finance Committee.

Section 9. Resignation of Office:

Resignation of an officer shall only be expressed in writing and submitted through the Club's Secretary as documentary evidence. Nevertheless, verbal expressions made in Club meeting shall be regarded as documented and authentic because of the numerous witnesses. In either case the withdrawal by either verbal or written expression of resignation shall be fully at the discretion of the Club, who shall reserve the right to deliberate, hear testimony and conduct a referendum on behalf of the member. A three-quarters (3/4) majority of the members present voting for the officer shall reinstate him in office.



Served by
THE MISSIONARIES OF ST. PAUL
Since 2002

From each one back we have some parts, and all the parts do not have the same function, so yet, through many, one and one body in Christ and individually, parts of one another. (Romans 12:4-5)

April 21, 2012

The Mayor
City of Blue Island
Blue Island IL 60406

Dear Sir,

RE: ORLU ZONAL ASSEMBLY OF CHICAGO AND ENVIRONS

The above association has requested a reference from us regarding their pending application for special use permit for their newly acquired property in Blue Island. We certify that OZAC is one of the associations that hold their meetings and parties in our Social Hall. In the past 2 years we have enjoyed a mutually-beneficial relationship with the association without any regret whatsoever. They have conducted themselves with utmost respect for our facilities and the neighborhood. Their meetings and parties were very peaceful and they have promptly fulfilled their obligations regarding use of the hall.

We have no doubt that they will treat their own property with even more respect while enhancing the new community they are moving to.

Sincerely,

A handwritten signature in dark ink, appearing to read "Raphael Ezech".

Rev. Raphael Ezech, M.S.P.

Pastor

TO: Mayor and City Council

FROM: Blue Island Zoning Board of Appeals

RE: Application of OZAC, NFP corporation (Orlu Zonal Assembly of Chicago and Environs) requesting a special use for the operation of a meeting place for OZAC; rental for banquets and other social - professional gatherings pursuant to Section 8.10 of the Zoning Code for the premises located at 2417 West York Street, Blue Island, Illinois.

A hearing by the Blue Island Zoning Board of Appeals was convened on March 28, 2012 at 6:00 p.m. concerning the above referenced application. The subject premise is located in C-1 Zoning District and a fraternal – banquet hall is a permitted special use in a C-1 Zoning District. The applicant acquired the property in 2011 and is legally described as follows: See attached deed as Exhibit 1.

The Zoning Board heard testimony and received evidence from the Applicant’s attorney, George Harding Gordon, Jr., 1231 North Ashland Avenue, Chicago, Illinois 60642. Mr. Gordon presented the Board an application containing a business plan of a meeting place, banquets, professional seminars and social gatherings. See attached Addendum to Application for Special Use as Exhibit 2. Mr. Gordon stated that OZAC is an organization that promotes and foster the assimilation of people from southeastern Nigeria.

Mr. Gordon stated that the attached “Addendum to Application for Special Use” (previously marked as Exhibit 2) addresses each standard required by the Code for the issuance of a Special Use and proceed to review each standard. He also represented that all building permits have been obtained from the City. Mr. Gordon stated that the facility would be available for rent. There would be no cooking on premises or the sale of alcoholic beverages. Any alcoholic beverages consumed on the premises would be supplied by the lessee’s cater who

would be required to possess the appropriate liquor license(s) and dram insurance. The banquets would run until 3:00 A.M..

Members of the Board inquired as to parking and the Applicant stated that there are two public lots that serve the property. The Board also questioned the Applicant as to the Occupancy limit and whether security would be provided. Mr. Gordon stated that he does not know the occupancy limit but the Applicant will require a bonded security officer at banquets where alcohol is consumed.

After hearing the testimony the Zoning Board reviewed the permitted and special uses allowed in a C-1 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 fraternal – banquet facility with the following conditions: 1) The premise must conform to all Building Codes; 2) Occupancy limitation must be adhere in all situations; 3)Alcohol can not be consumed after 2:00 A.M. on the premise; 4) One license Security Officer must be retained for all rentals where alcohol is consumed.

The votes were:

Six (6) votes Aye

No (0) votes Nay

One (1) votes Absent

No (0) 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 adheres to requirements previously stated.

Respectfully submitted,
ZONING BOARD OF APPEALS

Clifford Griffin, Chairman

Vonda Hardy

Willie Scott

Daniel Perez

Sue Andrews

Eric Frausto

Jeffrey Atwell

ADDENDUM TO APPLICATION FOR SPECIAL USE

Applicant Orlu Zonal Assembly of Chicago and Environs (OZAC) formerly known as Orlu Social & Educational Club of Chicago and Environs, U.S.A. (OSEC) submits the following to show that it intends to conform to the Special Use Zoning Standards of the City of Blue Island.

The special use at 2417 York Street , Blue Island, Illinois (York building) will be a meeting place for the private club, OZAC, and as a gathering place for other groups such as girl scouts and boy scouts. Other organizations will be able to use it for meetings and conferences. It will be able to be used for church services, especially on Saturday and Sunday mornings. Additionally, it will serve as a banquet hall for parties for communions, for confirmations, for quincenaras, for weddings and for other family groups. It will be available to other organizations for meetings and conferences.

The building at 2417 York Street, Blue Island is a brick two story building with a basement. The York building is in Block 227 of the Sidwell Map for Blue Island, Illinois. The York building faces York Street to the north. On the east and the south, the York building is bounded by city alleys. The north/south alley east of the York building goes from York Street to New Street. The alley to the south of the York building goes westward from the east alley and parallels New Street for about two-thirds of the block. The York building's west wall adjoins a small city parking lot which parking lot separates it from the Blue Island Public Library. The York building is in an area which the 2002 Blue Island Chamber of Commerce and Industry's map of the City of Blue Island identifies as "Shopping & Entertainment Area."

The building lies in an area best described as a zoning conglomerate.

To the east, across the alley, going south, is a solid row of commercial enterprises on lots, which, with one exception, front solely on Western Ave.

The one exception is the southwestern corner lot that fronts on both York Street and Western Ave. On York Street, occupancy of this lot appears to be divided, approximately, into quarters. On York Street, the west quarter of this lot contains a small two story building, most likely a residential one. Going eastward, the next quarter of this lot contains the Lopez Tire Shop. The easternmost two quarters of this lot contain the Islands Cafe, an Italian themed restaurant which serves alcoholic beverages, including beer, wine and hard intoxicating liquor. The tire shop and the restaurant appear to share the same building. The entrance to Islands Cafe restaurant is on Western Ave.

Going southward on Western Ave., in addition to the Islands Cafe, the adjoining lots on Western Ave. contain a variety of commercial enterprises on the street level: a manicure/pedicure shop (which is also a manicure/pedicure school); a dance studio; a print shop; a grocery/fast food store; a clothing store; an insurance agency; a barber shop; and a florist shop, which shop is on the northwestern corner of Western and New Street with its entrance on Western Ave. The second floor above the manicure/pedicure shop contains a law office.

On New Street, west of the north/south alley is a solid line of one and two story residences that front on New Street. These residences have

backyards, to their south, running along the east/west alley. These backyards are either vacant or contain nonresidential structures. The backyards are about 30 to 50 feet in length. Two of these residences are immediately south, across the east /west alley from the 2417 York Street building. The residence, on the corner of the two alleys, has a two story nonresidential garage.

Looking north across York Street from the 2417 York Street building, starting at the northwest corner of York Street and Western Avenue and going west, are the following: a grocery store, a very large city parking lot and the United Church of Christ Church.

STANDARD (a)

That the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare:

The special use will not be a nuisance. It will conform to the applicable public health, safety, morals, comfort or general welfare laws of the United States, of the State of Illinois, of the County of Cook and of the City of Blue Island. The establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.

Concerning nuisance: A healthy environment will be provided - The People ex rel James P. Younger v. City of Chicago, 280 Ill 576 (1917) (animals); No dangerous machinery will be used - North City Railway Company v. Town of Lake View, 105 Ill 207 (1883) (dangerous machinery); no dangerous

materials were used or will be used in rehabbing the building -McCray v. City of Chicago, 292 Ill 60 (1920) (wallboard); no fraudulent activity will take place in the building - David Frost v. City of Chicago, 178 Ill 250 (1899) (fraudulent packaging); all rehab work in the building will be according to code and, will meet inspection successfully - Frederick J. Spiegler et al v. City of Chicago, 216 Ill 114 (1905) (inspection of oil wagon); and the consumption of alcoholic beverages will conform to applicable law - J. E. Laugel v. the City of Bushnell - 1197 Ill 20 (1902) (city can regulate consumption of alcoholic beverages).

More specifically, as to Health:

As to the consumption of alcoholic beverages, OZAC will allow groups that use the York building to bring their own alcoholic beverages subject to contractual agreement between lessor OZAC and lessee, such as no alcoholic consumption by minors, no taking of alcohol outside the York building, and no taking of bottles, other glassware, and crockery outside the York building. OZAC is contacting other banquet halls to learn what else to put in a lessor lessee contract. The City of Blue Island allows the sale of alcoholic beverages. Less than 150 feet from the York building, the Island Cafe sells alcoholic beverages. OZAC is soliciting bids for dram shop insurance. When alcohol is to be consumed at the York building, OZAC will employ Guardian Security Services (GSS), 3300 Burr Oak Ave. 3114, Blue Island, IL 60406-3806. GSS will maintain order and will enforce contract provisions, such as those concerning alcohol.

OZAC will employ Terminix as its exterminator and Homewood Disposal as

its scavenger. No alcohol will be sold at the York building. No cooking will take place at the York building; but some food brought in by lessees will be warmed up at the York building.

Specifically, as to safety:

The York building is of concrete and masonry construction. OZAC has completely renovated the inside of the York building. OZAC has applied for a permit to the City of Blue Island to have ADT Security Services, 111 Windsor Drive, Oak Brook, IL 60523, to install and maintain its smoke/heat detection alarm system. This smoke/heat detection alarm system will be connected to the Blue Island Central Fire Station. A carbon dioxide automatic fire extinguishing system has been installed. An alarm system that will announce unwanted entry to the York building has also been installed. Exits will be conspicuously marked. Travelers Insurance is the carrier for fire and hazard and personal injury insurance.

Specifically, as to morals

The contract between OZAC Lessor and lessee will prohibit nudity and pornography. As stated above, OZAC is contacting other banquet halls to learn what else to put in a lessor lessee contract.

Specifically, as to comfort or general welfare:

The interior of the York building has a working elevator. OZAC is exploring how to bring the entry of the building in compliance with the Americans with Disabilities Act. OZAC is also considering ways to reduce the amount

of noise made in the York building that can be heard outside it so as not to disturb the members of the few residential buildings that adjoin the York building.

STANDARD (b)

That the special use 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:

The special use 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. Rather, it will bring business to the local commercial interests and it will provide all its neighbors with an attractive meeting place.

Special attention will be paid to comfort and general welfare of the few residential units close to the special use. OZAC is considering ways to reduce the amount of noise made in the York building that can be heard outside it so as not to disturb the members of the few residential buildings that adjoin the York building. OZAC is also planning on inviting all the neighbors, both residential and commercial, to an open house, so they can tell us their concerns.

STANDARD (c)

That the establishment of the special use will not impede the normal and orderly development of the surrounding property for purposes permitted in the district:

The establishment of the special use will not impede the normal and orderly development of the surrounding property for purposes permitted in the district. The surrounding property is already well developed for the wide range of purposes permitted in the district. Every lot in its block and across York Street is already dedicated to a specific use. Consumption of alcohol at the special use will not change anything. Alcohol is already permitted less than 150 feet away from the special use.

STANDARD (d)

That adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided:

Adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided. As to utilities, the York building is hooked up to natural gas and to electricity service and to alarm, fire alarm and fire extinguishing systems. Telephone service will be obtained. As to access

roads, the special use is on York, a main street and within 150 feet of Western Avenue, Blue Island's principal commercial street. All drainage and/or necessary facilities have been or are being provided.

STANDARD (e)

That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in public streets:

Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in public streets. With the exception of the front walkway, the York building occupies all of its lot, so that ingress and egress onto and off of its lot is not possible. There is adequate ingress and egress both to the city parking lot immediately west of the special use and to the large city parking lot immediately north across York Street from the special use. The special use is in a shopping and entertainment area. Heavy traffic is expected in such an area. Besides, some of the vehicle traffic to the special use will be in the evening when traffic is lighter.

STANDARD (f)

That the special use shall, in all other respects, conform to the applicable

regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the City Council pursuant to the recommendations of the Zoning Board of Appeals:

The special use does, in all other respects, conform to the applicable regulations of the "conglomerate" district in which it is located, except as to such regulations which may, in each instance, be modified by the City Council pursuant to the recommendations of the Zoning Board of Appeals.

The York building is well suited for use as a meeting hall, including its use as a banquet hall, since it is located in a primarily "Shopping and Entertainment Area." The highest and best use of the York building is as a Club meeting hall including its use as a banquet hall.

OZAC respectfully prays that the Zoning Board of Appeals of the City of Blue Island report to the City Council of Blue Island that it recommends, with any additional conditions and guarantees, the acceptance of the special use at 217 York Street, Blue Island, Illinois as a Club meeting hall including its use as a banquet hall.



Doc#: 1119440002 Fee: \$38.00
 Eugene "Gene" Moore RHSP Fee: \$10.00
 Cook County Recorder of Deeds
 Date: 07/13/2011 09:10 AM Pg: 1 of 2

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That BAYVIEW LOAN SERVICING, LLC,
 A DELAWARE LIMITED LIABILITY
 COMPANY, herein called 'GRANTOR',
 whose mailing address is:

4425 Ponce DeLeon Boulevard,
 Coral Gables, Florida 33146

FOR AND IN CONSIDERATION OF

TEN and NO/100 DOLLARS, and other good
 and valuable consideration, to it in hand paid by the party or parties identified below as
 GRANTEE hereunder, by these presents does grant, bargain, and sell unto:

ORLU ZONAL ASSEMBLY OF CHICAGO & ENVIRONS

called 'GRANTEE' whose mailing address is:

all that certain real property situated in Cook County, Illinois and more particularly
 described as follows:

THE EAST 40 FEET OF LOT 1 IN LIBRARY ADDITION TO BLUE ISLAND,
 BEING A RESUBDIVISION OF BLOCK 28 AND LOTS 1 AND 5 IN BLOCK 29
 AND VACATED 20 FOOT ALLEY LYING BETWEEN SAID BLOCKS 28 AND 29
 IN YOUNG'S ADDITION TO BLUE ISLAND, A SUBDIVISION OF THE EAST 1/4
 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 37 NORTH, RANGE 13
 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Tax No.: 24-36-227-006-0000

Address of Property: 2417 York Road, Blue Island, IL 60409

TO HAVE AND TO HOLD the above described premises, together with all the rights and
 appurtenances thereto in any wise belonging, unto the said GRANTEE, his heirs or
 successors and assigns forever, subject to: (a) covenants, conditions and restrictions of
 record; (b) private, public and utility easements and roads and highways, if any; (c) party
 wall rights and agreements, if any; (d) existing leases and tenancies, if any; (e) special
 taxes or assessments for improvements not yet completed, if any; (f) installments not due
 at the date hereof of any special tax or assessment for improvements heretofore
 completed, if any; (g) general real estate taxes; (h) building code violations and judicial
 proceedings relating thereto, if any; (i) existing zoning regulations; (j) encroachments if
 any, as may be disclosed by a plat of survey; (k) drainage ditched, drain tiles, feeders,
 laterals and underground pipes, if any; and (l) all mineral rights and easements in favor of
 mineral estate.

S Y
 P 2
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BOX 334 CTI

2072

SA 4724051

CTI (L)

Subject as aforesaid, GRANTOR does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the said premises unto the said GRANTEE, his heirs or successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through, or under GRANTOR but not otherwise.

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed and sealed this 24 day of JUNE, 2011 in its name by JO ANN SNYDER its FIRST VICE PRESIDENT thereunto authorized by resolution of its board of directors.

BAYVIEW LOAN SERVICING, LLC
BY:

Jo Ann Snyder

Jo Ann Snyder
First Vice President
Bayview Loan Servicing, LLC

(AFFIX SEAL)

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 24th day of JUNE, 2011 by JO ANN SNYDER as FIRST VICE PRESIDENT BAYVIEW LOAN SERVICING, LLC, on behalf of the said corporation.

[Signature]

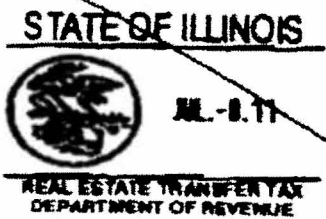
NOTARY PUBLIC

MAIL TO:

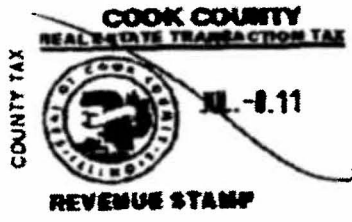
P.O. Box 408673
Chicago, IL 60640

This instrument prepared by:
KENNETH D. SLOMKA
LAW OFFICES OF KENNETH D. SLOMKA, P.C.
4544 W. 103RD STREET, SUITE 202
OAK LAWN, IL 60453

Permanent Tax No.: 24-36-227-006-0000
Address of Property: 2417 York Road, Blue Island, IL 60409



REAL ESTATE TRANSFER TAX
0006900
FP 103032



REAL ESTATE TRANSFER TAX
0003450
FP 103034

BLUE ISLAND FIRE DEPARTMENT



2450 West Vermont Street • Blue Island, Illinois 60406 • 708/396-7070 • Fax 708/388-5778

Terry Vrshek
Fire Chief

Mark Luty
Deputy Chief

MAY 24, 2012

Mr. John Dunleavy
President of Affordable Recovery Housing
13811 South Western Avenue
Blue Island, Illinois 60406

Mr. Dunleavy,

This letter is to serve notice of conditions found during the inspection on May 23, 2012. The following were represented at the inspection: Fire Chief Vrshek, Fire Consultant Copp, Deputy Police Chief Cornell, Building Commissioner Adams, Health Inspector Mailhot, Mr. John Dunleavy, Mr. Gene Briscoe and Mr. Craig Cloud. I am enclosing the housekeeping form with the letter.

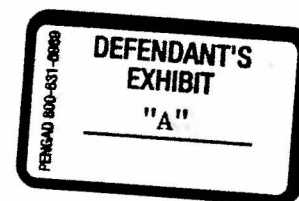
The primary concern is the sprinkler system. The mixed property has various requirements, depending on the classification. The sleeping areas fall under "Residential Board and Care" and require the building to be protected with an approved sprinkler system. I spoke with Chief Copp and he confirmed the requirement for the sprinklers. He said that the residential area could be sprinklered with CPVC piping but the classroom area had to be steel pipe.

Each sleeping room is to have a smoke detector and smoking is not allowed in the building.

The stairway doors are fire rated to protect the stairway and second floor occupants and are to have the appropriate panic hardware installed.

The other inspectors will submit their own reports to you.

I reviewed your plan and it appears that you are not following the time frame of the plan. The building is not approved for resident sleeping quarters, the sprinklers should have been installed prior to the residential quarters conversion. You did not get the required permits to make the improvements.



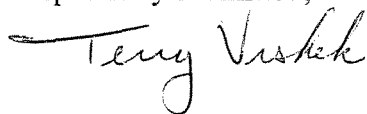
The State of Illinois Human Services Bureau has no record of issuing a license for this facility in Blue Island. You have not complied with their requirements.

You are also operating with out a city license.

As the Fire Chief, I am responsible for the safety of the people in the community and your residents are my responsibility. You cannot operate "recovery housing" without a license nor can you provide sleeping quarters for seventy residents without an approved sprinkler system. You are hereby ordered to cease operating the "recovery housing" at 13811 South Western Avenue until the facility meets the current codes and provide the proper licenses.

You may appeal this order to the Mayor or to the City Council, I cannot allow this condition to continue. The effective date of the closing of this business is one week, June 1, 2012.

Respectfully submitted,

A handwritten signature in cursive script that reads "Terry Vrshek". The signature is written in black ink and is positioned to the right of the typed name.

Terry Vrshek

Cc; Mayor Peloquin, D.C.Cornel, Chief Copp, R. Adams, T. Mailhiot

BLUE ISLAND FIRE DEPARTMENT



2450 West Vermont Street • Blue Island, Illinois 60406 • 708/396-7070 • Fax 708/388-5778

Terry Vrshek
Fire Chief

Mark Luety
Deputy Chief

June 4, 2012

Mr. John Dunleavy
Affordable recovery Housing
13811 South Western Avenue
Blue Island, Illinois 60406

Mr. Dunleavy,

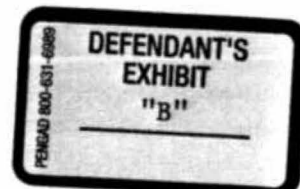
This letter is regarding the facility at 13811 South Western Avenue in Blue Island, Illinois.

An inspection was to be conducted on June 1, 2012 to determine if you complied with the directive to cease housing residents at 13811 South Western Avenue and to pick up the roster as promised by Mary Jo Dunleavy. I was disappointed to find that Mrs. Dunleavy would not allow the life safety inspection to be performed. Both of you made an oral agreement to comply with the directive and even thanked the city for allowing the original fourteen residents to remain at the site.

You know that "16 residents" changes the facility to a "large" residential board and care facility and that it is to be protected with an approved sprinkler system. You included the sprinkler system in your original plan and the system was to be installed "in twelve months" according to "Plan C-6 & C-7." The letter from Mayor Peloquin to Affordable Recovery on February 28, 2011 indicates that your program is well over twelve months in operation. You are operating without a state or city license.

The judge required the city to explain the basis for the code violations. Robert Copp provided these violations to you, he used the NFPA 2003 Life Safety Code for reference. The City of Blue Island has adopted the NFPA 2012 edition of the Life Safety Code and the violations remain the same. Your attorney referenced the 2006 Edition of the International Building Code, not the Life Safety Code when he appeared before the judge. Since you did not have a license to operate your business prior to March 12, 2012, you must meet the NFPA 2012 Life Safety Code.

Section 33.18812 defines Residential Board and Care Occupancy. A building or portion thereof that is used for lodging and boarding four or more residents, not related by blood or marriage to the owners or operators, for the purpose of providing personal care services.



Section A.33.188.12 provides examples of facilities classified as residential board and care occupancies:

(4) Facilities for social rehabilitation, alcoholism, drug abuse, or mental health problems that contain group housing arrangements that provide personal care services but do not provide acute care.

If you are to deny your business as a residential board and care facility, then it will be classified as a hotel.

Section 3.3.143: Hotel. A building or group of buildings under the same management in which there are sleeping accommodations for more than 16 persons and primarily used for transients for lodging with or without meals.

Section 32.2.3.5: All facilities other than those meeting the requirements of 32.2.3.5.2 shall be protected throughout by an approved automatic sprinkler system, installed in accordance with 32.2.3.5.3, using quick-response or residential sprinklers.

Section 32.2.3.5.2 refers to those homes with eight or fewer residents.

Therefore, your facility is classified as a large residential board and care occupancy and the 2012 Edition of the NFPA Life Safety Code requires that all buildings shall be protected by an approved automatic sprinkler system. You have not complied with the original intent of housing only 14 residents and to provide the automatic sprinkler system. Instead, you added more residents to the original building and provided housing for more residents in another building for a total of 70 residents. You have violated the Life Safety Code regarding fire protection for the large residential boarding and care occupancies. The sprinkler is the priority as it directly affects the safety of the men living in your facilities.

The City of Blue Island has acted on behalf of the safety of the residents. You are responsible for the safety of the residents and they should be made aware that they are living in conditions that are not approved by the National Fire Protection Association. You agreed to meet the requirements by July 30, 2012, and I hope to see the facility properly protected.

Respectfully,



Terry Vrshek
Fire Chief

Response to Letter Dated 5-24-12
Written by: Fire Chief Vrschek

Important Note: John and Mary Jo Dunleavy received this letter on Friday, May 25, 2012 right before a 3 day Holiday Weekend.

1. Paragraph 2 – Letter states that Mother of Sorrows falls under “Residential Board and Care”. (See Exhibits “A” and “B”). Under the National Fire Protection Association and Illinois State Fire Marshall on January 1, 2002, and being a Boarding School before this date, we legally are an existing facility.
 - Exhibit A: Codes from the National Fire Protection Association
 - Exhibit B: Letter from a Licensed Architect (Inspection Report and Findings)
2. Paragraph 3 – Fire Alarm System
 - We have a “State of the Art” fire alarm system. This was approved by Chief Copp and Dave Minderman
 - We have a designated “Smoking Area” that is outside of the building. No Smoking is allowed in the facility.
3. Paragraph 4 – Panic Bars
 - We are in the process of ordering from Home Depot -- approximate delivery date is 2 weeks per Home Depot. Installation by: June 15, 2012
4. Paragraph 5 – Original Phase Plan (See Exhibit “C”)

Addressing the Original Phase Plan – Affordable has 8 more months to complete. Affordable never changed the Phase Plan. That was done by Dave Minderman when he told us to install Fire Alarm/Smoke Detector System throughout Building B, C, D and E. The above was completed and approved by Chief Copp and Dave Minderman. At that time we were provided a “verbal” approval to move in an additional 40 men in the convent. Prior to this in March, 2011 there were 14 people approved to move into the facility. This approval took place after our first meeting with the Sister Mary Ann, Sister Louise, Mayor Peloquin, Dave Minderman, Gene Briscoe (MOS Business Manager), Mike Hansen (MOS Attorney), Mary Jo Dunleavy and John Dunleavy. Approval was granted due to the recent vandalism and break-ins at the facility. The Sisters were feeling frighten and unsecure and requested security. Since March, 2011 there hasn't been one incident of vandalism or break in at this property.

The next step was to enclose the staircases before we can move any residents to the 2nd floor of the High School wing. We completed and requested an inspection. Chief Copp came to the facility to inspect. He commented on the good job we did but we still needed the panic bars installed. Chief Copp also comments that Affordable has accomplished more in the 9 months of being in the facility than the previous organization (Pace School) did in the 12 years and they received Government Funding. Chief Copp stated we will be in compliance once the Ansel System in installed.

I, John Dunleavy asked Chief Copp if we can move clients to the 2nd Floor of the High School. He responded "I will get back to you on that", he never did. At the same meeting I asked if he could put his findings in writing in order to have something to bring to the Planning Commissions meeting, he responded "Don't worry I am at all the City meetings and I will vouch for you". We never received anything in writing in regards to all the conversations I had with Dave Minderman and Chief Copp.

Our first meeting was on May 9, 2012 with the Planning Commission. Chief Copp was not in attendance to "vouch" for us. The only City officials were Mayor Peloquin, Blue Island Treasurer and the Alderman.

In the beginning Dave Minderman assigned Mario (Building Inspector) to take us step by step in this process. I feel we would not be facing this emergency if this happen. Now we are faced with finding placement for 73 men on the verge of being homeless along with my wife, our son and me. Note: We still have 8 months on the original Phase Plan that was approved.

I have always respected Chief Copp and had to learn to respect Dave Minderman. Mario, the little time we worked with him I found him to be helpful. Liz is great and has provided us with information and help. Jason from Planning is the best, very knowledgeable and helpful.

I believe Mayor Peloquin has a good heart and he wants what is best for the Sisters and the Community. I believe he has been misinformed by others and not taking the time to come out and see for himself. We have stated from the beginning, our doors are always open. We've had several Open Houses for the community and neighbors surrounding Mother of Sorrows. To date we have received over 3000 signatures from the community and surrounding community supporting our Mission and Vision. (Copies can be provided at your request)

5. Paragraph 6 – Licensing

At this time we do not have our License with the State of Illinois, Department of Alcohol and Substance Abuse. Our application is pending and awaiting approval. This is one of the reasons why we are requesting a "Special Use" permit.

As far as the City License – Every time we applied we were shut down.

Regarding the questions of us operating a Recovery Housing without a License is not true. Our lease with the Sisters is under Affordable Recovery Foundation, a 501(c)3 holder. We are operating a "Transitional" housing program under the Foundation until we can obtain our License. Under State Law you do not need a License, you need a "Special Use" permit to operate a "Transitional" House. We are currently going through this process with the Planning Commissions. (See Exhibit "D")

As far as the Sprinkler System (see Exhibit A). This shows the National Fire Protection Association states that existing properties 3 stories and under do not need a Sprinkler System under the "Residential Board and Care". As noted in the letter, it states that Mother of Sorrows falls under the "Residential Board and Care".

STATED CONCERNS:

1. Mayor Peloquin's concern was our accepting Ex-Offenders. At no time was this facility "full of" Ex-Offenders. There have not been more than 7 or less, Ex-Offenders at one time at Mother of Sorrows. As mentioned in the Business Plan Pg. 3 presented at the 1st Meeting to all parties about the Population states "Population groups in recovery targeted to receive AGS services are: men, veterans, ex-offenders (non-violent), and longer term, following acquisition and relocation to the new property, single women with children." We are willing to change our acceptance of Ex-Offenders at Mother of Sorrows if requested by the City Council and the Mayor. NOTE: We are not the only program in the area that accepts ex-offenders. We have the same contract with Sheridan Prison as a well-known Half-way House in Blue Island does.
2. Affordable is not following the original agreement regarding training and job placement.
 - Exhibit "E" – Graph showing the success rate of our Training Program.
 - Exhibit "F" – List of Zip Codes in Blue Island and Surrounding Communities demonstrating how many individuals have been employed. (numbers provided from the Staffing Agency)

Benefits to the Community

- Protection for the Sisters and Mother of Sorrows Property.
- A "new" Customized Training School for Entry Level positions for the residents of Mother of Sorrows and the surrounding communities.
- Blue Island has additional Tax Payers. 75% of our residents have a Blue Island address. Over 80 of Blue Island residents have been paying taxes through Affordables connections with Staffing Agencies, Contractors and National Developer.
- Affordable residents cash their payroll checks weekly at the Blue Island Currency Exchange. They also do their shopping and eating, in Blue Island. Our residents have been saving their receipts for the past couple of months to show how much they contribute to the economy in Blue Island.
- We are working with a National Developer (see Exhibit "G") who is committed to bringing 1000's of jobs to the local communities.
- Affordable is helping individuals with Substance Abuse issues by providing them a Safe and Sober living environment while teaching and training them to become productive members of society. Our Social Model facility is based on the "learn by doing" concept.

Mary Jo and John Dunleavy

Affordable
Recovery
Housing

13811 South Western
Blue Island, IL 60406
Office: 708-389-5447
Central Intake: 708-299-0758
Fax No. 708-389-5439

May 28, 2012

CITY OF BLUE ISLAND
CITY COUNCIL MEMBERS
13051 S. Greenwood Avenue
Blue Island, IL 60406

VIA: CERTIFIED MAIL

City Council Members,

This letter is written in response to Blue Island Fire Chief, Terry Vrshek's letter dated May 24, 2012, a copy of which I have enclosed.

As stated in the last paragraph of the letter, "You may appeal this order to the Mayor or to the City Council." I am writing to appeal the decision to close our recovery home effective June 1, 2012.

Your Honor, I can assure you that we have been working diligently on obtaining our license and developing a plan for installation of the sprinkler system. The paperwork for our license is completed and pending submission. We are enclosing a copy of our proposed plan for the installation of the sprinkler system, which is included in our "New Revised Phase Plan."

Affordable Recovery Housing currently provides housing and recovery services to seventy-three adult men. These men depend on the safe, sober living environment we provide them. If the Fire Chief closes our recovery home on June 1, 2012, we will be forced to put all seventy-three men out on the streets of Blue Island. Alternative housing takes time and with the magnitude of our clients it is impossible to find housing for all involved at such short notice. I know that you will agree that putting these clients on the streets of Blue Island is not an option. If you grant our appeal, you will be saving the lives of seventy-three men and will also be protecting the Citizen's of Blue Island from an infiltration of homeless men on the streets.

Affordable Recovery Housing works hard to provide housing and recovery services to men who want to recover from drug and alcohol addiction. Our staff consists of (2) Nationally Certified Recovery Specialist (NCRS) who provide the Recovery Support Services and our Social Model Recovery facility is a "learn by doing" aspect. We are part of the solution to the drug epidemic in the South Suburbs.

On May 22, 2012 the City Council of Blue Island adopted a Resolution created and adopted by the Cook County Board of Commissions on April 17, 2012. This resolution is in regards to the current heroin epidemic that has overcome the South Suburbs and surrounding communities.

Affordable
Recovery
Housing

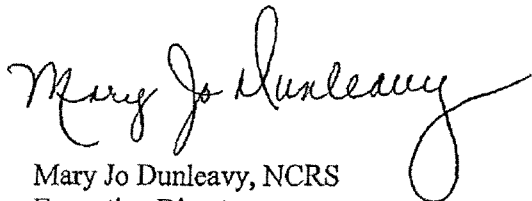
13811 South Western
Blue Island, IL 60406
Office: 708-389-5447
Central Intake: 708-299-0758
Fax No. 708-389-5439

Affordable has participated in the forums to assist with solutions to this problem and have been recognized by the Cook County Board of Commissions for our outstanding program at the meeting on April 17th.

We are requesting an appeal be granted to Mr. Vrshek's decision to close our facility on June 1st, 2012. We can assure you, that if granted our appeal, we will take immediate action to begin the "New Revised Phase Plan". We will also do everything in our power to expedite obtaining our license. Please provide us time to accomplish the above tasks so we are not forced to close our doors and add to the homeless population.

Your Honor, our residents are in desperate need of your help by providing Affordable the time we need to fulfill Mr. Vrshek's requirements.

Sincerely,



Mary Jo Dunleavy, NCRS
Executive Director
Phone: 312-519-5902

CC: Blue Island City Council
Gene Briscoe, MOS – Business Manager
Mike Hansen, MOS - Attorney

Enclosed: Letter from Fire Chief Terry Vrshek
New "Revised" Phase Plan

YUNG Architects LLC

180 West Washington Street – 5th Floor

Chicago, Illinois 60602-1148

Office: (312) 553-9321

Cellular: (847) 845-3352

Facsimile: (312) 428-7746

E-Mail: YungArch@comcast.net

May 29, 2012

City of Blue Island

13051 South Greenwood Avenue

Blue Island, Illinois 60406

Re: 13811 South Western Avenue
Blue Island, Illinois

Dear Sir:

I have read the following reports concerning the building for the above-mentioned property by Robert Adams, Building Commissioner, dated May 23, 2012 and by Fire Chief Terry Vrshek, dated May 25, 2012. I concur with the deficiencies mentioned in both of the reports; however, the question arises to the immediate need of a sprinkler system in the residential sleeping quarters.

As you may be fully aware that the building located at 13811 South Western Avenue, is made up of totally non-combustible materials. Generally when a building is made up of such materials the likelihood of this building burning is next to nothing. However, the main concern of the building burning is not the building itself, but the contents of the building which most of the time are made up of combustible material.

The main issue here is why you need a sprinkler system in a non-combustible building. Does it really save lives? The first thing that must be mentioned is the individual sprinkler head is designed to go off at approximately 155 degrees Fahrenheit. The metal piece that triggers the release mechanism of a sprinkler head has that melting point. One important factor that you must realize though, in a sprinkler system when one sprinkler head goes off the other heads in the room or building do not. Each individual head will go off when the metal piece in that head melts when the temperature in that head reaches 155 degrees. Therefore the conception that a sprinkler system will stop a fire is not true unless the fire is localized in a small contained area. By the time a temperature may hit 155 degrees in a sprinkler head, the major cause of deaths in all fires, smoke and the deadly gases that are released when certain flammable materials are burning has already been released in the air. There have been many fires in history that had the building burn down with the sprinkler system in full operation. The old McCormack Place located on Chicago lakefront was a prime example of the sprinkler system in full operation as the building burned.

The key issue to safety in any sleeping environment is the simple smoke detector which can sense the smallest particle of smoke thus setting off the alarm system. Smoke and the deadly gases released from the combustible material can be in a room quicker and stay longer in a room before any sprinkler head could detect a fire. Thus the installation of smoke detectors is more critical to life safety than a sprinkler system because it can detect the dangers of a fire faster than the sprinkler head can.

The one thing that needs to be mentioned that was not mentioned in either of the Blue Island reports is that all smoke detectors in a residential dormitory situation need to be hard-wired to the electrical system with a battery back-up installed in each particular unit.

Another solution that could greatly enhance the safety of the residences would be hire a night watchman, preferably a retired fireman to maintain a visual observation of all the sleeping room during the sleeping hours of the facility.

One other thing that could be considered is the use of emergency escape ladders that are 25 feet long. They would be located on each room giving occupants the opportunity to roll out these escape ladders out the windows and climb down to safety.

It is my opinion that a sprinkler system is required by codes, the immediate installation may be deferred for an indefinite period of time if the facility takes the following actions:

1. Hire a night watchman, preferably retired firemen, to watch over the sleeping quarters during all sleeping hours.
2. Install hard-wired smoke detectors with battery backup outside and inside each sleeping quarter's room.
3. Have one emergency escape ladder in any of the double occupancy rooms and a minimum three emergency escape ladders in rooms with six or more people.

A good sprinkler system will actually deter the rate that a fire may spread throughout a building therefore protect property and materials. However, it is really a good smoke detector system that really saves lives.

If you have any questions or need clarification concerning this project, please contact me at 847-845-3352. Thank you for your time.

Yours truly,



Edward M. Yung
Principal
Illinois License # 001-012762

**JOURNAL OF PROCEEDING
OF THE
REGULAR MEETING, MAY 22, 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 May 22, 2012.

PLEDGE OF ALLEGIANCE

ROLL CALL

Roll Call indicates the following:

Present: 14 Ald. Patoska, Rita, Ruthenberg, Stone, Ostling, Janko, Johnson, Frausto, Vargas, Thompson, Natalino, Buckner, Vieyra, Spizzirri.

Absent: 0

Present Also: Pam Frasor, City Clerk
Terry Sullivan, City Attorney
Carmine Bilotto, City Treasurer

JOURNAL OF PROCEEDING

Moved by Ald. Janko, second by Ald. Rita the Journal Of Proceedings for the regular meeting on May 8, 2012 is accepted as printed with the correction on page 13, should read Allan Stevo of 2324 Union.

Upon a vote, the Mayor declared the motion carried.

REPORT OF CITY OFFICIALS

Mayor

MEMORIAL DAY CEREMONY

Mayor Peloquin announced there would be a Special Memorial Day Ceremony on Saturday, May 26th beginning at 10:00 am at Lincoln School located at 2140 Broadway.

JAMES DIETERS RESIGNATION

Mayor Peloquin read a letter of resignation from Library Board Member James Dieters and is requesting permission to accept his resignation and to send Mr. Dieters a letter of thanks.

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

Upon a motion, the Mayor declared the motion carried.

VACATING ORANGE ST.

Mayor Peloquin is requesting approval for vacating Orange Street.

Motion by Ald. Patoska, second by Ald. Ostling to approve a petition vacating Orange Street

Ayes: 13 Ald. Patoska, Rita, Ruthenberg, Stone, Ostling, Janko, Johnson, Frausto, Vargas, Thompson, Natalino, Buckner, Vieyra, Spizzirri.

Nays: 0

Absent: 0

Abstain: 1 Ald. Vieyra.

There being Thirteen (13) affirmative Votes, the Mayor declared the motion carried.

BRIDGE INSPECTION

Mayor Peloquin is requesting permission to accept the proposal from Lockner for the Division Street Bridge Inspection for \$177,000.00.

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

Ayes: 14 Ald. Patoska, Rita, Ruthenberg, Stone, Ostling, Janko, Johnson, Frausto, Vargas, Thompson, Natalino, Buckner, Vieyra, Spizzirri.

Nays: 0

Absent: 0

Abstain: 0

There being Fourteen (14) affirmative Votes, the Mayor declared the motion carried.

The Mayor stated issues regarding Tommy Brown and the Rec Center were sent to Ald. Stone's Committee for review.

Mayor Peloquin requested Council to reconsider the denial for the Elk's Club coming up later in the meeting.

APPOINTMENTS

Mayor Peloquin requested Council to concur with him on the following Appointments:

Zoning Board of Appeals

Willie Scott

Civil Service Commission

Loretta Hauschild

Ron Murray

Historic Preservation Commission

Robert Adams

Dr. Wayne Wolf

Steven Carr

Mike Mech

Blue Island Library Board

Mary Martino

Mary Carvlin

Perry Recker

Urban Forestry Board

Valerie Kehoe

Sheryl Short

Emily Erickson

Planning Commission

Bill Fahrenwald

Ana-Lopez Konczal

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

Ayes: 14 Ald. Patoska, Rita, Ruthenberg, Stone, Ostling, Janko, Johnson, Frausto, Vargas, Thompson, Natalino, Buckner, Vieyra, Spizzirri.

Nays: 0

Absent: 0

Abstain: 0

There being Fourteen (14) affirmative Votes, the Mayor declared the motion carried.

APPOINTMENTS

Mayor Peloquin requested Council to concur with him on the following Appointments:

Police Chief – Phil Contreras
Deputy Police Chief – Michael Cornell

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

Ayes: 14 Ald. Patoska, Rita, Ruthenberg, Stone,
Ostling, Janko, Johnson, Frausto, Vargas,
Thompson, Natalino, Buckner, Vieyra,
Spizzirri.

Nays: 0

Absent: 0

Abstain: 0

There being Fourteen (14) affirmative Votes, the Mayor declared the motion carried.

SWEARING IN

Mayor Peloquin approached the podium to swear in the new Police Chief Phil Contreras in.

Chief Contreras stated he will faithfully discharge his duties being Police Chief to the best of his ability and thanked everyone for this opportunity.

QUESTIONS TO THE MAYOR

Ald. Frausto announced on the 23rd and 24th he will be at Moraine Valley Community College from 6:00 pm to 7:00 pm to assist anyone who would like to learn how to pay their water bill on line.

Ald. Johnson thanked everyone who was involved with the community gardens in California Gardens.

Ald. Spizzirri stated she was very thankful for everybody who participated in re-doing Veteran's Circle, it's beautiful.

BIDS

No Bids.

CITY CLERK

STREET WISE VENDOR

Clerk Frasor announced she had received a letter from James Harden, StreetWise Vendor, is requesting permission to sell the newspaper on City property.

Mayor Peloquin is requesting approval to refer this to the Community Development Committee to review.

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

Upon a vote, the Mayor declared the motion carried.

The Mayor reminded the Committee that when reviewing this that they are setting standards for a lot of other things also.

BLOCK PARTY REQUEST

Maria Montes of 2236 Grove Street is requesting permission to have a Block Party; she has met with all the requirements.

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

Upon a vote, the Mayor declared the motion carried.

BLOCK PARTY REQUEST

E.F. Kerr Middle School is requesting permission to have Maple Avenue blocked off between Union Avenue and High Street on May 25, 2012 for their PBIS Block Party Celebration.

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

Upon a vote, the Mayor declared the motion carried.

CRUISE NIGHT

Blue Island Chamber of Commerce is requesting permission to close York Street from Western to Gregory from 5-9 pm on Monday evenings during June, July and August to host a weekly Cruise Night.

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

Upon a vote, the Mayor declared the motion carried.

LIBRARY REQUEST

Blue Island Public Library is requesting permission to use the City's Parking Lot on July 2nd & 3rd.

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

Upon a vote, the Mayor declared the motion carried.

COMCAST

Clerk Frasor stated a major accomplishment for the City's T.V. Station is that Comcast will be running it on channel 4.

CITY TREASURER

No Report.

Ald. Thompson stated that she had a request for a party that is not in the 7th Ward.

Clerk Frasor stated that house party requests should be turned into her office and she will notify the Aldermen and the Police Department.

CITY ATTORNEY

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

Upon a vote, the Mayor declared the motion carried.

ORDINANCE NO. 12 - 184

AN ORDINANCE RESTRICTING PORTIONS OF WESTERN AVENUE WITHIN THE CITY OF BLUE ISLAND FOR THIRTY MINUTE PARKING DURING THE HOURS OF 6:00 A.M. THROUGH 6:00 P.M. MONDAY THROUGH SUNDAY

AND PROVIDING PENALTIES FOR THE VIOLATION THEREOF.

Due to lack of a motion, the Ordinance dies.

Ald. Johnson announced if anybody could come up with a better solution with the parking problem to please go to the Committee Meeting.

The Mayor stated he is not disrespecting anyone, but in 1981 this was a hot subject and he has seen every kind of parking solution there was and still no answer.

Ald. Vieyra stated that one of the business owners on Western would like to address Council.

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

Upon a vote, the Mayor declared the motion carried.

Elias Rodriguez of Tenochtitlan Restaurant at 12947 Western Avenue stated he does not have an answer to the problem but 30 minute parking is not enough time for his business. He stated there is a problem with people parking all day long taking up space and not belonging to any of the businesses.

Ald. Vieyra recommended that the City needs to contact the school's on both sides of Western Avenue and ask that the students and staff to park in the City Public Parking lots and that the Police Department be involved to enforce this. The Alderman also recommended a 15-minute only parking sign is put up in front of Iverson's Bakery and Currency Exchange.

Mayor Peloquin stated that Ald. Vieyra needs to bring up that recommendation to Committee.

The Mayor asked Mr. Rodriguez what he thought was a fair time for parking on Western Avenue.

Mayor Peloquin stated that the perfect solution would be build a 2nd-tier parking lot between Union and High Street and should be considered in the future.

Ald. Thompson stated she does not want the business owner to lose any business.

RESOLUTION NO. 12 - 441

A RESOLUTION BRINGING AWARENESS TO THE GROWING HEROIN PROBLEM IN THE GREATER CHICAGOLAND AREA.

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

Upon a vote, the Mayor declared the motion carried.

RECOMMENDATION

A RECOMMENDATION FROM THE BLUE ISLAND ZONING BOARD OF APPEALS CONCERNING THE APPLICATION OF THE CITY OF BLUE ISLAND FOR A ZONING TEXT AND MAP AMENDMENT IN THE C-1, C-2 AND R-1 DISTRICTS TO CREATE THE UPTOWN-TRANSIT ORIENTED DEVELOPMENT (U-TOD) DISTRICT.

Jason Berry gave a very well spoken detailed explanation of this Recommendation.

On the Question: Ald. Janko thanked Mr. Berry and his Committee for all their hard work they put into this and asked in regards to section 4 in the TOD code underneath non conforming uses, on page 9 where it gets to vehicle sales and services, when there is a change of ownership would that be considered non-allowable use.

Mr. Berry stated there are certain policies that exist but for a special use they would have to go to Committee.

Ald. Spizzirri asked if a business goes up for sale it would have to meet those requirements or it wouldn't be allowed to be purchased or operate.

The Mayor stated they could petition for a hearing to come before to keep it then the Council would have the decision making process as to whether or not they would want to leave it. They might want signage or improvements to the property.

Ald. Ostling asked before the building is sold they would have to go in front of the Committee.

The Mayor stated yes.

Ald. Johnson asked Mr. Berry if there are any plans in making Western a two-way street.

Mr. Berry stated that it is under consideration.

Ald. Johnson asked if there was a code for the preservation of historic buildings.

Mr. Berry stated there absolutely is.

Ald. Ostling asked under financial services there is listed a bank but a drive thru is not permitted if Great Lakes sold.

Mr. Berry stated yes but it could be changed through a special use permit but an existing bank is conforming in the zoning at this time.

Mayor Peloquin stated that Council should be aware in the over all plan of this the concept of Jason and his team is to turn that area into the colligate rowing center and maybe taking the train station and making it some kind of railroad museum and making the Cal Sag a destination stop.

Ald. Thompson asked about the portion regarding signage for new owners along with canopies are not allowed.

Mr. Berry stated that was correct but it is by design.

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

Ayes: 14 Ald. Patoska, Rita, Ruthenberg, Stone, Ostling, Janko, Johnson, Frausto, Vargas, Thompson, Natalino, Buckner, Vieyra, Spizzirri.

Nays: 0

Absent: 0

Abstain: 0

There being Fourteen (14) affirmative Votes, the Mayor declared the motion carried.

PETITION

PETITION TO THE CITY COUNCIL OF THE CITY OF BLUE ISLAND TO RECONSIDER ITS DENIAL OF SPECIAL USE ZONING FOR THE BUILDING AND REAL ESTATE AT 2417 YORK STREET, BLUE ISLAND, ILLINOIS, OWNED BY ORLU ZONAL ASSEMBLY OF CHICAGO AND ENVIRONS (IZAC).

Motion by Ald. Thompson, second by Ald. Johnson to approve to reconsider.

Ayes: 14 Ald. Patoska, Rita, Ruthenberg, Stone, Ostling, Janko, Johnson, Frausto, Vargas, Thompson, Natalino, Buckner, Vieyra, Spizzirri.

Nays: 0

Absent: 0

Abstain: 0

There being Fourteen (14) affirmative Votes, the Mayor declared the motion carried.

COMMITTEE REPORTS

Finance Committee – Ald. Patoska, Chairman

PAYROLL

Motion by Ald. Patoska, second by Ald. Stone to approve Payroll for May 11, 2012 Net Pay - \$254,946.59 and Total Gross - \$418,664.20.

Ayes: 14 Ald. Patoska, Rita, Ruthenberg, Stone, Ostling, Janko, Johnson, Frausto, Vargas, Thompson, Natalino, Buckner, Vieyra, Spizzirri.

Nays: 0

Absent: 0

Abstain: 0

There being Fourteen (14) affirmative Votes, the Mayor declared the motion carried.

ACCOUNTS PAYABLE

Motion by Ald. Patoska, second by Ald. Natalino to approve Accounts Payable for May 22, 2012 for the Total Amount of \$438,789.18.

Ayes: 14 Ald. Patoska, Rita, Ruthenberg, Stone, Ostling, Janko, Johnson, Frausto, Vargas, Thompson, Natalino, Buckner, Vieyra, Spizzirri.

Nays: 0

Absent: 0

Abstain: 0

There being Fourteen (14) affirmative Votes, the Mayor declared the motion carried.

Ald. Patoska stated the State is still behind in paying the City The State Income Tax payment. They now owe \$635,00.00.

Ald. Patoska reminded Council the Appropriation meetings will be on June 4th, 11th and 18th at 6:00 p.m. and the Public Hearing will be held on June 26, 2012 at 7:00 pm before the City Council Meeting.

Ald. Patoska stated they are discussion of the Officials salaries.

Judiciary Committee – Ald. Vargas, Chairman

No Report.

Next meeting – Tuesday, June 5, 2012, 6:00 pm – East Annex.

Public Health & Safety Committee – Ald. Ostling, Chairman

Fire Department Report for April – 2012

Emergency Medical Services – 181 patients treated, 157 patients transported and 37 patients refused transport.

Emergency responses – 161 and 34 non-emergency responses.

Total time in service – 107 hours, total man-hours in service – 295.3, 119-day time responses and 76 night responses.

The Fire Department responded on 273 alarms. The alarms included 19 times that other departments assisted Blue Island. Blue Island assisted other towns 20 times.

The calls included 193 EMS calls, 30 false alarms, 23 service calls, 11 fire calls, 10 good intent calls and 5 hazardous conditions calls and 1 special incident type call.

311 hours of training were logged with two men completing the on-line “Blue Card” training.

Tyvek suits were purchased and CBRN masks were issued in preparation of the NATO demonstration problems.

Crews met with Chicago Fire Department crews to compare equipment in preparation of the NATO Summit.

Six full body rescue harnesses were received in preparation of the upcoming Rope Rescue training.

Boat Operations training will begin this week and Marine I is to be brought to the dock on Wednesday.

Two Officers will attend a grant-writing symposium on Tuesday.

The Civil Service Commission administrated the Fire Prevention Officer oral interviews and written text. Two letters were received from the Local 3547 members complaining about the Commission and the test.

The tornado-warning siren is to be installed on Francisco, about two blocks south of Wireton Road.

One vendor provided information regarding the purchase of a new ambulance.

Engine 2103 will need to have the transmission replaced.

A thank you letter for Lt. Klinker’s crew was received by Mayor Peloquin’s office in regards to the effort of the crew to lessen water damage after a storm. A donation of one thousand dollars was included and was used to purchase three mobile radios.

A complaint was made regarding the use of the “Blue Island Fire Department” name to solicit money for the Cook County Fire Fighters Association.

The EMT's will receive training on the use of the King-Airway and in administering medications via the nasal passage.

Medical Reimbursement Services collect for April -\$34,029.34.
Medical Reimbursement processing fee for April - \$3,232.79.

Police Department Report for April – 2012

Parking citations –842, 562 moving citations, 20,529 miles patrolled, 2495 calls answered, 412 traffic stops, 8 felonies, 62 misdemeanors, 21 warrants.

Blue Island Detective Division Report –

Aggravated battery – 1, 1 battery, 1 burglary, 7 residential burglaries, 1 crimes against children, 1 home invasion, 1 larceny, 1 missing persons, 4 property damages, 1 robbery, 1 sex offenses and 2 weapons offenses. 23 cases assigned.

No search warrants were executed in April.

The Blue Island Police Department's Detective Division and the South Suburban Major Crimes Task Force (SSMCTF) reopened the investigation into the fatal hit and run crash which occurred on December 1, 2005 at the 13400 block of Packard Drive. The SSMCTF assisted the Blue Island Police Department between April 9th and April 13th. The investigation is ongoing.

Between April 21st and April 29th, Detective Corporal B. Rzab and the SSMCTF assisted the Calumet City Police Department with a Homicide Investigation.

9 1 1 Dispatch –

Landline calls – 12,370 and 3,591 wireless incoming calls.

Detective Harro reported on Affordable Recovery at 13811 Western Avenue, the Mother of Sorrows Building. He reported on the many Police Reports from the residents at the facilities and the complaints coming forward from the residents.

Next meeting – Monday, June 18, 2012, 6:00 p.m. – Lower Level of the Police Department.

Municipal Services Committee – Ald. Janko, Chairman

No Report.

Ald. Janko stated that he had done a site visit with Tom Nagel, City Engineer on Thursday, May 17th at 8:30 pm with Visu Sewers of Illinois on the Maple Street project. The project is going extremely well.

Next meeting – Tuesday, June 5, 2012 at 7:00 p.m. – East Annex

Community Development – Ald. Stone, Chairman

Tommy Brown of the Tommy Brown Sports Association at 2805 W. 141st Street appeared before the Committee to extend his contract with the City to rent the Recreation Center to 4 years for \$1.00 per year. A motion was made and Committee approved it.

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

On the Question: Ald. Patoska asked why this is being brought in front of Council now with a year left on his lease.

Mayor Peloquin stated that it was his understanding that Mr. Brown has offers from other agencies that would like to do long term financing projects for the facility so they need that time commitment to get their grants or funding.

Ald. Natalino stated when this was originally granted, the United Way was to sponsor them and that fell through. The Alderman asked what assurances does Council have that for the next 4 years that these potential financiers' will be available.

The mayor asked Mr. Brown to address Council.

Mr. Tommy Brown of 2901 W. 141st Street approached the podium and addressed the issue concerning the Recreation Center and how he was the first and the last one who stepped up to the plate to run it. Mr. Brown stated that he has been running the Center for the past 2-years with no problems and would like the City to be responsible for the repairs and utility bills.

Ald. Janko stated he would like this to be reviewed on a yearly basis.

Ald. Thompson asked Mr. Brown if he has any paid employees or if they are all volunteers.

Mr. Brown stated they are all volunteers.

Ald. Thompson thanked Mr. Brown for the fine job he is doing there.

Ayes: 8 Ald. Rita, Stone, Johnson, Frausto, Vargas,
Thompson, Buckner, Spizzirri.

Nays: 6 Ald. Patoska, Ruthenberg, Ostling, Janko,
Natalino, Vieyra.

Absent: 0

Abstain: 0

There being Eight (8) affirmative Votes, the Mayor declared the motion carried.

Divina's Boutique, LLC at 13046 Western Avenue – Tabled.

E-Cycle Express at 13636 Western Avenue – Tabled.

Easy Landscaping at 2300 Market Street – Approved.

Firehouse Tattos at 11930 Western Avenue – Approved pending Building and Fire Department inspections.

Gorilla Cages at 13636 Western Avenue – Approved pending Building and Fire Department inspections.

Sierra Banquets at 12757 Western Avenue – Approve for a 1-year probationary license with the condition that security be there for all functions and no liquor is to be served on the premises.

Mr. Reihl presented the Committee with information on new software for the Building Department, which would be an effective and useful tool for doing Building Inspections with a cost of about \$2,000 for 3 licenses. A motion was made to have Mr. Reihl look into purchasing the software & tables for 5-6 inspector. The motion carried.

Chief Vrshek reported that the Fire Department responded to tow alarms at 13636 Western Avenue, the Libby Building, and found a company called RJK operating without a business license. They operate as a waster transfer station and have piles of demotion material lying around. Chief Vrshek expressed concern about what the pile consisted of, such as asbestos. A letter will be sent to them requesting they appear before the Committee.

The Committee discussed redoing the house party application forms and will do research and come up with a new form.

Building Commissioner Adams presented the report for April –

Building Permits	73
Apartment Inspections	48
Residential Inspections	24
Letter of Conditions	5
Court Summons Issued	9
Complaints Checked	26
Code Violations Door Tags	35
Notice of Christmas Decorations	12
Stop Work Orders	5
Housing Court Fines Issued	\$2,600

Next Meeting – Tuesday, June 19, 2012, 6:30 p.m. – East Annex.

Mayor Peloquin requested authority to get an appraisal on the Recreation Center.

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

Upon a vote, the Mayor declared the motion carried.

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

Allan Stevo of 2324 Union Street made a variety of statements.

Mayor Peloquin corrected several of his statements.

Rev. Peter Contreras of 2452 Lewis Street invited everyone to attend a Special Memorial Day Ceremony on Saturday, May 26th at Lincoln School beginning at 10:00 am and also on June 2nd at the Bethel Church invited everyone to their Community Kid Day.

James Reihl of 2704 Union Street on behalf of Veterans Post 50 invited everybody to attend a Memorial Service on the 28th at Memorial Park at 11:00 am and thanked the City for the beautiful job at Veteran's Plaza.

Ronald Young of 12440 Maple Avenue stated he enjoys the way the Mayor manage things and stressed he had concerns with the graffiti on Highland Avenue and feared that there will be shootings and asked if there could be more Police Patrols.

Mr. Young commented he liked the new recycling totters.

Rita Pacyga of 12724 Mozart Street announced the TGIF Picnic's will be starting and that the Salvation Army has started a hydro-ponics growing and there will be a big kick off for that coming soon.

ADJOURNMENT

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

Upon a vote, the Mayor declared the motion carried.

The next regular meeting of the City Council is scheduled for June 12, 2012 at 7:00 p.m.



Pam Frason, City Clerk

**APPROVED BY ME THIS
31ST DAY OF MAY, 2012.**



Donald E. Peloquin, Mayor