

**JOURNAL OF THE PROCEEDINGS OF THE BLUE ISLAND CITY
COMMITTEE OF THE WHOLE MEETING
JANUARY 10, 2024**

1) Call to Order

The Committee of the Whole Meeting of the City of Blue Island was called to order by Mayor Bilotto at 6:02 p.m. on January 10, 2024.

2) Pledge of Allegiance

3) Roll Call

Roll Call indicates the following:

Present:	5	Carr, Roll, Montoya, Rita (6:06 pm), McGee
Absent:	2	Johnson, Fahrenwald
Present Also:	5	Raeann Cantelo-Zylman, City Clerk Jairo Frausto, Treasurer Erin Blake, City Attorney Thomas Wogan, City Administrator Mark Patoska, Deputy City Administrator

4) Presentation of Journal of Proceedings

No comment.

5) Public Comment

Mr. Stevo stated that the City of Blue Island should reopen the 911 center. He stated that Calumet Park has their own 911 center. The City of Blue Island requires a hospital with full capability, especially since the infrastructure is already there.

6) New Business

a. Presentation by Lockwood regarding proposed PUD.

Planning and Zoning Attorney, Nick Standiford, stated that when he began this project, he researched the hospital's history from its inception to what it is today. He explained that the hospital closed in 2019 due to a drop in patient flow, increased market saturation, and operational challenges, among other reasons. The owner of the facility owns multiple parking units, and in good faith, this developer agreed to a licensing arrangement from July 2023 to April 2024 that allows the City to organize free events at the park. A third company owns the Pavilion and there is a tunnel linking the two.

The goal is to block the tunnel off and reach an agreement on utility usage between the Hospital and the Pavilion. The room sizes in the proposed PUD are limited; nevertheless, when you visit the Aurora facility, the seniors prefer to be outside and take use of all of the amenities, which include a game room, exercise center, theater, and more. Sarah Care is an adult daycare. They do not currently have a grocer.

Alderman McGee inquired about the square footage of the grocer. Staniford stated that it is about 30,000 square feet.

Alderman Roll inquired about the discreetness of the activities at the Sarah Care facility are and whether residents are allowed to attend. Mr. Staniford responded that they have separate entrances and are not part of the services provided by the senior living center. He noted Sarah Care would be open to the public.

Traffic Engineer, Steve Cochran, noted that the parking requirement is in accordance with the City's zoning regulations. The facility currently has 909 spaces, but with minor adjustments, it will have 933. Parking is conservative, and it does not account for the possibility that some employees will utilize public transportation.

Landscaping specialist Steve Gregory stated the proposed PUD will keep up with the landscaping of the property.

Alderman Rita pondered what would happen if the corporation failed to occupy every unit. Mr. Staniford claimed that they would leave them empty, but they hope this is not the case. He also encouraged everyone to take a trip to Aurora to see the facilities so that they could have a better idea of what that might look like in Blue Island.

Alderman Carr stated she is really struggling with the size factor of each unit. Mr. Staniford stated that the smaller units are more desirable.

Dr. Diaz noted that his team examined commercial availability. To be as comprehensive as possible, they have divided the space into an urgent care, occupational health provider, physical therapy, mental health provider, a primary care clinic, and ambulatory care, with the goal of adding an infusion clinic to provide outpatient care for cancer and rheumatology patients.

The Mayor inquired about the location's name and whether the existing signage would be kept. He also wanted to know what is going on with the Pavilion and suggested that the park on the corner be a City property. He also suggested that the square footage should increase from 300 square feet to an average of 500-600 square feet. Additionally, the Mayor requested clarification on where the utility connections for the hospital are and he wanted to ensure that the developer addressed unpaid water bills immediately. The Mayor reminded the Council they only have 90 days to provide amendments to the PUD ordinance from the date of the initial zoning meeting. The company stated that they do not yet have a name, that they will not keep the signs but

will replace it with new signage in the same spot, and that they have not communicated with the Pavilion's owner.

Alderman Montoya noted that his only issue was the parking lot, which they had resolved.

Alderman Rita indicated that she is uncertain of her current opinions on the PUD.

Alderman McGee noted that he cannot fully anticipate how everything will work out, particularly with the food shop.

Alderman Carr remarked that if she lived alone, she would be unable to afford an apartment in the senior living center. She requested clarification on what is included in the rental fee. She also asked what would happen if just 30% of residents stay and/or no one moves in.

Alderman Roll reminded everyone that because this is a preliminary approval, it is fair for the City to be more assertive about outstanding debts and demonstrate good faith in negotiating a prompt payment for those outstanding expenses.

Treasurer, Jairo Frausto, inquired about cancer and infusion services. He was informed the owner is looking into all outpatient care options.

Alderman Carr inquired as to whether Garden Management Solutions would manage the senior living center in Blue Island. The owner indicated that they had yet to find a property manager.

7) **Mayor's Report**

a. Creation of Special Events Committee.

City Administrator, Thomas Wogan, remarked that he wants to form a committee for the Christmas Light Parade and Fourth of July parade. The Committee would include residents appointed by the Mayor and would report to the City administration, especially because the police, fire, and public works departments are heavily involved in the execution of these events. He stated that he spoke with Thomas Hawley about this idea and he was on board. He noted that there would be no restrictions on who can serve on the committee.

b. Residential Parking Discussion.

City Administrator, Thomas Wogan, noted that there were still parking concerns being expressed by the residents and Aldermen. He requested that if there are any residential requests to add, review, or remove parking to inform administrative and they would attempt to handle all parking requests in one sweep rather than in parts.

c. Website Redevelopment Quotes.

City Administrator, Thomas Wogan, stated that he will send out a proposal from Civic Pluses, a company that specializes in rebuilding municipal websites. He noted that this is the most comparable quote he received. He thinks that the City will need approximately \$110,000 in the first year to create a more current, user-friendly website. The fee will then be \$25,000 each year.

d. Ordinance Establishing Regulations for Unscheduled Intercity Buses.

City Attorney, Erin Blake, stated that buses were dropping off migrants in suburban areas. The City wants to put regulations in place for how to deal with these buses, as well as certain guidelines and factors for requiring application approval before any drop off occurred in the City. If the migrants are dropped off without approval, the bus companies will face a fine. This ordinance defines the measures the City intends to take if this occurs.

Alderman Carr expressed mixed emotions. At school, she sees migrant families and they are usually in bad circumstances. Today, a sixth grade student stated that they had belongings, but as they stepped onto US soil, their belongings were taken away. She noted that she does not consider the migrants as criminals. They are families, single mothers seeking a better life. However, she was torn between protecting our city and its citizens and assisting the migrants.

The Mayor indicated that he received an emergency call from South Suburban Mayors and Managers regarding the arrival of buses, and that all cities need guidelines to redirect the buses to taxpayer-funded shelters created in the City of Chicago.

e. Mayor's Announcements/Comments.

The Mayor remarked that the City is rewriting the current planning and zoning rules. The PZBA recommended a new use table and the Mayor felt that several permitted uses throughout the City, should be changed to special use, and requested that the City be more conservative.

8) City Clerk's Announcements/Reports/Comments

a. City Clerk's Announcements.

No comment.

9) City's Attorney's Report

a. Attorney Announcements.

No comment.

10) City Administrator's Announcements/Reports/Comments

a. City Administrator's Announcements/Comments

No comment.

11) Aldermanic Announcements/Reports/Comments

a. Aldermanic Announcements/Reports/Comments

No comment.

12) **Adjourn to Executive Session** pursuant to 5 ILCS 120/2(c)(11) to discuss litigation that has been filed and is pending before a court or an administrative tribunal and actions and the purchase and lease of real property pursuant to 5 ILCS 120/2(c)(5).

No Executive Session.

13) **Motion for Adjournment**

Motion by Alderman Rita, second by Alderman Roll to adjourn the regular meeting.

Ayes: 5 Carr, Roll, Montoya, Rita, McGee

Nays: 0


Absent: 2 Johnson, Fahrenwald

Abstention: 0

There being five (5) Affirmative Votes, the Mayor declared the motion carried.


Raeann Cantelo-Zylman, City Clerk

APPROVED BY ME THIS
14TH DAY OF FEBRUARY 2024


Fred Bilotto, Mayor