

**JOURNAL OF THE PROCEEDINGS OF THE BLUE ISLAND CITY
COMMITTEE OF THE WHOLE MEETING
AUGUST 9, 2023**

1) **Call to Order**

The Committee of the Whole Meeting of the City of Blue Island was called to order by Mayor Bilotto at 6:01 p.m. on August 9, 2023.

2) **Pledge of Allegiance**

3) **Roll Call**

Roll Call indicates the following:

Present:	4	Carr, Roll, Rita, Fahrenwald
Absent:	3	Johnson, Montoya, McGee
Present Also:	4	Raeann Cantelo-Zylman, City Clerk Erin Blake, City Attorney Tom Wogan, City Administrator Mark Patoska, Deputy City Administrator

4) **Presentation of Journal of Proceedings**

- a. Motion to approve the Minutes from the Committee of the Whole meeting on April 12, 2023.

Motion by Alderman Roll, second by Alderman Fahrenwald to approve Minutes for the Committee of the Whole meeting on 4/12/23.

Ayes:	4	Carr, Roll, Rita, Fahrenwald
Nays:	0	
Absent:	3	Johnson, Montoya, McGee
Abstention:	0	

There being four (4) Affirmative Votes, the Mayor declared the motion carried.

Alderman Fahrenwald asked to add a second sentence on item #6 to state "On 5/23/23 the City Council voted six to one to table the resolution approving a proposal from VISIM in a formal bid process in the industry."

5) **Public Comment**

Allan Stevo, a Blue Island resident, complimented the Council for their efforts and questioned why the podium is so far back and not visible on television. He also asked if the building department assisted residents with FEMA information. He also asked regarding the scope of Howard Coppari's responsibilities. He also commented on the higher permit prices.

6) **New Business**

No new business.

7) **Mayor's Report**

a. Ordinance 2023-__ : An ordinance of the City of Blue Island, Cook County, Illinois, Amending Title IX ("General Regulations"), Chapter 100 ("Short Term Rentals") of the Code of Blue Island, Illinois.

The Mayor noted that there have been complaints about people throwing parties, sometimes with 20-30 cars parked on the street, and that he is requesting that they be regulated or banned.

City Attorney, Erin Blake, indicated that the City needs to define short-term rentals, which are generally rentals of fewer than 30 days. She stated the City could make these rentals unlawful in residential neighborhoods or attempt better regulation of these businesses. The second step would be for zoning to consider whether or not to make short-term rentals a special use.

City Clerk, Raeann Cantelo-Zylman, inquired about the fate of the bed and breakfast establishments. The Mayor informed the Council that there are none in Blue Island, at least none that are registered. They are, however, not the same as Airbnbs.

Alderman Fahrenwald said that there might be an exemption, especially because my neighbor rents out her house and I've never had a problem.

Alderman Roll inquired as to whether the City benefited in any way. Erin Blake, City Attorney, indicated that they did not.

Alderman Rita inquired as to the number of Airbnbs in the city. The Mayor informed her that he believes there are approximately 7-10 based on internet research, primarily west of Western.

Alderman Roll inquired about the present law requiring Airbnb and/or Bed & Breakfast renters to obtain a business license. City Attorney, Erin Blake, stated Airbnb is regulated by the state; however, if they are operating a business, they should obtain a business license in the City of Blue Island.

Alderman Carr noted that AirBnbs are a significant element of tourism, and some people do not rent out their entire property.

Alderman Rita inquired about regulation. The Mayor indicated that there are options, but they will take time to implement.

City Attorney, Erin Blake, indicated that the City could simply go to planning and zoning, construct a new use table for each residential zone, and redefine special use for the community. Currently, the PZBA has been reviewing each and every use in each and every district within the City and redefining/streamlining the Code in that regard. Therefore, the City could request that the PZBA look at this issue and provide a recommendation.

Alderman Roll advised using your judgment and a predetermined number of licenses in addition to a business license.

b. City of Blue Island Website Improvements.

The Mayor said that the website needs to be upgraded and that 20 companies participated in a prior bidding process. At that time, the City was not ready to spend a significant sum of money on that project. However, the City is now ready to invest in a completely new website.

City Administrator, Thomas Wogan, indicated the website cost would be between \$10,000 and \$250,000. He noted that during this bidding process, the City will be more explicit about the pricing range, the features the City requires, functionality, and user friendliness. He added that the administration would appreciate the alderman's opinion.

Alderman Roll explained the procedure for soliciting to have a solid grasp of our priorities, metrics, where local traffic is coming from, and what they are looking for, not just in terms of aesthetics but also the back end and front-end use. He suggests holding a planning meeting so that quotes can be narrowed rather than left to be unclear.

Alderman Fahrenwald reiterated Alderman Rolls' statement about carefully prioritizing key items and spending money wisely.

Alderman Rita underlined the importance of easy navigation and access.

c. Indoor Water Shut-Off Valve Enforcement and Fee.

City Attorney, Erin Blake, indicated that when the new water meters are installed, the Illinois plumbing code must be followed.

Supervisor of Public Works, Michael Schroeder indicated that most customers should already be in compliance, with the exception of older residences, which may not be in compliance and may need to add a shut-off valve directly inside before the meter.

The Mayor stated most homes should already have the indoor shut-off valve.

Alderman Roll asked if for those homes that do not have the shut-off valve, will the City incorporate the cost into the cost of installing the meter?

City Attorney, Erin Blake, indicated all costs associated with installing a water meter will be added to the resident's water bill. The ordinance will identify and describe this more clearly. The cost of the water meters is already included and not a separate fee; however, there will be a fee if they need an indoor shut-off valve installed based on the size of the valve.

Alderman Roll proposed creating a handout with information on services and how to verify homeowners' insurance for those businesses or residents who fall under that category so they won't be charged back on payment plans.

Alderman Rita inquired about the cost. Supervisor of Public Works, Michael Schroeder, stated the cost for one valve is around \$200.

Supervisor of Public Works, Michael Schroeder, stated most likely new homeowners already went through inspection.

d. Reduction of Speed Limit on 127th Street.

The Mayor indicated that after a lengthy process, they have passed a measure allowing the City decrease speed limits and add traffic light in school and park zones. As a result, the speed limit will be cut to 20 miles per hour from 6:30 a.m. to 4 p.m., with increased fines for violations.

Alderman Roll stated that the City should plan on placing speed restriction signage. He suggested organizing a campaign and make it a point to pull speeding individuals over on specific days.

Alderman Fahrenwald stated traffic is too fast on 127th Street.

Alderman Rita noted that she works at Eisenhower High School and that road safety for students and parents is a concern. One of the frustrations is that IDOT has final authority and is taking steps to enhance traffic and lighting. State officials, IDOT, community gatherings, and increased local patrols are all working with state legislators to keep our students safe.

The Mayor added that he will find out when it will go into effect and that they will have signage, enforcement, and a campaign that will allow them to set up automatic speed markers to slow traffic down.

e. Mayor's Announcements/Comments.

The Mayor commended Chief Farr and the whole Police Department for a great National Night Out, noting that the taco cart served over 700 tacos. The Fire Department was also thanked.

8) City Clerk's Announcements/Reports/Comments

a. City Clerk's Announcements.

City Clerk, Raeann Cantelo-Zylman, invited everyone to a porch concert at 12905 Greenwood at 7 pm.

City Clerk, Raeann Cantelo-Zylman, invited everyone to Bethel Church's back-to-school prayer service Sunday at 1:30 pm at 12700 Sacramento.

City Clerk, Raeann Cantelo-Zylman, invited everyone to Shredding Day at Union and Western on 8/19/23 from 9 am until 11 am.

City Clerk, Raeann Cantelo-Zylman, announced that the Saint Donatus Carnival begins today from 6 pm until 11 pm and ends on Sunday.

City Clerk, Raeann Cantelo-Zylman, invited everyone to the Blessing of the Waters on 8/27/23 at 3 pm.

City Clerk, Raeann Cantelo-Zylman, encouraged residents to set 9/1/23 aside for Fireworks at the Falls. There will be food, crafts, inflatables, music, and beer garden from 4 pm until 10 pm.

City Clerk, Raeann Cantelo-Zylman, informed everyone to save-a-date for a Community Health Fair on 10/7/23 at the John D. Rita Recreation Center from 10 am until 2 pm.

City Clerk, Raeann Cantelo-Zylman, informed everyone to save-a-date for Movie on the Green at The Meadows Golf Club in partnership with the Blue Island Library at 7 pm.

City Clerk, Raeann Cantelo-Zylman, informed everyone to save-the-date for the City's Day of the Dead event on 11/2/23 at York and Western.

The Mayor informed the Council that he had received an email from Dixie Highway, who was really pleased with the remarkable improvement on Western Avenue.

Unfortunately, he was unable to attend the event, but the City Clerk attended on his behalf and presented the Mayor's award to the best car. She also suggested creating a "Mike Janko" award because he was the one who originated the event.

9) **City's Attorney's Report**

a. **Attorney Announcements.**

No report.

10) **City Administrator's Announcements/Reports/Comments**

a. **City Administrator's Announcements/Comments**

No report.

11) **Aldermanic Announcements/Reports/Comments**

a. **Aldermanic Announcements/Reports/Comments**

Alderman Rita praised Rock Island Public House for hosting a fundraiser for the animals and graciously invited everyone to the St. Donatus carnival.

Alderman Fahrenwald asked if residents are required to put lids on garbage cans. Public Works Supervisor, Michael Schroeder, stated this isn't a requirement.

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 of probable or imminent litigation.**

No executive session.

13) **Motion for Adjournment**

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

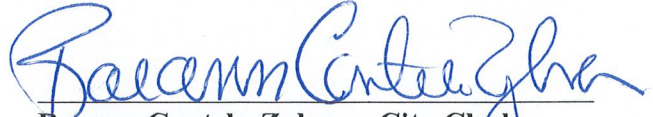
Ayes: 4 Carr, Roll, Rita, Fahrenwald

Nays: 0

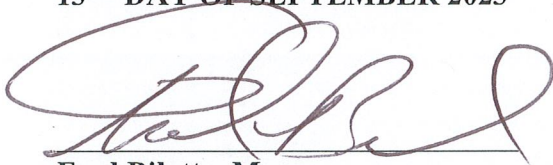
Absent: 3 Johnson, Montoya, McGee

Abstention: 0

There being four (4) Affirmative Votes, the Mayor declared the motion carried.


Raeann Cantelo-Zylman, City Clerk

**APPROVED BY ME THIS
13TH DAY OF SEPTEMBER 2023**


Fred Bilotto, Mayor