



Office of the Mayor
p (708) 597 8602
f (708) 597 1221

City Clerk
p (708) 597 8603
f (708) 396 7062

City Treasurer
p (708) 396 7067
f (708) 597 1807

Building & Zoning
p (708) 597 8606
f (708) 396 2686

Community Development
p (708) 396 7037
f (708) 597 1221

Community Relations
p (708) 396 7035
f (708) 597 1221

Senior Citizens
p (708) 396 7085
f (708) 396 7062

Finance
p (708) 396 7067
f (708) 597 1807

Water & Sewer
p (708) 597 8605
f (708) 396 7062

Public Works
3153 Wireton Road
Blue Island, IL 60406
p (708) 597 8604
f (708) 597 4260

AGENDA
REGULAR MEETING
City Council of the City of Blue Island, Illinois
2434 Vermont Street
September 8 – 7:00 P.M.

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

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Presentation of Journal of Proceedings**
Motion to approve City Council Minutes from August 25, 2015
5. **Public Comment**
6. **Report of City Officials/Presentations/Resolutions**

Mayor:

Bids:

City Clerk: 1. Motion to approve a request from the Blue Island Untouchables to hold their Homecoming Parade on Sunday, September 20, 2015 starting at 9:00 a.m. from the Hart Park parking lot.

City Treasurer: Monthly Treasurer Report

City Attorney:

7. **Committee Reports**
 - a. Community Development Committee
 - b. Finance Committee
 - c. Public Health and Safety Committee
 - d. Municipal Services Committee
 - e. Judiciary Committee

8. **Aldermanic Announcements/Comments.**
9. **Motion to Retire to Closed Session for consideration of:**
 - a. Discussion of Pending Litigation
10. **Motion to Reconvene Regular Session**
11. **Motion for Adjournment**

**JOURNAL OF PROCEEDINGS OF THE MEETING
AUGUST 25, 2015**

CALL TO ORDER

The regular meeting of the City Council of the City of Blue Island was called to order by Mayor Vargas at 7:00 p.m. on August 25, 2015.

PLEDGE OF ALLEGIANCE

ROLL CALL

Roll Call indicates the following:

Present: 11 Ald. Hawley, Poulos, Vieyra, Bilotto, Rita,
Donahue, Carr, Slattery, Ostling, Pittman,
Frausto

Absent: 3 Johanson, Johnson, Thompson

Present Also: Randy Heuser, City Clerk
ShawnTe Raines, City Attorney

JOURNAL OF PROCEEDING

Moved by Ald. Carr, second by Ald. Pittman the Journal of Proceedings of the Regular Meeting from August 11, 2015 is accepted as printed.

Ayes: 11 Hawley, Poulos, Vieyra, Bilotto, Rita,
Donahue, Carr, Slattery, Ostling, Pittman,
Frausto

Nays: 0

Absent: 3 Johanson, Johnson, Thompson

Abstain: 0

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

Regular Meeting – August 25, 2015

CITIZENS WISHING TO ADDRESS THE COUNCIL REGARDING THIS EVENINGS BUSINESS

Thomas Madrigal, 13427 Mozart Street, invited everyone to attend Operation Honor at Memorial Park this coming Saturday, August 29th. He also stated his concerns about trucks coming down Mozart St and sink holes on the street and asked if a sign could be put up. The Mayor said he would address that with the aldermen and public works. Mr. Madrigal stated he takes off his hat in respect for the city council and he stands up for the pledge of allegiance; he finds somebody not standing up for the pledge rude and appalling.

Allan Stevo, 2324 Union Street, stated that he wished the Mayor and Ald. Carr could've been at the meeting for the No Cash Bids Resolutions. Mr. Stevo said as stated in the agreement we are acquiring these properties and have no plans for them. The Mayor stated it was noted. Mr. Stevo asked the council not to be giving these properties away. Mr. Stevo stated there are rumors about a property going to former Mayor Peloquin. The Mayor stated that is news to him. Mr. Stevo asked the City Attorney how much does each resolution cost the city. The Mayor asked Mr. Stevo to address him and that they would make a note of it.

REPORT OF CITY OFFICIALS**MAYOR:**

Swearing in of Firefighter Raymond Houlihan

Promotions: Corporal Christopher Connors to Sergeant
Corporal Geoffrey Farr to Sergeant
Officer Lasalle King to Corporal
Officer Dennis Sepessy to Corporal

BIDS:

No bids.

CITY CLERK:

No business.

CITY TREASURER:

No business.

CITY ATTORNEY:

No business.

COMMITTEE REPORTS**Community Development– Ald. Hawley, Chairman****RESOLUTION NO. 2015-024**

A RESOLUTION REQUESTING NO CASH BID (2455 BROADWAY).

RESOLUTION NO. 2015-025

Regular Meeting – August 25, 2015

A RESOLUTION REQUESTING NO CASH BID (13747 WESTERN).

RESOLUTION NO. 2015-026

A RESOLUTION REQUESTING NO CASH BID (2427 BURR OAK AVENUE).

RESOLUTION NO. 2015-027

A RESOLUTION REQUESTING NO CASH BID (2427 BURR OAK AVENUE).

RESOLUTION NO. 2015-028

A RESOLUTION REQUESTING NO CASH BID (2933 BURR OAK AVENUE).

Motion by Ald. Hawley, second by Ald. Ostling to approve 5 Resolutions Requesting Approval of No Cash Bids for Certain Properties within the City of Blue Island.

Ayes: 11 Hawley, Poulos, Vieyra, Bilotto, Rita, Donahue, Carr, Slattery, Ostling, Pittman, Frausto

Nays: 0

Absent: 3 Johanson, Johnson, Thompson

Abstain: 0

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

RESOLUTION NO. 2015-029

A RESOLUTION REQUESTING APPROVING AND AUTHORIZING EXECUTION OF MEMORANDUM OF UNDERSTANDING WITH THE CHICAGO SOUTHLAND ECONOMIC DEVELOPMENT CORPORATION (CSEDC) FOR SELECT CHICAGO SOUTHLAND MEMBERS.

Motion by Ald. Hawley, second by Ald. Bilotto to approve Resolution No. 2015-029.

Ayes: 11 Hawley, Poulos, Vieyra, Bilotto, Rita, Donahue, Carr, Slattery, Ostling, Pittman, Frausto

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Nays: 0
 Absent: 3 Johanson, Johnson, Thompson
 Abstain: 0

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

Next Meeting -- Third Tuesday of every month at 7:00 p.m.

Finance Committee -- Ald. Rita, Chairman

Next Meeting -- Thursday, August 20, 2015, 5:30 -- East Annex

Motion by Ald. Rita, second by Ald. Bilotto to approve Payroll for July 17, 2015 for \$362,621.95.

Ayes: 11 Hawley, Poulos, Vieyra, Bilotto, Rita,
 Donahue, Carr, Slattery, Ostling, Pittman,
 Frausto

Nays: 0

Absent: 3 Johanson, Johnson, Thompson

Abstain: 0

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

Motion by Ald. Rita, second by Ald. Donahue to approve Payroll for July 31, 2015 for \$352,465.12.

Ayes: 11 Hawley, Poulos, Vieyra, Bilotto, Rita,
 Donahue, Carr, Slattery, Ostling, Pittman,
 Frausto

Nays: 0

Absent: 3 Johanson, Johnson, Thompson

Abstain: 0

There being Eleven (11) Affirmative Votes, the Mayor declared

Regular Meeting – August 25, 2015

the motion carried.

Motion by Ald. Rita, second by Ald. Hawley to approve Payroll for August 14, 2015 for \$348,922.26.

Ayes: 11 Hawley, Poulos, Vieyra, Bilotto, Rita,
Donahue, Carr, Slattery, Ostling, Pittman,
Frausto

Nays: 0

Absent: 3 Johanson, Johnson, Thompson

Abstain: 0

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

Motion by Ald. Rita, second by Ald. Frausto to approve Accounts Payable for August 7, 2015 for \$453,228.51.

Ayes: 11 Hawley, Poulos, Vieyra, Bilotto, Rita,
Donahue, Carr, Slattery, Ostling, Pittman,
Frausto

Nays: 0

Absent: 3 Johanson, Johnson, Thompson

Abstain: 0

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

Motion by Ald. Rita, second by Ald. Ostling to approve Accounts Payable for August 21, 2015 for \$344,009.88.

Ayes: 11 Hawley, Poulos, Vieyra, Bilotto, Rita,
Donahue, Carr, Slattery, Ostling, Pittman,
Frausto

Nays: 0

Absent: 3 Johanson, Johnson, Thompson

Abstain: 0

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

ORDINANCE NO. 2015-021

AN ORDINANCE RELATING TO THE ESTABLISHMENT AND ORGANIZATION OF THE COMPREHENSIVE FEE AND FINE SCHEDULE IN THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS.

Motion by Ald. Rita, second by Ald. Bilotto to approve Ordinance No. 2015-021.

Ayes: 9 Hawley, Poulos, Vieyra, Bilotto, Rita, Carr, Slattery, Ostling, Frausto

Nays: 2 Donahue, Pittman

Absent: 3 Johanson, Johnson, Thompson

Abstain: 0

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

RESOLUTION NO. 2015-030

A RESOLUTION APPROVING AND AUTHORIZING EXECUTION OF AGREEMENT WITH THE ANTERO GROUP FOR THE PROJECT RELATED TO THE ILLINOIS GREEN INFRASTRUCTURE GRANT INITIATIVE.

Motion by Ald. Rita, second by Ald. Ostling to approve Resolution No. 2015-030.

Ayes: 11 Hawley, Poulos, Vieyra, Bilotto, Rita, Donahue, Carr, Slattery, Ostling, Pittman, Frausto

Nays: 0

Absent: 3 Johanson, Johnson, Thompson

Abstain: 0

Regular Meeting – August 25, 2015

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

RESOLUTION NO. 2015-031

A RESOLUTION AUTHORIZING THE EXECUTION OF AGREEMENT BETWEEN THE CITY OF BLUE ISLAND AND LANGUAGE LINE SERVICES, INC., RELATED TO THE BLUE ISLAND DISPATCH CENTER.

Motion by Ald. Rita, second by Ald. Ostling to approve Resolution No. 2015-031.

Ayes: 11 Hawley, Poulos, Vieyra, Bilotto, Rita,
Donahue, Carr, Slattery, Ostling, Pittman,
Frausto

Nays: 0

Absent: 3 Johanson, Johnson, Thompson

Abstain: 0

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

Public Health & Safety Committee – Ald. Carr, Chairman

Next Meeting – Tuesday, August 11, 2015, 6:00 – East Annex

Municipal Services Committee – Ald. Donahue, Chairman

Next Meeting – Thursday, August 13, 2015, 6:00 – East Annex

Judiciary Committee – Ald. Frausto, Chairman

ORDINANCE NO. 2015-022

AN ORDINANCE RESTRICTING PORTIONS OF CERTAIN STREETS AT OR NEAR 2332 VERNON STREET AND 12805 CLINTON AVENUE FOR HANDICAPPED PARKING ONLY WITHIN THE CITY OF BLUE ISLAND.

Motion by Ald. Rita, second by Ald. Bilotto to approve Ordinance No. 2015-022.

Regular Meeting – August 25, 2015

Ayes: 11 Hawley, Poulos, Vieyra, Bilotto, Rita,
Donahue, Carr, Slattery, Ostling, Pittman,
Frausto

Nays: 0

Absent: 3 Johanson, Johnson, Thompson

Abstain: 0

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

ORDINANCE NO. 2015-023

AN ORDINANCE RESCINDING HANDICAPPED PARKING RESTRICTIONS AT 2522 OAK STREET IN THE CITY OF BLUE ISLAND.

Motion by Ald. Rita, second by Ald. Bilotto to approve Ordinance No. 2015-023.

Ayes: 11 Hawley, Poulos, Vieyra, Bilotto, Rita,
Donahue, Carr, Slattery, Ostling, Pittman,
Frausto

Nays: 0

Absent: 3 Johanson, Johnson, Thompson

Abstain: 0

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

Next Meeting – Tuesday, August 18, 2015, 7:00 – East Annex

ALDERMANIC ANNOUNCEMENTS/COMMENTS: No comments.

ADJOURNMENT

Motion by Ald. Pittman, second by Ald. Donahue to adjourn the meeting.

Regular Meeting – August 25, 2015

Upon a vote, the Mayor declared the motion carried.

The meeting was adjourned at 7:54 p.m.

The next regular meeting of the City Council is scheduled for
September 8, 2015 at 7:00 p.m.

Randy Heuser, City Clerk

**APPROVED BY ME THIS
8TH DAY OF SEPTEMBER, 2015.**

Domingo F. Vargas, Mayor

August 25, 2015

Randy Heuser, City Clerk
City of Blue Island
13051 S. Greenwood Avenue
Blue Island, IL 60406

Dear Mr. Heuser:

The Blue Island Untouchables Organization is asking for permission to have a homecoming parade on Sunday, September 20, 2015 starting at 9:00am from the parking lot at Hart Park on Western and Orchard. The parade route will be as follows: South on Western Ave, to Vermont, West on Vermont to Greenwood, North on Greenwood to Union St. North on Highland to Memorial Park.

We are also asking for a police escort along with a fire-truck, if available.

Should you have any questions, please call me at 708-396-0708 or 708-439-9103.

Thank you in advance



Rosie Carrillo
Blue Island Untouchables

To: Blue Island City Council

The undersigned, Carmine Bilotto,

Treasurer of the City of Blue Island

In Cook County, Illinois, respectfully submits the following report, showing the state of the treasury at the close of business on 8/31/15

Account Name	Checking Balance Last Report	Received	Paid Out	Checking Balance	Short Term Investments	Long Term Investments	Total Fund Balance
General	\$594,232.14	\$2,409,784.95	\$1,961,955.16	\$1,042,061.93	\$0.00	\$987,547.91	\$2,029,609.84
Water	\$583,256.96	\$659,187.67	\$446,350.19	\$796,094.44	\$0.00	\$896.63	\$796,991.07
Golf	\$43,694.56	\$166,903.17	\$155,240.27	\$55,357.46	\$0.00	\$1,963.60	\$57,321.06
Golf Concessions	\$228.01	\$34,575.13	\$29,197.56	\$5,605.58	\$0.00	\$0.00	\$5,605.58
MFT	\$510.21	\$100,430.37	\$100,427.19	\$513.39	\$0.00	\$136,851.91	\$137,365.30
CDBG	\$108.81	\$0.00	\$0.00	\$108.81	\$0.00	\$0.00	\$108.81
TIF 2	\$1,209,360.91	\$200,580.13	\$1,750.00	\$1,408,191.04	\$0.00	\$1,542.22	\$1,409,733.26
TIF 3	\$465,267.09	\$197,765.14	\$299.00	\$662,733.23	\$0.00	\$0.00	\$662,733.23
TIF 4	\$14,443.05	\$21,030.38	\$0.00	\$35,473.43	\$0.00	\$0.00	\$35,473.43
TIF 5	\$587,687.86	\$558,173.45	\$0.00	\$1,145,861.31	\$0.00	\$0.00	\$1,145,861.31
TIF 6	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Grant Interest Bearing	\$129,990.17	\$33.12	\$0.00	\$130,023.29	\$0.00	\$0.00	\$130,023.29
Vermont Parking Lots	\$10,989.01	\$3,842.64	\$0.00	\$14,831.65	\$0.00	\$0.00	\$14,831.65
Parking Ticket Collections	\$844.37	\$17,514.21	\$0.00	\$18,358.58	\$0.00	\$0.00	\$18,358.58
Allied A.S.O	\$17,466.89	\$0.00	\$0.00	\$17,466.89	\$0.00	\$0.00	\$17,466.89
Payroll	\$18,609.86	\$743,655.04	\$706,541.70	\$55,723.20	\$0.00	\$0.00	\$55,723.20
Grant Non-Interest Bearing	\$1,216,530.35	\$14,185.00	\$0.00	\$1,230,715.35	\$0.00	\$0.00	\$1,230,715.35
Meadows Video Gaming	\$13,178.90	\$2,201.30	\$0.00	\$15,380.20	\$0.00	\$0.00	\$15,380.20
BI Special Events Fund	\$3,269.10	\$0.00	\$0.00	\$3,269.10	\$0.00	\$0.00	\$3,269.10
911 Fund	\$6,527.30	\$16,453.01	\$0.00	\$22,980.31	\$0.00	\$0.00	\$22,980.31
Police Grant	\$10,101.10	\$0.00	\$0.00	\$10,101.10	\$0.00	\$0.00	\$10,101.10
Fund Totals	\$4,926,296.65	\$5,146,314.71	\$3,401,761.07	\$6,670,850.29	\$0.00	\$1,128,802.27	\$7,799,652.56

Checks approved but not sent to vendors

\$0.00



**Community Development Committee Report
for Meeting on August 20, 2015**

The meeting was called to order at 7:18 pm

Present: Ald. Hawley, Bilotto, Ostling, Pitman, Frausto and Johanson

Absent: Ald. Rita, Carr

Also Present: Ald. Vieyra, Director Rita, Director Houlf, Jason Berry, Sean Terry, Sean Halloran, Lindsay Dahlke and Alan Stevo

There was no Public Comment.

There was no Old Business.

Jason Berry presented the Building and Planning Report for July 2015. Revenues for the month of July was \$45,740.35. Total revenues for the seven month period ended June 30, 2015 is \$278,016.73. There were a total of 244 Violations brought to Housing Court in July with total fines issued of \$62,600.00. The most significant of those fines were for the Kline's Building. The City is preparing Liens for the violations. Violations may be liened for up to a year. The Hollywood Video building will be repaving their lot. The Jewel property is still happening. Mesirow purchased the property on July 7th, they will have their Remediation Action Plan (RAP) by mid-September and start remediating the property (the site was previously a gas station). In the spring, they are scheduled to start construction.

Approved business licenses in July include:

ABRA Auto Body and Glass, 12626 S Western Ave, 2956 Wireton Rd. C-2 Highway Commercial and I-1 Limited Industrial. They are a national auto body, collision, and auto glass repair servicer who has recently acquired all business holdings formerly licensed to Zak's Collision Center. They have been informed of previous concerns regarding the business' exterior ground and property maintenance concerns.

The BoCa Bar, 12748 S Western Ave, C-1 Central Area Commercial. They have gotten all related documentation to the City and filed with the City Clerk's Office. All inspections were completed and passed.

Vinny's Place, 13023 S Western Ave, UTOB: Uptown TOD. They will be a partial service fast food restaurant, open Monday through Saturday from 11 am to 8 pm and will offer dine-in and take-out options for patrons. The restaurant will employ six part-time employees with a total of two shifts.

New or in process business license applications: Midwest Express Clinic, 12200 S Western Ave seeking approval of an urgent care facility in Blue Island. Building Department inspections have been scheduled. They will specialize in cough, cold and flu treatment, sore throats and sinus infections, cuts and scratches, broken bones, allergies and asthma, sprains and strains, headaches as well as other services. Midwest Express Clinic currently operates four other nearby locations in Shorewood, IL; Willowbrook, IL; Schererville, IN and Munster, IN.

Wojie Photography, LLC, 12631 Elm St, R-1: Single Family Residential. An in-home photography studio. It conforms to the Blue Island Code of Ordinances requirement for a home occupation occupying roughly 200 square feet (15%) of the homes 1330 SF.

Krowndolls, 13160 Artesian Ave, Apt. 3, R-1: Single Family Residential. An in-home administrative office providing order processing and distribution handling for t-shirts and other printed materials for company branding. It conforms to the Blue Island Code of Ordinances requirement for a home occupation occupying 40 square feet (4%) of the homes 1000 SF.

Liberty Flag and Banner, 2747 York St, I-1 Limited Industrial. They are seeking approval for a Change of Ownership of a Pre-existing Business, Folgers Flag and Decorating.

Approved Occupancy

Carnitas Michoacan, 2239 Vermont St, UTO1: Uptown TOD. Eating and Drinking Establishment. Provided authorization to reopen under its rebranded theme.

Amigo Landscaping, 3336-3348 Edison St, I-1: Limited Industrial. Warehousing, No Retail Sales. Warehousing and transfer of material and equipment for its landscaping business operations. Approval is contingent upon a number of property maintenance requirements.

A synopsis of Code Enforcement issues was also presented.

Mr. Jackson is ill and was not present to give a report. National Night Out was a big success. There were a lot of residents in attendance. There was one proposal received from the recent RFP. It wasn't what they were looking for and they are looking into going in another direction.

Lindsay Dahlke gave a report on BITV. They have over 100 videos for the year. They have done a spot on The Pottery Boys and 10 Shop Local spots. They will be helping local businesses get the word out about job openings to help Blue Island residents. Discussion about the channel running items later into the evening.

Sean Halloran reported the website numbers continue to rise with the most hits ever recorded in a month. They are putting more and more information up there weekly. We have received a \$5,000 grant for planting 25 trees along Canal around the Cal-Sag Trail. They are working with them on placement. They will have volunteers help plant them. This is a program they have done in the past with great success.

The Business Development District Policies and Procedures were reviewed. The first payment is scheduled to be received in October. The Ad-hoc Business Committee has sent invitations to D'Masti, Calumet Paint, Beggars, Korbakes, Tenochtitlan, Raven's Place and Rock Island Public House. They will have input on their priorities. We will also begin a Façade/Business Development Grant. Eligible projects must be visible from the outside. Minimum project cost is \$1,000 and there is no cap. The reimbursement can be up to 50% of the project cost. They must have their project approved and it must follow the Historic Preservation and other Guidelines in order to be considered. The improvement must stay for 5 years. We will see a proposed application at our next Community Development Committee meeting.

Seven properties were looked at as possible candidates for No Cash Bid. These properties are all tax delinquent properties in Blue Island. These were selected as being important for local redevelopment. The process can take up to 18 months to acquire. At the end of the process, the City will have title to the properties. Properties include the old Blue Island Nursing Home, the former Monarch Roofing location and an abandoned home on Burr Oak. Ald. Frausto asked about any property in the Olde Western Ave. area. Mr. Berry said there was and was asked to add that PIN to the list. Ald. Johanson moved to send the resolution to the full City Council for approval. It was seconded by Ald. Pitman. All were in favor, motion passed.

Discussion on amending the Residential Use Table. The Plan Commission has finished their review of the entire Use Table. To make it easier to manage, it will be reviewed and approved in sections. We are starting with the R-1 Residential Use Table and will then move to the Commercial and Industrial Table. Changes were recommended and will be incorporated into the final document. The next step is to hold a Public Hearing and then approval by the entire City Council. Consensus of the Committee was it is ready for Public Hearing with adjustments agreed upon on September 8, 2015.

Alderman Concerns

Ald. Ostling asked about the Lyric Theater. They are working on the interior of the building and trying to get final plans approved by the Fire and Building Inspectors.

Ald. Johanson asked about 119th and Vincennes. We received 2 proposals when we put out for RFP for that area. We need to clear the properties which will cost about \$1M to complete. There are some CDBG funds available for that but they

need to be certified that they are not historically significant before they may be demolished. Mr. Berry will be working on that. He is qualified to make those determinations.

Ald. Johanson asked about 123rd and Western property. Mr. Berry said there are some national restaurants expressing some interest in Blue Island. There are issues with the size of the properties along Western Ave. Many of the national chains require deep properties and the properties along Western are generally not deep enough. That's if we can get by the demographics they are looking for a location to hit for median income, density and traffic counts. What is good about that property is since it is on a corner, it is long enough to be an attractive location.

The 1st National Bank Building there have been some initial conversations. Mr. Berry will follow up.

Kline's property there has been interest, but working with the current owner is difficult. The City is fining often and the fines are building.

Ald. Frausto asked about the old laundry on Broadway and Olde Western. Nothing is happening and it is holding the area back. The City is stepping up commercial property enforcement.

The old gas station at Birdsall and Western. They are working on cleaning up the area. It would be good if they could clean up the property and take down some of the metal roof that is falling, etc.

There being no further business, it was moved by Ald. Frausto and seconded by Ald. Pitman to adjourn. Motion passed and the meeting was adjourned at 8:55 pm.

The next meeting will be Thursday, September 17th at 7:00 pm in the City Council Chambers.

Respectfully submitted,

Tom Hawley, Chairman



To: Mayor Domingo Vargas
Community Development and Human Services Committee

From: Robert Houlf, Director of Municipal Services
Jason Berry, Deputy Director of Community Development

Re: Building Department Monthly Report

	July 2015 Activity		Year to Date	
	QTY	Revenue	QTY	Revenue
Building Permits	90	\$ 18,860.35	480	\$ 100,746.73
Plumbing Permits	13	\$ 1,490.00	63	\$ 7,821.00
Electrical Permits	17	\$ 1,565.00	90	\$ 9,650.00
Penalty	5	\$ 825.00	20	\$ 2,825.00
Board-Up	0	\$ -	1	\$ 710.00
Contractor Registrations	41	\$ 4,100.00	209	\$ 20,900.00
Misc/Wrecking	5	\$ 85.00	70	\$ 8,945.00
Intent to Rent Inspections	38	\$ 2,550.00	277	\$ 34,600.00
Intent to Sell Inspections	28	\$ 3,975.00	171	\$ 22,194.00
Zoning Payments	1	\$ 400.00	1	\$ 400.00
Garage Sale	66	\$ 330.00	139	\$ 695.00
Street Openings	0	\$ -	0	\$ -
Parkway / Street Openings	2	\$ 400.00	4	\$ 800.00
Housing Court Payments	20	\$ 5,260.00	93	\$ 24,880.00
Elevator Inspections			25	\$ 3,350.00
Vacant Properties Registered	12	\$ 2,400.00	70	\$ 14,000.00
Vacant Properties Inspected	7	\$ 3,500.00	47	\$ 25,500.00
Total		\$ 45,740.35		\$ 278,016.73



	July 2015 Activity	Year to Date
Rental Inspections	20	195
Residential Inspections	181	1329
"Notice of Violation" Letter Issued	4	15
Emergency Call Outs (PD / FD)	4	20
Complaints Received / Inspected	45	248
"Christmas Decorations" Notice		0
"Stop Work Orders" Posted	2	36
Commercial Inspections	2	29
Health/License Inspections	30	197
"Not Approved for Occupancy" Posted	6	34
"Code Violation Notice" Issued	165	853
Housing Court Summons Issued	105	558
"Leaf Disposal Notice" Issued		0



To: Mayor Domingo Vargas
Community Development and Human Services Committee

From: Jason Berry, Deputy Director of Community Development
Robert Houlf, Director of Municipal Services

Re: Monthly Housing Court

Date: July 9, 2015

<u>Item</u>	<u>No. of Violations</u>
Code Not Violated	2
Code Violated (Appeared)	11
Code Violated (Compliance - Pre Hearing)	
Code Violated (Failure to Appear)	116
Continuances	39
Non-Suit	76

Total

244

Total Fines Issued

\$ 62,600.00



City of Blue Island
13051 Greenwood Ave
Blue Island, IL 60406
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COMMUNITY DEVELOPMENT DEPARTMENT MEMO

DATE: AUGUST 18, 2015
TO: JASON BERRY, AICP
FROM: SEAN TERRY, PLANNING AND COMMUNITY DEVELOPMENT PROJECT MANAGER
RE: COMMUNITY DEVELOPMENT AND HUMAN SERVICES COMMITTEE JUNE 2015

Approved Business License Applications

Name: ABRA Auto Body & Glass	Address: 12748 S. Western Ave.; 2956 Wireton Rd.
Zoning District: C-2: Highway Commercial; I-1 Limited Industrial	Use: C-2 zoned [SUP]; I-1 zoned [P]
Received: 5/14/2014	Approval: 8/18/2014
Minimum Parking Requirement: 1 space/600 gross floor area	Total Off-Street Parking Provided: Yes

ABRA Auto Body & Glass has been approved as a registered new business. ABRA Auto Body & Glass is a national auto body, collision, and auto glass repair servicer who has recently acquired all business holdings for the formerly licensed, Zak's Collision Center.

ABRA has submitted all related documentation to the City; however, business licensing fees have not yet been collected. Copies of the former Zak's Collision Center licensing fees have been obtained by Planning Department and subsequent licensing payment from ABRA will only reflect one of two preexisting licensing class types: AUTO REPAIR (not including AUTO SALES).

Additionally, ABRA has been informed of previous concerns regarding the business' exterior ground and dissatisfactory property maintenance concerns, particularly the Western Avenue location. A request from the Planning & Building Department has been submitted to ABRA to conduct an exterior site visit to review current exterior grounds and highlight items required to address to conform with the City's property maintenance expectations, including but not limited to the following: exterior landscaping, signage, and shielding of parked and partially dismantled vehicles.

Name: The BoCa Bar	Address: 12748 S. Western Avenue
Zoning District: C-1: Central Area Commercial	Use: Home Business, Photography [P]
Received: 5/14/2014	Approval: 8/18/2014
Minimum Parking Requirement: 1 space/4 seats	Total Off-Street Parking Provided: Yes

The BoCa Bar has been approved as a registered new business. All related documentation has been provided to the City and filed with the City Clerk's Office. Final fire and health inspections were completed on 8/13/2015.

The BoCa Bar has obtained clearance from the Community Development Committee, on behalf of the Planning & Building Department, to proceed with business readiness with a suitable parking plan in place to manage the demand expected. Per the details of a lease agreement between The BoCa Bar and El Ranchito, The BoCa Bar will have access to grocery store parking lot (roughly 30 spaces) during the hours when El Ranchito is closed (8:30pm – 2:00am).

To off-set overall parking demand, the business has also received approval to use the parking lot located at 12763 S. Western Avenue, a City-owned parking lot that has the capacity to provide parking for an additional 46 parking spaces.

Name: Vinny's Place	Address: 13023 S. Western Avenue
Zoning District: UTOB: Uptown TOD	Use: Fast Food Restaurant [P]
Received: 5/1/2015	Approval: 8/11/2015
Minimum Parking Requirement: 1 space/4 seats	Total Off-Street Parking Provided: Yes

Vinny's Place has been approved as a registered new business. All related documentation has been provided to the City and filed with the City Clerk's Office.

Vinny's Place will be a partial service fast food restaurant; open Monday – Saturday, from 11am – 8pm and will offer dine-in and take-out options for patrons. The restaurant will employ six part-time employees, with a total of two shifts (three employees/shift).

New Business License Applications

Name: Midwest Express Clinic	Address: 12200 S. Western Avenue
Zoning District: C-2: Highway Commercial	Use: Business and Professional Office [P]
Received: 6/4/2015	Approval: Pending Inspections
Minimum Parking Requirement: N/A	Total Off-Street Parking Provided: N/A

As requested during the July 16th Community Development Committee meeting, Midwest Express Clinic acquired the end cap space at 12200 S. Western on June 11, 2015, signing a lease with Shops At Blue Island, LLC for an initial lease term of sixty-six (66) months, with a renewal option for an additional sixty (60) month term.

Midwest Express Clinic will proceed with required Building Department inspections the week of August 17th. Previously scheduled initial walk-thru inspections were rescheduled on August 14th because ComEd requested a change of activation date for business' electrical service.

Midwest Express Clinic will specialize in the following physical ailments:

- Cough, cold, and flu treatment
- Sore throats and sinus infections

- Cuts and scratches
- Broken bones
- Allergies and asthma
- Sprains and strains
- Headaches
- Urinary tract infections
- Ear and eye infections
- Physical examinations
- Vaccinations
- Preventive screenings
- Lab tests and X-rays
- Travel health
- Pharmacy services
- Specialist

Midwest Express Clinic currently operates four other nearby locations in Shorewood, IL; Willowbrook, IL; Schererville, IN; and Munster, IN. The Blue Island location will mark the fifth location in the region.

The hyperlink for the company is www.midwestexpressclinic.com.

Name: Wojie Photography, LLC

Address: 12631 Elm Street

Zoning District: R-1: Single Family Residential

Use: Home Business, Photography [P]

Received: 7/17/2015

Approval:

Minimum Parking Requirement: N/A

Total Off-Street Parking Provided: N/A

Wojie Photography, LLC is seeking approval of a business license application to operate an in-home photography studio. Wojie Photography will operate using one part-time employee who will provide variable hours of service during the week days only (Monday – Friday).

Wojie Photography conforms to the Blue Island Code of Ordinances requirement for a home occupation, as the business will occupy 15% (roughly 200 SF) of the home's 1330 SF. According to Section 110.03 - HOME OCCUPATIONS, approved home-based businesses shall not occupy more than 25% of the gross floor area of the building.

Name: Krowndolls

Address: 13160 Artesian Avenue – Apartment 3

Zoning District: R-1: Single Family Residential

Use: Home Business, Retail Administration [P]

Received: 7/20/2015

Approval:

Minimum Parking Requirement: N/A

Total Off-Street Parking Provided: N/A

Krowndolls is seeking approval of a business license application to operate an in-home administrative office providing order processing and distribution handling for t-shirts and other printed materials for company branding. The business will process t-shirt sales for toddlers and provide fashion tips for consumers with natural hair.

Krowndolls conforms to the Blue Island Code of Ordinances requirement for a home occupation, as the business will occupy 4% (roughly 40 SF) of the home's 1000 SF. According to Section 110.03 - HOME

OCCUPATIONS, approved home-based businesses shall not occupy more than 25% of the gross floor area of the building.

Name: Liberty Flag and Banner

Address: 2747 York Street

Zoning District: I-1: Limited Industrial

Use: Paper/Plastic Products Fabrication [P]

Received: 8/10/2015

Approval: Pending receipt of additional materials

Liberty Flag and Banner is seeking approval for Change of Ownership of a Pre-existing Business (Folgers Flag & Decorating). Liberty Flag and Banner has recently acquired all the holdings for Folgers Flag & Decorating, including the 2747 York Street facility, and is seeking guidance on a number of improvements at the location to ready the facility for operations again.

Liberty Flag and Banner has not indicated a schedule of operation, or details on its employee base; however, the new owners have indicated they intend to continue manufacturing and installation of commercial grade flags and banners and will have employment and operational capacity to adequately handle the demand that has been maintained by Folgers Flag & Decorating in years prior.

Approved Occupancy

The following businesses have received Planning & Building Department review for requests for information and/or additional measures that extend beyond the scope of normal new business vetting.

Name: Carnitas Michoacan
(formerly Vermont St. Café)

Address: 2239 Vermont Street

Zoning District: U-TOD1: Uptown TOD

Use: Eating and Drinking Establishment [P]

Received: 6/17/2015

Approval: 7/24/2015

The business was provided authorization to reopen under its rebranded theme and was given a waiver, allowing them to avoid a complete Change of Business application, since the former was only open for 6 months.

Carnitas Michoacan was provided guidance for grand opening consistent with the Temporary Food Establishment (TFE) - Tier 3 Food Services guidelines as provided by the City Health Inspector.

Under the new business branding and physical orientation, the restaurant now provides more in-store seating. Consequently, the business is now responsible for adjusting its parking to conform to the required amount of parking (4-5 spaces), per the zoning requirements.

To address its new parking requirements, the business has indicated interest in acquiring the vacant lot located at the corner of Grove & Irving streets. Pursuant to this effort, the City has advised the owners to submit a FOIA request for current lot owner contact information. If adequate parking for the business cannot be secured via a separate lot acquisition, a variance for parking allowances may be sought by the business from City Council.

Name: Amigos Landscaping

Address: 3336 – 3348 Edison Street

Zoning District: I-1: Limited Industrial

Use: Warehousing – No Retail Sales [P]

Received: 6/15/2015

Approval: 7-31-2015

The business has been approved to use the 125' x 25' property, zoned I-1 Limited Industry, for warehousing and transfer of material & equipment (permitted principal use) for its landscaping business operations.

The business has submitted an Articles of Agreement for Deed, indicating the acquisition requirements for the property (purchase agreement with Sterling Lumber for installment schedule - to be completed in July 2018).

Approval of use of the property is contingent upon a number of property maintenance requirements. To address this, the City provided a property maintenance agreement requiring the business to adhere to a number of property maintenance measures, including but not limited to: measures for erosion and sedimentation control; measures for site landscaping and screening requirements; and measure indicating the protocol for fence installation.

Noted drainage concerns have been identified by Amigos and the neighboring residential property owners. Amigos' property maintenance agreement requires they act in good faith to ensure the neighbors aren't impacted negatively (flooding) by changes made to the grounds. Additionally, noted drainage issues including a blocked swale located at Edison Avenue & Homan Avenue have been reported to the City of Blue Island Water Department.

Code Enforcement

The following businesses have been contacted by the Planning Department for non-compliance with Blue Island's Sign Code. These businesses are now undertaking actions to remedy non-conformance.

Name of Business	Location	Sign Description & Status	Concerns	Immediate Actions & Next Steps
Mufflers R' Us	2260 W. 127th	Wall and exterior signage	<p>The business currently has excessive sign coverage surrounding the entire building and exceeds the maximum allowed for window & wall signage.</p> <p>Per Sign Code - Section 1.01.14.C: Wall Signs & Section 1.01.14.D: Window Signs</p>	<p>A letter spelling out the business non-conformance was sent on July 13, 2015.</p> <p>A follow-up, business visit was completed on July 24, 2015.</p> <p>No further communication or actions from the business have been received since.</p> <p>The Building Department has been notified of the business' lack of response, and a notice to cite the business was given on August 11, 2015.</p>

The following businesses have been contacted by the Planning Department for non-compliance with Blue Island Zoning Ordinance and other related business non-conformances.

Name of Business	Location	Description & Status	Concerns	Immediate Actions & Next Steps
Hair Executives	13037 Western	Promotion on illegal business activities not supported by the business' license and approved use.	<p>Business sought to throw a private entertainment event that does not conform with the current business license for the following reasons:</p> <ol style="list-style-type: none"> 1. <i>Event would exceed normal business owners</i> 2. <i>Business not authorized serve food & liquor</i> 	<p>The Blue Island Police Department notified the business that they are not allowed to throw private entertainment events that include paid admission and service of food and liquor.</p>

			3. <i>Business not authorized to charge customers entrance fee</i>	
Free Style Trucking	126 th & Homan	126 th is a private service road	<p>Business seeking to determine if the road is a public or private road.</p> <p>Business is also interested in knowing what the maintenance requirements are for the service road, as well as the parking area for the lots surrounding the business.</p>	<p>Business provided IDOT road classification for 126th street, and notified that the City recognizes the road as a private service road.</p> <p>On-going maintenance and required road surfacing will be required by Free Style Trucking, as indicated in Blue Island Code of Ordinances:</p> <p>150.101 CONSTRUCTION SPECIFICATIONS.</p> <p>163.09 PARKING LOT LANDSCAPING.</p>

Cook County Property Tax Portal Search Results

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Property Characteristics

[Tax Calculator](#)

[More Property Characteristic Information >](#)

Info for Tax Year: 2014

PIN: 24-36-205-013-0000
 Address: 2427 BURR OAK AVE
 City: BLUE ISLAND
 Zip Code: 60406
 Township: WORTH

Info for Tax Year: 2014

Estimated Property Value:
 Total Assessed Value: 180,901 [Assessed Value History](#)
 Lot Size (SqFt): 5,400
 Building (SqFt):
 Property Class: 5-97 [Property Class Description](#)

Tax Bill Mailing Address

Info for Tax Year: 2014

BLUE ISLAND NRSNG HOME
 2427 W 127TH STREET
 BLUE ISLAND, IL 60406
[Update Mailing Address >](#)

Other Related Information

Tax Rate (2014): 15.994 [Tax Rate History](#)
 Tax Code (2014): 39044
[View Taxing Districts' Financial Statements >](#)
[More Tax Rate Information >](#)

Tax Billed Amounts & Tax History

2014: \$78,851.86 [Pay Online: \\$81,869.36 due](#)
 2013: \$73,151.55 [Pay Online: \\$89,226.94 due](#)
 2012: \$70,258.21 [Payment History](#)
 2011: \$66,759.34 [Payment History](#)
 2010: \$49,380.46 [Payment History](#)

* = (1st Install Only)
[More Payment Options, Instructions & Tax Bill Requests >](#)

Exemptions

2014: 0 Exemptions Received
 2013: 0 Exemptions Received
 2012: 0 Exemptions Received
 2011: 0 Exemptions Received
 2010: 0 Exemptions Received

[More Exemption Information >](#)

Appeals

2014: Not Accepting Appeals
 2013: Not Accepting Appeals
 2012: Not Accepting Appeals
 2011: Not Accepting Appeals
 2010: Not Accepting Appeals

[More Appeal Information >](#)

Refunds Available

No Refund Available

[More Refund Information >](#)

Tax Sale (Delinquencies)

2014: Tax Sale Has Not Occurred
 2013: Tax Sale Has Not Occurred
 2012: Taxes Forfeited
 2011: Taxes Forfeited
 2010: Taxes Forfeited

[More Tax Sale Information >](#)

Documents, Deeds & Liens

1230550000 - RELEASE - 10/31/2012
 1101331055 - RELEASE - 01/13/2011
 1032716090 - LIS PENDENS FORECLOSURE - 11/23/2010
 0930354005 - LIEN - 10/30/2009
 0705246015 - RELEASE - 02/21/2007

[More Record Information >](#)

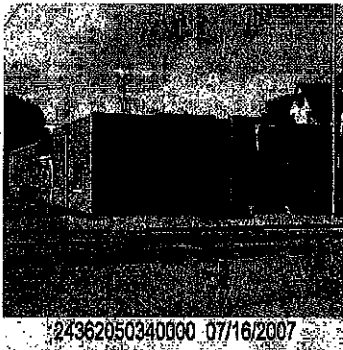
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Note: This printout cannot be used as a tax bill.

NOL: 249

Cook County Property Tax Portal Search Results

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Property Characteristics

Info for Tax Year: 2014
 PIN: 24-36-205-034-0000
 Address: 2427 BURR OAK AVE
 City: BLUE ISLAND
 Zip Code: 60406
 Township: WORTH

Tax Calculator

Info for Tax Year: 2014

Estimated Property Value:
 Total Assessed Value: 77,193 [Assessed Value History](#)
 Lot Size (SqFt): 2,070
 Building (SqFt):
 Property Class: 5-97 [Property Class Description](#)

[More Property Characteristic Information »](#)

Tax Bill Mailing Address

Info for Tax Year: 2014
 BLUE ISLAND NRSG HOME
 2427 W 127TH ST
 BLUE ISLAND, IL 60406
[Update Mailing Address »](#)

Other Related Information

Tax Rate (2014): 15.994 [Tax Rate History](#)
 Tax Code (2014): 39044
[View Taxing Districts' Financial Statements »](#)
[More Tax Rate Information »](#)

Tax Billed Amounts & Tax History

2014: \$33,647.22 [Pay Online: \\$34,934.82 due](#)
 2013: \$31,214.69 [Pay Online: \\$38,080.03 due](#)
 2012: \$29,980.20 [Payment History](#)
 2011: \$28,487.18 [Payment History](#)
 2010: \$20,949.91 [Payment History](#)

* = (1st Install Only)
[More Payment Options, Instructions & Tax Bill Requests »](#)

Exemptions

2014: 0 Exemptions Received
 2013: 0 Exemptions Received
 2012: 0 Exemptions Received
 2011: 0 Exemptions Received
 2010: 0 Exemptions Received

[More Exemption Information »](#)

Appeals

2014: Not Accepting Appeals
 2013: Not Accepting Appeals
 2012: Not Accepting Appeals
 2011: Not Accepting Appeals
 2010: Not Accepting Appeals

[More Appeal Information »](#)

Refunds Available

No Refund Available
[More Refund Information »](#)

Tax Sale (Delinquencies)

2014: Tax Sale Has Not Occurred
 2013: Tax Sale Has Not Occurred
 2012: Taxes Forfeited
 2011: Taxes Forfeited
 2010: Taxes Forfeited

[More Tax Sale Information »](#)

Documents, Deeds & Liens

1230550000 - RELEASE - 10/31/2012
 1101331055 - RELEASE - 01/13/2011
 1032716090 - LIS PENDENS FORECLOSURE - 11/23/2010
 0930354005 - LIEN - 10/30/2009
 0705246015 - RELEASE - 02/21/2007

[More Record Information »](#)

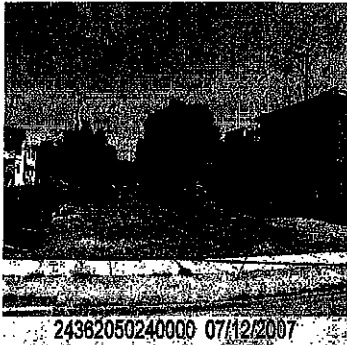
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24362050240000 07/12/2007

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Property Characteristics

[Tax Calculator](#)

[More Property Characteristic Information »](#)

Info for Tax Year: 2014

PIN: 24-36-205-024-0000
 Address: 2427 PRAIRIE AVE
 City: BLUE ISLAND
 Zip Code: 60406
 Township: WORTH

Info for Tax Year: 2014

Estimated Property Value:
 Total Assessed Value: 4,515 [Assessed Value History](#)
 Lot Size (SqFt): 3,125
 Building (SqFt):
 Property Class: 5-90 [Property Class Description](#)

Tax Bill Mailing Address

Info for Tax Year: 2014

JOHN A HEUSER
 2427 W 127TH ST
 BLUE ISLAND, IL 60406

[Update Mailing Address »](#)

Other Related Information

Tax Rate (2014): 15.994 [Tax Rate History](#)
 Tax Code (2014): 39044
[View Taxing Districts' Financial Statements »](#)
[More Tax Rate Information »](#)

Tax Billed Amounts & Tax History

2014: \$1,968.06 [Pay Online: \\$2,043.36 due](#)
 2013: \$1,825.69 [Pay Online: \\$2,236.72 due](#)
 2012: \$1,753.49 [Payment History](#)
 2011: \$1,666.17 [Payment History](#)
 2010: \$1,248.77 [Payment History](#)

[» \(1st Install Only\)](#)
[More Payment Options, Instructions & Tax Bill Requests »](#)

Exemptions

2014: 0 Exemptions Received
 2013: 0 Exemptions Received
 2012: 0 Exemptions Received
 2011: 0 Exemptions Received
 2010: 0 Exemptions Received

[More Exemption Information »](#)

Appeals

2014: Not Accepting Appeals
 2013: Not Accepting Appeals
 2012: Not Accepting Appeals
 2011: Not Accepting Appeals
 2010: Not Accepting Appeals

[More Appeal Information »](#)

Refunds Available

No Refund Available

[More Refund Information »](#)

Tax Sale (Delinquencies)

2014: Tax Sale Has Not Occurred
 2013: Tax Sale Has Not Occurred
 2012: Taxes Forfeited
 2011: Taxes Forfeited
 2010: Taxes Forfeited

[More Tax Sale Information »](#)

Documents, Deeds & Liens

1230550000 - RELEASE - 10/31/2012
 1101331055 - RELEASE - 01/13/2011
 1032716090 - LIS PENDENS FORECLOSURE - 11/23/2010
 0930354005 - LIEN - 10/30/2009
 0705246015 - RELEASE - 02/21/2007

[More Record Information »](#)

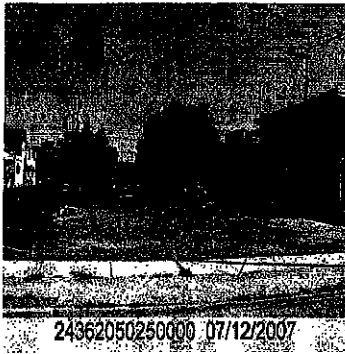
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Property Characteristics

[Tax Calculator](#)

[More Property Characteristic Information >](#)

Info for Tax Year: 2014

PIN: 24-36-205-025-0000
 Address: 2427 PRAIRIE AVE
 City: BLUE ISLAND
 Zip Code: 60406
 Township: WORTH

Info for Tax Year: 2014

Estimated Property Value:
 Total Assessed Value: 4,515 [Assessed Value History](#)
 Lot Size (SqFt): 3,125
 Building (SqFt):
 Property Class: 5-90 [Property Class Description](#)

Tax Bill Mailing Address

Other Related Information

Info for Tax Year: 2014

RANDALL E HEUSER
 2427 W 127TH ST
 BLUE ISLAND, IL 60406
[Update Mailing Address >](#)

Tax Rate (2014): 15.994 [Tax Rate History](#)
 Tax Code (2014): 39D44
[View Taxing Districts' Financial Statements >](#)
[More Tax Rate Information >](#)

Tax Billed Amounts & Tax History

2014:	\$1,968.06	Pay Online: \$2,043.36 due
2013:	\$1,825.69	Pay Online: \$2,236.72 due
2012:	\$1,753.49	Payment History
2011:	\$1,666.17	Payment History
2010:	\$1,248.77	Payment History

* = (Est Install Only)
[More Payment Options, Instructions & Tax Bill Requests >](#)

Exemptions

2014:	0 Exemptions Received
2013:	0 Exemptions Received
2012:	0 Exemptions Received
2011:	0 Exemptions Received
2010:	0 Exemptions Received

[More Exemption Information >](#)

Appeals

2014:	Not Accepting Appeals
2013:	Not Accepting Appeals
2012:	Not Accepting Appeals
2011:	Not Accepting Appeals
2010:	Not Accepting Appeals

[More Appeal Information >](#)

Refunds Available

No Refund Available
[More Refund Information >](#)

Tax Sale (Delinquencies)

2014:	Tax Sale Has Not Occurred
2013:	Tax Sale Has Not Occurred
2012:	Taxes Forfeited
2011:	Taxes Forfeited
2010:	Taxes Forfeited

[More Tax Sale Information >](#)

Documents, Deeds & Liens

1230550000 - RELEASE - 10/31/2012
1101331055 - RELEASE - 01/13/2011
1032716090 - LIS PENDENS FORECLOSURE - 11/23/2010
0930354005 - LIEN - 10/30/2009
0705246015 - RELEASE - 02/21/2007

[More Record Information >](#)

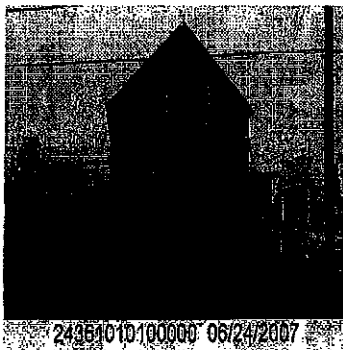
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Property Characteristics

[Tax Calculator](#)

[More Property Characteristic Information »](#)

Info for Tax Year: 2014

PIN: 24-36-101-010-0000
 Address: 2933 BURR OAK AVE
 City: BLUE ISLAND
 Zip Code: 60406
 Township: WORTH

Info for Tax Year: 2014

Estimated Property Value: \$93,370
 Total Assessed Value: 9,337 [Assessed Value History](#)
 Lot Size (SqFt): 3,125
 Building (SqFt): 1,012
 Property Class: 2-03 [Property Class Description](#)

Tax Bill Mailing Address

Info for Tax Year: 2014

FRANCES D LEMBKE
 2933 BURR OAK AVE
 BLUE ISLAND, IL 60406

[Update Mailing Address »](#)

Other Related Information

Tax Rate (2014): 15.994 [Tax Rate History](#)

Tax Code (2014): 39044

[View Taxing Districts' Financial Statements »](#)

[More Tax Rate Information »](#)

Tax Billed Amounts & Tax History

2014: \$2,950.25 [Pay Online: \\$3,056.40 due](#)
 2013: \$2,573.19 [Pay Online: \\$3,150.49 due](#)
 2012: \$2,523.72 [Payment History](#)
 2011: \$2,573.42 [Payment History](#)
 2010: \$3,076.63 [Payment History](#)

* = (1st Install Only)

[More Payment Options, Instructions & Tax Bill Requests »](#)

Exemptions

2014: 1 Exemptions Received
 2013: 1 Exemptions Received
 2012: 1 Exemptions Received
 2011: 1 Exemptions Received
 2010: 1 Exemptions Received

[More Exemption Information »](#)

Appeals

2014: Not Accepting Appeals
 2013: Not Accepting Appeals
 2012: Not Accepting Appeals
 2011: Not Accepting Appeals
 2010: Not Accepting Appeals

[More Appeal Information »](#)

Refunds Available

No Refund Available

[More Refund Information »](#)

Tax Sale (Delinquencies)

2014: Tax Sale Has Not Occurred
 2013: Tax Sale Has Not Occurred
 2012: Taxes Forfeited
 2011: Taxes Forfeited
 2010: Taxes Forfeited

[More Tax Sale Information »](#)

Documents, Deeds & Liens

98020605 - DEED IN TRUST - 01/08/1998

[More Record Information »](#)

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28012030090000 11/16/2007

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Property Characteristics

[Tax Calculator](#)

[More Property Characteristic Information »](#)

Info for Tax Year: 2014

Info for Tax Year: 2014
 PIN: 28-01-203-009-0000
 Address: 13747 WESTERN AVE
 City: BLUE ISLAND
 Zip Code: 60406
 Township: BREMEN

Info for Tax Year: 2014

Info for Tax Year: 2014
 Estimated Property Value:
 Total Assessed Value: 13,789 [Assessed Value History](#)
 Lot Size (SqFt): 22,372
 Building (SqFt):
 Property Class: 5-93 [Property Class Description](#)

Tax Bill Mailing Address

Other Related Information

Info for Tax Year: 2014

Info for Tax Year: 2014
 MONARCH ROOFING CO
 13747 S WESTERN AVE
 BLUE ISLAND, IL 60406
[Update Mailing Address »](#)

Info for Tax Year: 2014
 Tax Rate (2014): 14.212 [Tax Rate History](#)
 Tax Code (2014): 13136
[View Taxing Districts' Financial Statements »](#)
[More Tax Rate Information »](#)

Tax Billed Amounts & Tax History

2014: \$5,340.73 [Pay Online: \\$5,541.33 due](#)
 2013: \$4,862.77 [Pay Online: \\$5,942.10 due](#)
 2012: \$4,704.63 [Payment History](#)
 2011: \$4,488.24 [Payment History](#)
 2010: \$4,447.28 [Payment History](#)

* - (1st Install Only)
[More Payment Options, Instructions & Tax Bill Requests »](#)

Exemptions

2014: 0 Exemptions Received
 2013: 0 Exemptions Received
 2012: 0 Exemptions Received
 2011: 0 Exemptions Received
 2010: 0 Exemptions Received

[More Exemption Information »](#)

Appeals

2014: Appeal Filed
 2013: Not Accepting Appeals
 2012: Appeal Filed
 2011: Appeal Filed
 2010: Appeal Filed

[More Appeal Information »](#)

Refunds Available

No Refund Available

[More Refund Information »](#)

Tax Sale (Delinquencies)

2014: Tax Sale Has Not Occurred
 2013: Tax Sale Has Not Occurred
 2012: Taxes Forfeited
 2011: Taxes Forfeited
 2010: Taxes Forfeited

[More Tax Sale Information »](#)

Documents, Deeds & Liens

0700920278 - DEED - 01/09/2007
 0611808010 - TRUSTEES DEED - 04/28/2006
 0011197740 - EASEMENT - 12/17/2001
 97502363 - MORTGAGE - 07/14/1997
 97502362 - WARRANTY DEED - 07/14/1997

[More Record Information »](#)

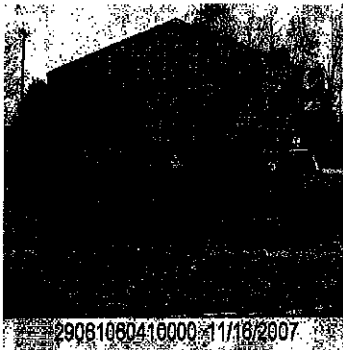
All years referenced herein denote the applicable tax year (i.e., the year for which taxes were assessed). Parcels may from time to time be consolidated or subdivided. If information regarding a particular PIN appears to be missing for one or more tax years, it is possible that the PIN has changed due to a consolidation or subdivision. Users may contact the Cook County Clerk's Office for information regarding PIN lineage. Users should also note that the information displayed on this site does not include special assessments (which are billed and collected by municipalities) or omitted taxes (which are assessed on an ad hoc basis by the Cook County Assessor's Office). Please direct inquiries regarding the status of special assessments to your municipality. Questions regarding omitted taxes should be directed to the Assessor's Office.

Note: This printout cannot be used as a tax bill.

MOL: 023

Cook County Property Tax Portal Search Results

[Search Again »](#)



[View on CookViewer Map »](#)

Property Characteristics

[Tax Calculator](#)

[More Property Characteristic Information »](#)

Info for Tax Year: 2014

PIN: 29-06-106-041-0000
 Address: 13747 WESTERN AVE
 City: BLUE ISLAND
 Zip Code: 60406
 Township: THORNTON

Info for Tax Year: 2014

Estimated Property Value:
 Total Assessed Value: 278,481 [Assessed Value History](#)
 Lot Size (SqFt): 61,895
 Building (SqFt):
 Property Class: 5-93 [Property Class Description](#)

Tax Bill Mailing Address

Info for Tax Year: 2014

GB PROP MGMT
 125 N HALSTED #203
 CHICAGO, IL 60661
[Update Mailing Address »](#)

Other Related Information

Tax Rate (2014): 19.416 [Tax Rate History](#)
 Tax Code (2014): 37150
[View Taxing Districts' Financial Statements »](#)
[More Tax Rate Information »](#)

Tax Billed Amounts & Tax History

2014: \$147,362.00 [Pay Online: \\$152,905.65 due](#)
 2013: \$134,391.07 [Pay Online: \\$164,009.61 due](#)
 2012: \$131,347.98 [Payment History](#)
 2011: \$123,691.12 [Payment History](#)
 2010: \$24,605.36 [Payment History](#)

** = (1st Install Only)*
[More Payment Options, Instructions & Tax Bill Requests »](#)

Exemptions

2014: 0 Exemptions Received
 2013: 0 Exemptions Received
 2012: 0 Exemptions Received
 2011: 0 Exemptions Received
 2010: 0 Exemptions Received

[More Exemption Information »](#)

Appeals

2014: Not Accepting Appeals
 2013: Not Accepting Appeals
 2012: Not Accepting Appeals
 2011: Not Accepting Appeals
 2010: Appeal Filed

[More Appeal Information »](#)

Refunds Available

No Refund Available
[More Refund Information »](#)

Tax Sale (Delinquencies)

2014: Tax Sale Has Not Occurred
 2013: Tax Sale Has Not Occurred
 2012: Taxes Forfeited
 2011: Taxes Forfeited
 2010: Taxes Forfeited

[More Tax Sale Information »](#)

Documents, Deeds & Liens

0709916048 - DEED - 04/09/2007
 0611808010 - TRUSTEES DEED - 04/28/2006
 0011197740 - EASEMENT - 12/17/2001
 0010850648 - ORDINANCE - 09/13/2001
 97036816 - AGREEMENT - 01/17/1997

[More Record Information »](#)

All years referenced herein denote the applicable tax year (i.e., the year for which taxes were assessed). Parcels may from time to time be consolidated or subdivided. If information regarding a particular PIN appears to be missing for one or more tax years, it is possible that the PIN has changed due to a consolidation or subdivision. Users may contact the Cook County Clerk's Office for information regarding PIN lineage. Users should also note that the information displayed on this site does not include special assessments (which are billed and collected by municipalities) or omitted taxes (which are assessed on an ad hoc basis by the Cook County Assessor's Office). Please direct inquiries regarding the status of special assessments to your municipality. Questions regarding omitted taxes should be directed to the Assessor's Office.

Note: This printout cannot be used as a tax bill.

VOL: 196

Chapter 1.01

Use Table – All Zoning Districts

Use Group Use Category Specific Use Type	RES: Single-Family	U: TOD: Uptown-TOD	C-1: Central Commercial	C-2: General Commercial	I-1: Limited Industrial	I-2: General Industrial	Additional Use Standards
RESIDENTIAL	R-1	UT	C-1	C-2	I-1	I-2	
Household Living							
[Single Detached Dwelling	P	P*	S	S	S	S	* Use Zone B
[Multi-Unit Dwelling							
[3 or fewer dwelling units	S	P*	S	S			* Use Zone A
[12 or fewer dwelling units		P*	S	S			* Use Zone A
[Transit-Oriented Development		P*					* UTOD 4.06.8
[Townhouse							
[4 or fewer attached dwelling units		P	S				
[Live/Work Space		P	P				
Group Residential							
[Convent, Monastery, Rectory	P						
[Elderly Housing, Assisted Living	S	S	S	S			
[Elderly Housing, Nursing Home	S	S	S	S	S	S	
[Community Home	P	S					See Definition
[Transitional Residence	S	P					See Definition

City of Blue Island
Proposed Zoning Code Amendments: Definitions

Deletions are in strikethrough text, additions are in bold.

ASSISTED LIVING. A facility that meets the definition of: **(1) an "assisted living establishment" or (2) a "shared housing establishment" as those terms are defined in the Assisted Living and Shared Housing Act, 210 ILCS 9/1, et seq., as amended.**

BLOCK. A tract of land bounded by streets, or by a combination of streets and public parks, cemeteries, railroad rights-of-way, bulkhead lines or shore lines of waterways, or boundary lines of the corporate limits of the City of Blue Island. **Where blocks are unusually long or short, of unusual shape, and for the purpose of determining the distance between Community Homes or Transitional Residences, block length shall be determined by address ranges.**

~~**BOARDING HOUSE.** A "boarding house" is a residential building, or portion thereof other than a motel, apartment hotel, or hotel containing lodging rooms for accommodation of three or more persons who are not members of the keeper's family and where lodging or meals or both are provided by pre-arrangement and for definite periods.~~

BUILDING, RESIDENTIAL. A "residential building" is a building which is arranged, designed, used, or intended to be used for residential occupancy by one or more families or lodgers and which includes, but is not limited to, the following types:

- a. Single-family detached dwellings.
- b. Two and Three-family dwellings.
- c. Multiple-family dwellings.
- d. A row of single or two-family attached dwellings developed initially under single ownership or control.

COMMUNITY HOME. A single dwelling unit that complies with the regulations of the zoning district in which it is located, and which is occupied on a permanent basis by a group of not more than 8 unrelated persons with service-dependent or developmentally disabled people living in a family-like environment who are undergoing treatment or rehabilitation and constitute a single housekeeping unit in which residents share responsibilities, meals and recreation.

The Community Home is licensed as required by the appropriate State of Illinois agency or agencies and may be occupied by paid professional support staff provided by a sponsoring agency. To enable its residents to achieve normalization and integration into the community, Community Homes must be separated by no less than 1 block in every direction to avoid clustering.

~~**CONVALESCENT, NURSING, OR HOME FOR AGED.** A "Convalescent, Nursing or Home for Aged" is a building devoted to the maintenance, personal care or nursing of three or more persons not related to the owner or lessee by blood or marriage, who by reason of illness, physical infirmity or age, require such maintenance, personal care or nursing, but not including hospitals, clinics or similar institutions devoted primarily to the diagnosis and treatment of human illness.~~

CONVENT, MONESTARY, RECTORY. A residential building housing persons under religious vows.

City of Blue Island
Proposed Zoning Code Amendments: Definitions

~~DWELLING. A "dwelling" is a building or portion thereof designed or used exclusively for residential occupancy, including single family, two family, three family and multiple family dwellings, but not including hotels, motels, or rooming houses.~~

DWELLING. A building or part of a building, containing living, sleeping, housekeeping accommodations, and sanitary facilities for occupancy by one or more households not including motor homes, trailers, mobile homes, hotels, motels, or inns.

~~DWELLING UNIT. A "dwelling unit" consists of One or more rooms, which are arranged, designed, or used as living quarters for one family household only. Individual bathrooms and complete kitchen facilities, permanently installed, shall be included for each "dwelling unit."~~

~~DWELLING, SINGLE-DETACHED. A "single family dwelling" is a building containing one dwelling unit only.~~

~~DWELLING, TWO-THREE UNIT. A "two-unit, three-unit dwelling" is a building containing two (2) or three (3) dwelling units respectively.~~

~~DWELLING, MULTIPLE-UNIT. A "multiple-unit dwelling" is a building, or portion thereof, containing four (4) or more dwelling units.~~

~~EFFICIENCY UNIT. An "efficiency unit" is a dwelling unit consisting of one principal room exclusive of bathroom, kitchen, hallway, closets, or dining alcove directly off the principal room, provided such dining alcove does not exceed 125 square feet in area.~~

~~FAMILY. A "family" consists of one or more persons each related to the other by blood (or adoption), together with such blood relatives' respective spouses, who are living together.~~

FAMILY. Two or more individuals related by blood, marriage or law, or two or more nonrelated persons, living together as a single housekeeping unit in a dwelling unit. FAMILY does not include sororities, fraternities or other similar organizations.

HOUSEHOLD. One or more persons related by blood, marriage, legal adoption or guardianship, plus not more than 3 additional persons, all of whom live together as a single housekeeping unit; or one or more handicapped persons, as defined in the Fair Housing Amendments Act of 1988, plus not more than 3 additional persons, all of whom live together as a single housekeeping unit.

~~GUEST HOUSE. A "guest house" is a detached accessory building located on the same zoning lot as the principal building and containing living quarters for temporary guests; such quarters shall not be rented.~~

~~GUEST, PERMANENT. A "permanent guest" is a person who occupies or has the right to occupy a rooming house, boarding house, hotel, apartment hotel, or motel accommodation as his domicile and place of permanent residence.~~

LIVE/WORK SPACE. Buildings or spaces within buildings that are used jointly for artisan, commercial and residential purposes where the residential use of the space is secondary or accessory to the primary use as a place of work.

City of Blue Island
Proposed Zoning Code Amendments: Definitions

~~LODGING HOUSE. A "lodging house" is a building originally designed for or used as a single family or two-family dwelling, all or a portion of which contains lodging rooms which accommodate persons who are not members of the keeper's family. Lodging or meals, or both, are provided for compensation on a weekly or monthly basis.~~

~~LODGING ROOM. A "lodging room" is a room rented as sleeping and living quarters, but without cooking facilities and with or without an individual bath room. In a suite of rooms without cooking facilities, each room which provides sleeping accommodations shall be counted as one "lodging room" for the purpose of this comprehensive ordinance.~~

~~NURSING HOME, SHELTERED CARE HOME, OR HOME FOR AGED. See definition of Convalescent, Nursing or Home for Aged above.~~

NURSING HOME. A "skilled care facility," "intermediate care facility," "sheltered care facility" or similar "long-term care facility," as those terms are defined in the Illinois Nursing Home Care Act (210 ILCS 45/) and/or Title 77 Ill. Adm. Code Part 300.

~~STREET. A "street" is a permanent public way, which affords a primary means of access to abutting property.~~

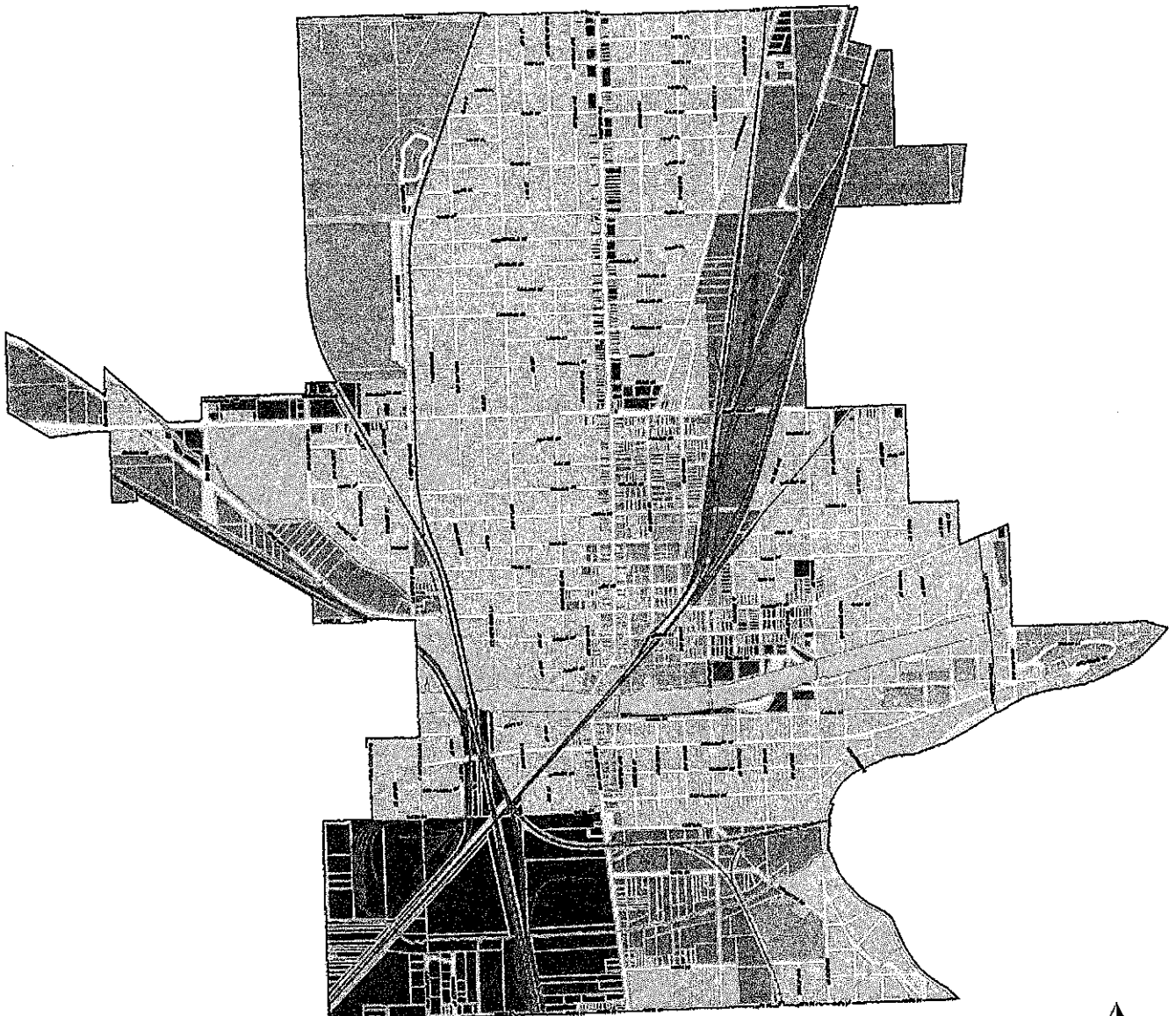
STREET. A public way, other than an alley, which affords a primary means of access to abutting property.

TOWNHOUSE. A single-household attached dwelling unit in structures housing two or more dwelling units sharing one or more party walls.









TRANSIT-ORIENTED DEVELOPMENT. Moderate and high-density housing concentrated in mixed-use development located within one-quarter-mile radius of transit stations.

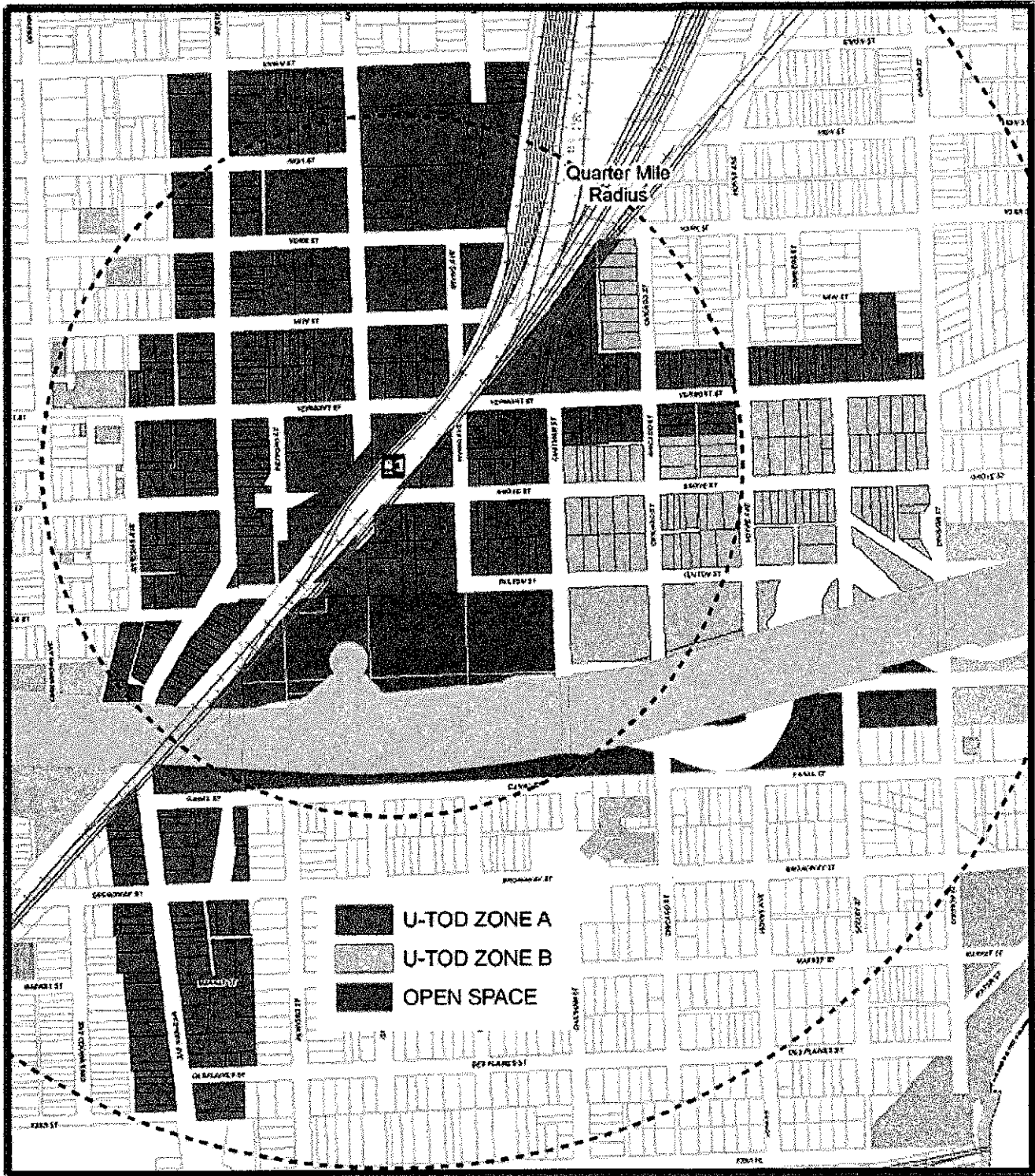
TRANSITIONAL RESIDENCE. A temporary residential living arrangement for persons who are receiving therapy or counseling for purposes such as, but not limited to, the following: (a) to help recuperate from the effects of drugs or alcohol addiction; (b) to help re-enter society while housed under supervision and the constraints of alternatives to imprisonment including, but not limited to, pre-release, work-release and probationary programs; or (c) to help with family or school adjustment problems that require specialized attention and care in order to achieve personal independence.

The Transitional Residence is licensed as required by the appropriate State of Illinois agency or agencies and may be occupied by paid professional support staff provided by a sponsoring agency. To enable its residents to achieve normalization and integration into the community, Transitional Residences must be separated by no less than 1 block in every direction to avoid clustering.



City of Blue Island Zoning Districts (2015)

- | | |
|---|---|
|  C1: Central Area Commercial |  R1: Single Family Residential |
|  C2: Highway Commercial |  SU: Special Use / Planned Development |
|  I1: Limited Industry |  UTOD: Uptown Transit-Oriented Development |
|  I2: General Industry |  UTOD Land Use Zone B |



Map 2. U-TOD District Land Use Map