

**JOURNAL OF THE PROCEEDING OF THE
REGULAR CITY COUNCIL MEETING
JANUARY 23, 2024**

1) Call to Order

The Regular Meeting of the City Council of the City of Blue Island was called to order by Mayor Bilotto at 7:00 p.m. on January 23, 2024.

2) Pledge of Allegiance

3) Roll Call

Roll Call indicates the following:

Present:	6	Carr, Roll, Johnson, Montoya, Rita, Fahrenwald
Absent:	1	McGee
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

Motion by Alderman Roll, second by Alderman Montoya to approve the City Council Minutes from the January 9, 2024.

Ayes:	6	Carr, Roll, Johnson, Montoya, Rita, Fahrenwald
Nays:	0	
Absent:	1	McGee
Abstention:	0	

There being six (6) Affirmative Votes, the Mayor declared the motion carried.

5) Public Comment

No public comment.

6) **Old Business**

No old business.

7) **New Business**

No new business.

8) **Mayor's Report**

a. **Motion for Approval of Payroll for January 19, 2024, for \$468,457.82 (gross).**

Motion by Alderman Carr, second by Alderman Roll to approve Payroll for January 19, 2024, for \$468,457.82 (gross).

Ayes: 6 Carr, Roll, Johnson, Montoya, Rita, Fahrenwald

Nays: 0

Absent: 1 McGee

Abstention: 0

There being six (6) Affirmative Votes, the Mayor declared the motion carried.

b. **Motion for Approval of Accounts Payable dated January 24, 2024, for \$1,946,650.92.**

Motion by Alderman Roll, second by Alderman Fahrenwald to approve Accounts Payable dated January 24, 2024, for \$1,946,650.92.

Ayes: 6 Carr, Roll, Johnson, Montoya, Rita, Fahrenwald

Nays: 0

Absent: 1 McGee

Abstention: 0

There being six (6) Affirmative Votes, the Mayor declared the motion carried.

- c. **Ordinance 2024-001: An Ordinance of the City of Blue Island, Cook County, Illinois Amending Chapter 165 of the Code of Ordinances regarding the Schedule of Use Controls, Parking and Loading Facilities, and Definitions.**

Motion by Alderman Fahrenwald, second by Alderman Montoya for Adoption of Ordinance No. 2024-001.

Ayes: 5 Carr, Roll, Johnson, Montoya, Fahrenwald
Nays: 1 Rita
Absent: 1 McGee
Abstention: 0

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

- d. **Ordinance 2024-003: An Ordinance of the City of Blue Island, Cook County, Illinois, to Set a Date for, and to Approve a Public Notice for, a Public Hearing for the Western Avenue Redevelopment Project Area.**

Motion by Alderman Montoya, second by Alderman Carr for Adoption of Ordinance No. 2024-003.

Ayes: 6 Carr, Roll, Johnson, Montoya, Rita, Fahrenwald
Nays: 0
Absent: 1 McGee
Abstention: 0

There being six (6) Affirmative Votes, the Mayor declared the motion carried.

- e. **Resolution 2024-001: A Resolution of the City of Blue Island, Cook County, Illinois, to Authorize and Approve a Settlement Agreement and Release in Case Number 19-CH-11225.**

The Resolution was removed from the agenda.

- f. **Ordinance 2024-004: An Ordinance of the City of Blue Island, Cook County, Illinois, Granting Preliminary Approval of a Planned development for Senior Housing, Urgent Care, Adult Day Care, Limited-Service Hotel, Grocer, and Other Medical and Commercial Uses within the Uptown-Transit oriented Development (UTOD) District (12829, 12831, 12843, and 12935 Gregory St.; 2250, 12834, 12836, 12850, and 13000 Irving; 12921 and 12955 Western; and 2329 Union St.)**

Alderman Rita asked if the City can require the developer to present to City Council after each phase of the project.

City Attorney, Erin Blake, requested that the developer's initial square footage of 500 square feet be reduced to 365 square feet. Alderman Fahrenwald. Alderman Fahrenwald expressed his concern that if the average unit is 365 square feet, he would be concerned with how many unit would have less square feet than 365 sq. feet. He noted that units less than 365 sq. feet caused him concern.

City Attorney, Erin Blake, indicated that the developer submitted a handout outlining how they intend to measure each unit. Alderman Fahrenwald indicated that he expected nothing to be less than 350 square feet, yet there are already 47 apartments that are less than that size. The developer indicated that the smallest apartment was 250 square feet. The council agreed to keep it at an average of 500 square feet.

The Developer sent out a revised handout displaying reduced unit sizes following Alderman Carr's request, as well as prices for studios, which are 99 units of 350 square feet and two units of larger sizes. He noted that the smaller apartments are rented quickly, as opposed to or larger units, which have remained unleased. The biggest difficulty in Aurora is a shortage of smaller studios, which are in high demand.

Alderman Roll asked if there was market backing for some aspects of this concept. he noted that he was hesitant to support a modification of unit size because he wanted the City to be mindful of any restrictions that they place on this business as this process develops. Alderman Fahrenwald approved of what Alderman Roll stated; but nonetheless, he expressed concerns about the vague and fluctuating presentations, as well as the objective business model offered and the persons with whom the City conducts business.

Erin Blake, City Attorney, indicated that the smallest apartment is 264 or 268 square feet, and the developer confirmed the same. The developer claimed that they will bring in a design team to determine which rooms will be combined. The study serves as an example of how they intend to proceed. The architects go in and confirm if it is possible to continue using the proposed unit measurements. Seven units are less than 300 square feet, while 124 units are 300-350 square feet. The Mayor asked the Council whether they would agree to move it to an average of 400 square feet. Alderman Roll emphasized that the City must exercise caution to ensure that what it proposes is not "a poison pill".

Alderman Fahrenwald complained that the apartments are too small, the seniors are not supplied with meals, they cannot have a cooktop with two burners to prepare food, and the units lack enough room to hang clothing. Alderman Roll stated that the prospective buyers would decide whether or not to purchase the rooms based on those attributes. He noted that some prospective buyers seek a lower price point with fewer features. According to the developer, each kitchenette has two burners.

City Attorney, Erin Blake, indicated that the City expects fire suppressants to be installed within 60 days of the ordinance's passage, but that the developer has expressed difficulty in financing two sets of fire suppressants, and therefore, the Developer requested leeway in this condition. Fire Chief, David Haywood, remarked that the Fire Department is willing to collaborate with the developer to determine a solution to the fire hazards that exist at this property.

Alderman Johnson, inquired if there were any large suppression systems they could utilize until a fire suppressant system could be installed. He also inquired if the developer would maintain the parking lots, specifically in regard to landscape maintenance and snow removal. City Attorney, Erin Blake, remarked that they must follow the code just like everyone else.

Alderman Rita asked for clarification on line items 22 and 23. The Mayor confirmed that those conditions were being removed.

City Attorney, Erin Blake, stated that a condition would be required to eliminate the developer's ability to subdivide the land subject to the PUD and sell separate pieces of the same.

Alderman Carr remarked that she felt it was unreasonable to require the owner to pay an outgoing stipend to Renters; but that she would like to see an evacuation plan for the facility. The Mayor agreed to strike and implement an evacuation plan.

Alderman Fahrenwald noted that it is a difficult decision and that he hopes something happens to the hospital. It is the best proposal thus far; nonetheless, he does not want the City to become engaged in ongoing issues. Therefore, he indicated that his vote would be "No".

Alderman Carr expressed concern about the cost, particularly given that the average social security benefit is \$1,800, leaving little for living expenses. She stated that she would rather stay at home and have someone shovel the snow and mow the yard.

The Developer thanked everyone for their time and noted that the typical room is 365 square feet and that the facility has amenities such as a fitness facility, computer rooms, and commercial lounges. Further, the plan was for staff to conduct wellness checkups.

The City Attorney, Erin Blake, asked for a motion to approve the ordinance with the amended conditions recommended on the floor, subject to attorney approval regarding section #4 paragraph 17 which deals with fire suppression and section 5 paragraph 24 which deals with Alderman Fahrenwald's concern regarding the facility's residents.

Motion by Alderman Johnson, second by Alderman Montoya for Adoption of Ordinance No. 2024-004.

Ayes: 5 Carr, Roll, Johnson, Montoya, Rita
Nays: 1 Fahrenwald
Absent: 1 McGee
Abstention: 0

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

- g. Ordinance 2024-005: An Ordinance of the City of Blue Island, Cook County, Illinois, Establishing Regulations for Unscheduled Intercity Buses, and the Discharge of Passengers to Ensure the Health, Safety, and Welfare of Residents and Visitors to the City of Blue Island.**

Motion by Alderman Rita, second by Alderman Roll for Adoption of Ordinance No. 2024-005.

Ayes: 6 Carr, Roll, Johnson, Montoya, Rita, Fahrenwald
Nays: 0
Absent: 1 McGee
Abstention: 0

There being six (6) Affirmative Votes, the Mayor declared the motion carried.

- h. Ordinance 2024006: An Ordinance of the City of Blue Island, Cook County, Illinois, Amending Title III (“Administration”), Chapter 23 (“City Organizations”) of the Code of Blue Island, Illinois.**

Motion by Alderman Roll, second by Alderman Carr for Adoption of Ordinance No. 2024-006.

Ayes: 6 Carr, Roll, Johnson, Montoya, Rita, Fahrenwald
Nays: 0
Absent: 1 McGee
Abstention: 0

There being six (6) Affirmative Votes, the Mayor declared the motion carried.

- i. **Resolution 2024-002: A Resolution of the City of Blue Island, Cook County, Illinois, Approving the Execution of a Settlement Agreement and Release by and between Carolyn Ellerson and Ruth Carson and the City of Blue Island, Illinois for the resolution of Civil Litigation.**

Motion by Alderman Roll, second by Alderman Johnson for Adoption of Resolution No. 2024-002.

Ayes: 6 Carr, Roll, Johnson, Montoya, Rita, Fahrenwald
Nays: 0
Absent: 1 McGee
Abstention: 0

There being six (6) Affirmative Votes, the Mayor declared the motion carried.

- j. **Ordinance 2024-007: An Ordinance of the City of Blue Island, Cook County, Illinois, Authorizing Residential Only Parking on the 2300 Block of 121st Place in Blue Island, Illinois.**

Motion by Alderman Rita, second by Alderman Roll for Adoption of Ordinance No. 2024-007.

Ayes: 6 Carr, Roll, Johnson, Montoya, Rita, Fahrenwald
Nays: 0
Absent: 1 McGee
Abstention: 0

There being six (6) Affirmative Votes, the Mayor declared the motion carried.

- k. **Resolution 2024-003: A Resolution of the City of Blue Island, Cook County, Illinois, Authorizing and Intergovernmental Agreement for the Dissolution of the Southwest Hazardous Materials Response Team.**

Motion by Alderman Rita, second by Alderman Carr for Adoption of Resolution No. 2024-003.

Ayes: 6 Carr, Roll, Johnson, Montoya, Rita, Fahrenwald

Nays: 0
Absent: 1 McGee
Abstention: 0

There being six (6) Affirmative Votes, the Mayor declared the motion carried.

I. Mayor's Announcements/Comments.

The Mayor complimented the City Council for diving deep, devoting a significant amount of time, and conducting the most transparent special use process ever.

9) City Clerk's Announcements/Reports/Comments

a. City Clerk's Announcements

City Clerk, Raeann Cantelo-Zylman, invites everyone to the annual Women's Club fish fry at St. Mary Magdalene Parish on 2/16/24, 2/23/24, 3/1/24, 3/8/24, 3/15/24, and 3/22/24, which will be held in the church hall.

City Clerk, Raeann Cantelo-Zylman, encouraged everyone to the Eagles fish fry, bake sale, and entertainment, which will run from 2/16/24 to 3/29/24.

City Clerk, Raeann Cantelo-Zylman, encouraged everyone to celebrate Black History Month at the John D. Rita Recreation Center, 2822 141st Place, Blue Island, IL, with Game Night and Jump Fest on 2/9/24 from 5 to 8 pm, Movie Night on 2/16/24 from 5 to 8 pm, and Hot Shot Contest on 2/23/24 from 5 to 8 pm. Every event is free.

City Clerk, Raeann Cantelo-Zylman, informed everyone that the City Clerk's office is now accepting Hometown Heroes applications.

City Clerk, Raeann Cantelo-Zylman, invited everyone to the Blue Cap fundraiser on 2/4/2024 at 6:30 pm at the Blue Island Beer Company.

10) Treasurer's Report

a. City Treasurer's Announcements/Comments

No comment.

11) City Attorney's Report

a. Attorney's Announcements/Comments

No comment.

12) City Administrator’s Announcements/Reports/Comments

a. City Administrator’s Announcements/Comments

City Administrator, Thomas Wogan, indicated that on 2/27/24, the administration will distribute the appropriations and would like to see everyone present at that City Council meeting. However, if anyone is unable to attend the council meeting, please notify Mark Patoska or himself ahead of time.

13) Aldermanic Announcements/Reports/Comments

Alderman Rita wanted to thank everyone and noted that she hopes the hospital PUD is successful.

Alderman Johnson praised everyone who attended the Unlimited Potentials ribbon-cutting ceremony, including the Governor and other guests.

Alderman Fahrenwald indicated that even if he did not agree with the proposal, the City voted for it, and now he will support it.

14) 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.

15) Motion for Adjournment

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

Ayes:	6	Carr, Roll, Johnson, Montoya, Rita, Fahrenwald
Nays:	0	
Absent:	1	McGee
Abstention:	0	

There being six (6) Affirmative Votes, the Mayor declared the motion carried.

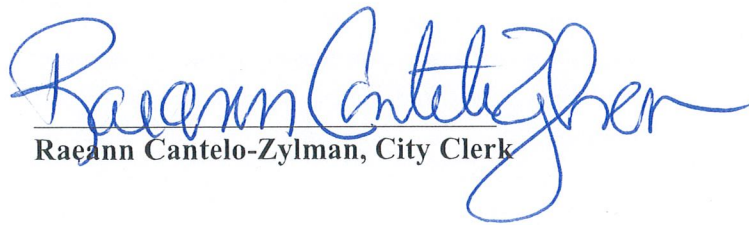
The meeting was adjourned 8:30 p.m.

The next regular meeting of the City Council is scheduled February 13, 2024, at 7:00 p.m.



Fred Bilotto, Mayor

APPROVED BY ME THIS
13th DAY OF FEBRUARY, 2024



Raeann Cantelo-Zylman, City Clerk