

**JOURNAL OF THE PROCEEDING OF THE  
REGULAR CITY COUNCIL MEETING  
APRIL 26, 2022**

**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 April 26, 2022.

**2) Pledge of Allegiance**

**3) Roll Call**

Roll Call indicates the following:

Present:	6	Johnson, Fahrenwald, Rita, Montoya, Carr, Roll
Absent:	1	McGee
Present Also:		Raeann Cantelo-Zylman, City Clerk Erin Blake, City Attorney

**4) Ceremonial Proceedings**

No ceremonial proceedings.

**5) Presentation of Journal of Proceedings**

**Motion by Alderman Montoya, second by Alderman Rita to approve the City Council Minutes from the April 12, 2022, Regular Meeting of City Council.**

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

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

6) **Public Comment**

No public comment.

7) **Old Business**

No old business.

8) **New Business**

No new business.

9) **Mayor's Report**

a. **Motion for Approval of Payroll for April 15, 2022, for \$347,080.84 (gross).**

**Motion by Alderman Roll, second by Alderman Carr to approve Payroll for April 15, 2022, for \$347,080.84 (gross).**

Ayes: 6 Johnson, Fahrenwald, Rita, Montoya, Carr, Roll  
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 for \$180,397.94.**

**Motion by Alderman Fahrenwald, second by Alderman Roll to approve Accounts Payable for \$180,397.94.**

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

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

**c. Motion to consent to Mayoral Appointment to the Civil Service Commission.**

**Motion by Alderman Carr, second by Alderman Johnson for the Appointment of James Klinker to the Civil Service Commission for a three year term.**

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

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

**d. Ordinance No. 2022-025: An Ordinance of the City of Blue Island, Cook County, Illinois, Granting a Special Use Permitting Dona’s Finer Foods, Inc. to Operate a “Food Store” Within the Residential (R-1) District (12824 Mozart).**

**Motion by Alderman Montoya, second by Alderman Roll for Ordinance No. 2022-025.**

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

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

**e. Ordinance No. 2022-026: An Ordinance of the City of Blue Island, Cook County, Illinois, Granting a Variance for Off-Street Parking in the Residential (R-1) District (12824 Mozart).**

**Motion by Alderman Roll, second by Alderman Montoya for Ordinance No. 2022-026.**

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

Abstention: 0

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

- f. Ordinance No. 2022-026: An Ordinance of the City of Blue Island, Cook County, Illinois, Approving Two Sign Code Variances for the Property located at 12952 South Western.**

**Motion by Alderman Carr, second by Alderman Fahrenwald for Adoption of Ordinance No. 2022-026.**

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

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

- g. Resolution 2022-018: A Resolution of the City of Blue Island, Cook County, Illinois to Award a Business District Façade Grant at 12952 South Western Avenue, Blue Island.**

**Motion by Alderman Fahrenwald, second by Alderman Carr for Adoption of Resolution No. 2022-018.**

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

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

- h. Ordinance No. 2022-028: An Ordinance of the City of Blue Island, Cook County, Illinois, Granting a Special Use Permitting a “Two-Family Dwelling” Within the Residential (R-1) District (12849 S. Division Street).**

**Motion by Alderman Rita, second by Alderman Roll for Adoption of Ordinance No. 2022-028.**

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

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

**i. Ordinance No. 2022-029: An Ordinance of the City of Blue Island, Cook County, Illinois, Amending Ordinance Number 2014-007 – City of Blue Island Water and Sewer Rate Ordinance.**

**Motion by Alderman Fahrenwald, second by Alderman Roll to TABLE Ordinance No. 2022-029.**

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

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

Alderman Fahrenwald was curious as to how much water and sewer prices would increase over the next few years. He asked how the Chicago rate hike would influence the City's water rates, if the City did not raise the rates. He also questioned what effect an increase in the sewer fees would have on residents' water bills? Alderman Fahrenwald also questioned how many residents were currently delinquent on their water bills. In addition, he inquired as to the expected increase in total revenue from the rate increase and how the City would spend the additional funds.

Deputy City Administrator, Mark Patoska indicated that the City of Chicago can increase water rates to a maximum of 5% per year. The increase was 1.2 percent in 2021, bringing the cost of a thousand gallons of water to a senior resident to \$8.82, which would rise to \$9.26 in 2022 as a result of the Chicago increase. Mr. Patoska explained to the City Council that the sewage fee had not been raised by the City since 1975. The proposed ordinance called for the sewer rate percentage to increase from 20% to 35% on June 1, 2022 and from 35% to 50% on June 1, 2023. The revenue

potential of the rate increase would be approximately \$550,00 in the second half of 2022 and \$1.5 million in 2023, which would be spent on improving manholes, catch basins, and water mains.

Alderman Fahrenwald wanted to ensure that the increased revenue would be spent appropriately.

Alderman Roll stated that the increased revenue is not part of this year's appropriations; however, if it is passed, a supplemental appropriation can be made to ensure that it is used appropriately.

Alderman Johnson stated that he appreciated the transparency provided for this potential change.

Alderman Rita questioned how much money was earned from sewer bills now and what the City spent that money on. Mr. Patoska stated that approximately \$1.02 million was earned.

Alderman Roll asked for a copy of all of last year's water bills.

**j. Discussion regarding 12548 S. Western.**

The Mayor stated that no decisions have been made regarding this abandoned property; but Burke Engineering has informed the City that grants are available from IEPA and that the cost of remediating this old gas station are estimated to be \$50,000 to \$100,000. He informed Council that based on this information, the City will attempt to obtain a deed to the property through abandonment proceedings and then secure grants to remove the gas tanks and remediate the property.

**k. Mayor's Announcements/Comments.**

The Mayor noted that the city recently received permission from the Court to demolish certain properties that have been vacant for 15 to 20 years and are beyond repair, owe back taxes, and lower the value of our homes.

The Mayor stated that spring is here, and the City staff will be strictly enforcing building codes throughout the City.

The Mayor stated that Burke Engineering issued a request for proposals, approved by City Council, for twelve City streets that need resurfacing and that they were waiting on bids.

The Mayor thanked Raeann Zylman and Jim Poelsterl for organizing a successful citywide community cleanup day that brought together over 300 people and was followed by a lunch.

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

**a. City Clerk's Announcements**

City Clerk, Raeann Cantelo-Zylman stated that the Community Clean-Up was a great success with a total sponsorship of \$1,800. She also noted and thanked the numerous resident volunteers for making the event a success.

City Clerk, Raeann Cantelo-Zylman informed City Council that the Farmers Market would be held on Saturdays this year.

City Clerk, Raeann Cantelo-Zylman informed City Council that she is working on TGIF.

City Clerk, Raeann Cantelo-Zylman notified City Council that the July 3, 2022, Fireworks celebration will include various events for children, as well as many food vendors, craft vendors, and a touch a truck for children to photograph.

City Clerk, Raeann Cantelo-Zylman stated the new church, Upper Room on 120<sup>th</sup> will host a Family Fun Bingo Night on Friday, 4/29/22 from 7 p.m. until 10 p.m.

City Clerk, Raeann Cantelo-Zylman informed City Council that on Saturday, April 30<sup>th</sup> Mai Fest Arts and Craft Fair on Olde Western would be held from 12 – 5 p.m. She indicated that over 80 craft vendors would be at the event.

City Clerk, Raeann Cantelo-Zylman informed City Council that the Hometown Heroes deadline is May 1<sup>st</sup>.

City Clerk, Raeann Cantelo-Zylman stated that May 20<sup>th</sup> and 21<sup>st</sup> are Poppy Days.

City Clerk, Raeann Cantelo-Zylman stated that May 14<sup>th</sup> will be River Day.

The Mayor encouraged everyone to attend Mai Fest, which he noted would have a variety of food and craft booths. He also informed City Council that several logistical discussions between the police and the public works departments have taken place regarding the event.

11) **Treasurer's Report**

**a. Treasurer's Report.**

No report.

12) **City Attorney's Report**

- a. **Ordinance No. 2022-030: An Ordinance of the City of Blue Island, Cook County, Illinois, Amending Title XI, Chapter 115, "Food and Food Dealers" of the Code of Blue Island, Illinois.**

**Motion by Alderman Roll, second by Alderman Rita for Adoption of Ordinance No. 2022-030.**

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

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

- b. **Ordinance No. 2022-031: An Ordinance of the City of Blue Island, Cook County, Illinois, Amending Title XV, Chapter 150, "Building Regulations; Construction" of the Code of Blue Island, Illinois.**

**Motion by Alderman Roll, second by Alderman Fahrenwald for Adoption of Ordinance No. 2022-031.**

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

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

- c. **Ordinance No. 2022-032: An Ordinance of the City of Blue Island, Cook County, Illinois, Amending Title IX, Chapter 95, "Weeds" of the Code of Blue Island, Illinois.**

**Motion by Alderman Fahrenwald, second by Alderman Carr for Adoption of Ordinance No. 2022-032.**



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

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

- d. Resolution No. 2022-019: A Resolution of the City of Blue Island, Cook County, Illinois Authorizing the City to Obtain General Liability Insurance for City Parking Lots Through Scottsdale Insurance Company.**

**Motion by Alderman Roll, second by Alderman Montoya for Adoption of Ordinance No. 2022-019.**

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

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

- e. Ordinance No. 2022-033: An Ordinance of the City of Blue Island, Cook County, Illinois, Amending Title VII, Chapter 73 “Vehicle Licensing” and Title III, Chapter 39 “Fee and Fine Schedule” of the Code of Blue Island, Illinois.**

**Motion by Alderman Rita, second by Alderman Fahrenwald for Adoption of Ordinance No. 2022-033.**

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

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

- f. Attorney’s Announcements.**

No announcements.

13) **City Administrator Announcements/Reports/Comments**

**a. City Administrator's Report.**

City Administrator Thomas Wogan stated that LED lighting project started and new lighting and energy savings sensors were being installed in City Hall.

City Administrator, Thomas Wogan notified City Council that new business cards with the new City logo had been ordered for the Aldermen.

City Administrator, Thomas Wogan stated that the City website is being rebranded and that the City has previously issued a request for proposals. The administration would provide City Council with recommendations from vendors that bid on the project. He also noted the City is working on putting together a quarterly newsletter. In addition, he asked the Aldermen for their availability to take headshots for the new website.

Alderman Johnson suggested that the back of the new business cards contain City department phone numbers.

City Administrator, Thomas Wogan informed City Council that the Fire Department and City Hall's backup generator line is corroded and they would be working with that issue in order to have the roof project completed.

14) **Aldermanic Announcements/Reports/Comments**

Alderman Fahrenwald expressed his gratitude to Chief Farr, Deputy Chief Schultz, and Commander Slattery, in addition to the Captain of the 4<sup>th</sup> Ward Watch, Marie Minderman for being insightful and transparent during the 4th Ward Neighborhood Watch group meetings. He noted that over 30 people attended the meeting and he extended an invitation to everyone for the next meeting, which will be held on the third Wednesday of every month at 7 p.m. at the police station.

Alderman Johnson stated that pet owners must pick up dog feces and not allow their pets to roam freely. He received multiple complaints about dogs jumping in people's yards, animal waste, and unrestrained dogs while strolling the ward. Alderman Johnson stated that the community cleanup was a huge success, and everyone agreed that it should be done again. Also, he picked up roughly 15 bottles of liquor in the yard of one residence and he noted his belief that the residents must be liable for their own waste. He thanked Public Works and his volunteers in the first ward for their efforts in the community cleanup. He also noted that from 12 p.m. to 3 p.m. on May 14th, Pastor Burn would be giving away brand new appliances and food at the Blue Island Recreation Center.

Alderman Fahrenwald mentioned that the Forestry Board will be planning about 40 trees on Ann Street and are working on drafting an ordinance for the forestry board.

**15) Motion for Adjournment**

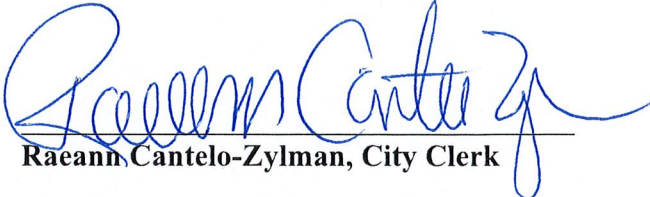
**Motion by Alderman Rita, second by Alderman Roll to adjourn the regular meeting.**

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

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


The meeting was adjourned 7:51 p.m.

The next regular meeting of the City Council is scheduled May 10, 2022, at 7:00 p.m.



Raeann Cantelo-Zylman, City Clerk

**APPROVED BY ME THIS  
10TH DAY OF MAY 2022**



Fred Bilotto, Mayor