

**JOURNAL OF THE PROCEEDINGS OF THE BLUE ISLAND CITY
COMMITTEE OF THE WHOLE MEETING
FEBRUARY 14, 2024**

1) **Call to Order**

The Committee of the Whole Meeting of the City of Blue Island was called to order by Mayor Bilotto at 6:01 p.m. on February 14, 2024.

2) **Pledge of Allegiance**

3) **Roll Call**

Roll Call indicates the following:

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

4) **Presentation of Journal of Proceedings**

No comment.

5) **Public Comment**

No public comment.

6) **New Business**

No new business.

7) **Mayor's Report**

a. Cook County Land Bank Authority.

The Mayor informed City Council that Cook County Land Bank owns five properties in the City and has not taken proper care of those properties. The City received a call that someone was breaking windows and putting metal board ups onto a building on Western. There was no reason for board ups since the building was secure, empty for decades, and there were no issues with the doors. Apparently, Cook County Land Bank

told the contractors to board up the building. The company received a ticket for not having a permit. The Cook County Land Bank reached out to the administration and wants to sit down and negotiate regarding these properties.

Alderman Roll inquired regarding whether the City would auction or sell these properties. City Attorney, Erin Blake, stated the hope would be that the Land Bank would deed the properties to City with an agreement not to purchase any more properties in town.

b. Economic Incentive Agreement – 13337 Olde Western.

The Mayor informed the City Council that Burrito Jalisco owns the building at 13337 Olde Western and has spent more than half a million dollars on improvements. They did not plan to open a restaurant until Mario's Tacos closed, which prompted the conversation. They operate three or four shops in Tinley, Orland Park, and Alsip. Burrito Jalisco submitted a letter to the City requesting an incentive. The Mayor asked City Council if there was any opposition to engaging in a conversation with this business.

Alderman Fahrenwald indicated that he is not opposed to idea. The Mayor indicated that if it is in a TIF district and involves economic growth or infrastructural improvements, it could be a successful narrative.

Alderman Roll underlined the need of having a structured process for economic incentives.

c. Resolution 2024-__ : A Resolution of the City of Blue Island, Cook County, Illinois with Regard to Certain Executive Session Minutes.

City Attorney, Erin Blake, stated the City Council would review the executive session minutes in closed session and a resolution would be on the next agenda for consideration.

d. Mayor's Announcements/Comments.

No comment.

8) City Clerk's Announcements/Reports/Comments

a. City Clerk's Announcements.

City Clerk, Raeann Cantelo-Zylman, wished everyone a happy Valentine's Day.

City Clerk, Raeann Cantelo-Zylman, invited everyone to celebrate Black History Month at the John D. Rita Recreation Center, 2822 141st Place, Blue Island, IL, with

Movie Night on 2/16/24 from 5 to 8 p.m. and a Hot Shot Contest on 2/23/24 from 5 to 8 p.m. All events are free.

City Clerk, Raeann Cantelo-Zylman, invited everyone to the fish fry at St. Mary Magdalene Parish (formerly St. Benedict Church) at 2339 York Street from 11 am to 8 pm.

City Clerk, Raeann Cantelo-Zylman, invited everyone to the fish fry at Eagles at 2427 Grove Street from 4 to 8 pm.

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

a. **Attorney Announcements.**

No comment.

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

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

City Administrator, Thomas Wogan, stated the City Attorney, Erin Blake, requested an emergency injunction to stop the loss of water at Forest View mobile home park. The judge believed that this case was beyond his purview because the City had appealed his decision to the appellate court. The Forest View attorney concurred that an emergency injunction was the appropriate measure. Due to health and safety reasons, Forest View agreed to temporarily shut off the water. They indicated that they would deal with the water loss.

Alderman Roll asked about the fees and fines associated with remediation. City Attorney, Erin Blake, state Forest View bears the cost and obligation for fixing these issues.

City Administrator, Thomas Wogan, introduced the appropriation draft and ndicated that this was put back for obvious reasons and that he expects to give the Council adequate time to study it as well as ample time for Alderman Roll to complete his metrics. The goal is to have it adopted by the first meeting in March. He would be pleased to meet with the Council individually and provide more specifics.

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

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

Alderman Fahrenwald encouraged everyone to join the Blue Island Forestry Board and Public Works this Friday at noon for a pruning event on Olde Western. We are now preserving trees thanks to Valerie Kehoe's determination to secure funds and create an inventory of the trees.

The Mayor claimed that he is a tree person. As a city, we have come a long way from having no policies to actively having things documented with Public Works and the Building Department as part of our capital improvement, and having a board that tells us what to plant and what not to plant. It is not ideal but it is a commendable beginning.

- 12) **Adjourn to Executive Session** pursuant to 5 ILCS 120/2(c)(11) to discuss litigation that has been filed and is pending before a court or an administrative tribunal and actions of probable or imminent litigation; and pursuant to 5 ILCS 120/2(c)(21) to discuss minutes of meetings lawfully closed under this Act, whether for purposes of approval by the body of the minutes of semi-annual review of the minutes mandated by Section 2.06.

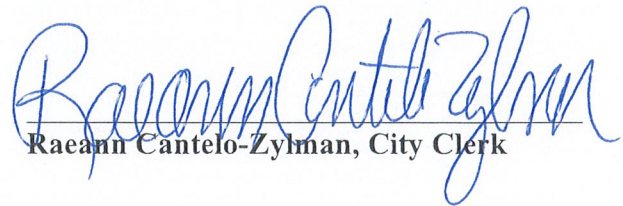
No Executive Session.

- 13) **Motion for Adjournment**

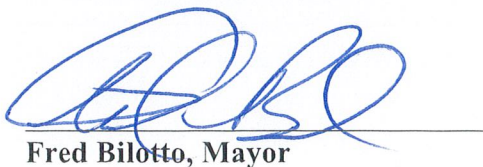
Motion by Alderman Roll, second by Alderman Fahrenwald to adjourn the regular meeting.

Ayes:	5	Carr, Roll, Montoya, Fahrenwald, McGee
Nays:	0	
Absent:	2	Johnson, Rita
Abstention:	0	

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


Raeann Cantelo-Zylman, City Clerk

APPROVED BY ME THIS
27TH DAY OF FEBRUARY 2024


Fred Bilotto, Mayor