

**JOURNAL OF THE PROCEEDING OF THE
REGULAR CITY COUNCIL MEETING
MAY 28, 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 May 28, 2024.

2) **Pledge of Allegiance**

3) **Roll Call**

Roll Call indicates the following:

Present:	6	Carr, Johnson (7:03 pm), Montoya, Rita, Fahrenwald, McGee
Absent:	1	Roll
Present Also:	4	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 Fahrenwald, second by Alderman Carr to approve the City Council Minutes from the February 14, 2024 Committee of the Whole meeting.

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

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

Motion by Alderman Fahrenwald, second by Alderman Carr to approve the City Council Minutes from the April 10, 2024 Committee of the Whole meeting.

Ayes:	6	Carr, Johnson, Montoya, Rita, Fahrenwald, McGee
-------	---	---

Nays: 0
Absent: 1 Roll
Abstention: 0

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

Motion by Alderman Fahrenwald, second by Alderman Carr to approve the City Council Minutes from the April 23, 2024 meeting.

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

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

5) Public Comment

Mr. Madrigal praised the city for the hometown hero flags. He noted an ongoing problem with the corner business in his ward.

The Mission Covenant Church will email the alderman its' event calendar. On 6/16/24, there will be a Father's Day service and dinner, on 6/23/24, there will be a motorcycle blessing, parade, and picnic, and on 6/30/24, there will be a friends and family event.

Mr. Stevo questioned the majority of the ordinances on the agenda. He wanted to know how much Mr. Christ Zacharias is paying for this property. He asked why the City Council Meeting on 5/14/24 was canceled. He requested that treasurer reports be posted online. He questioned the Treasurer's work hours. He asked the City to open the hospital.

6) Old Business

No old business.

7) New Business

No new business.

8) Mayor's Report

a. Motion for Approval of Payroll for April 26, 2024, for \$443,651.74 (gross).

Motion by Alderman Fahrenwald, second by Alderman McGee to approve Payroll for April 26, 2024, for \$443,651.74 (gross).

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

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

b. Motion for Approval of Payroll for May 10, 2024, for \$414,351.13 (gross).

Motion by Alderman Fahrenwald, second by Alderman McGee to approve Payroll for May 10, 2024, for \$414,351.13 (gross).

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

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

c. Motion for Approval of Payroll for May 24, 2024, for \$409,269.31 (gross).

Motion by Alderman Fahrenwald, second by Alderman McGee to approve Payroll for May 24, 2024, for \$409,269.31 (gross).

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

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

d. Motion for Approval of Accounts Payable dated May 10, 2024, for \$1,018,628.04 (gross) and dated May 29, 2024 for \$1,272,569.85 (gross).

Motion by Alderman Montoya, second by Alderman Carr to approve Accounts Payable dated May 10, 2024, for \$1,018,628.04(gross) and dated May 29, 2024 for \$1,272,569.85 (gross).

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

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

- e. Ordinance 2024-024: An Ordinance of the City of Blue Island, Illinois Adopting the Western Avenue Redevelopment Project Area Plan and Program.**

Motion by Alderman Montoya, second by Alderman Carr for Adoption of Ordinance No. 2024-024.

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

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

Alderman Fahrenwald motioned to TABLE the ordinance. Alderman McGee seconded that motion.

On the vote,

Ayes: 3 Johnson, Fahrenwald, and McGee
Nays: 3 Carr, Montoya, and Rita

The Mayor asked if there was a time line on approval of this ordinance.

Alderman Fahrenwald stated that he is concerned and spoke with Deputy Administrator, Mark Patoska, about certain projections of costs in the TIF and what those fluctuations would have on the School Districts. He notes that despite the fact that schools voted and consented the TIF Plan, he is personally concerned regarding the impact the TIF will have on the schools.

The Mayor and Aldermen discussed the fundamentals of TIF districts.

Alderman Johnson inquired about the time limit for passing the ordinance. He then noted that the TIF assisted with infrastructure, language programs, training, and increased the value of the residences in his ward.

Alderman Rita requested the Mayor to highlight the benefits of the TIF Plan.

The Mayor stated that four to five TIFs are still active in the City of Blue Island. He provided an example from an existing TIF.

Alderman Fahrenwald withdrew his motion to TABLE and the ordinance was voted upon..

f. Ordinance 2024-025: An Ordinance of the City of Blue Island, Illinois Designating the Western Avenue Redevelopment Project Area Pursuant to the Tax Increment Allocation Redevelopment Act.

Motion by Alderman McGee, second by Alderman Montoya for Adoption of Ordinance No. 2024-025.

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

Nays: 0

Absent: 1 Roll

Abstention: 0

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

g. Ordinance 2024-026: An Ordinance of the City of Blue Island, Illinois Adoption Tax Increment Allocation Financing for the Western Avenue Redevelopment Project Area.

Motion by Alderman Johnson, second by Alderman Carr for Adoption of Ordinance No. 2024-026.

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

Nays: 0

Absent: 1 Roll

Abstention: 0

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

- h. Ordinance 2024-027: An Ordinance Authorizing the Execution and Delivery of a Promissory Note in Connection with Municipal Acquisition of a Vehicle for the City of Blue Island, Illinois.**

Motion by Alderman Fahrenwald, second by Alderman Rita for Adoption of Ordinance No. 2024-027.

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

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

- i. Ordinance 2024-028: An Ordinance of the City of Blue Island, Cook County, Illinois Granting a Special Use Permitting Blue Island Auto Parts, Inc. to Operate an Auto Recycling Use within the 1-2 General Industry District (13545 Sacramento Ave).**

Motion by Alderman Fahrenwald, second by Alderman Johnson for Adoption of Ordinance No. 2024-028.

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

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

Alderman Johnson inquired about the business hours. The business owner indicated the business would be open Monday through Saturday from 8 a.m. to 5 p.m.

Alderman McGee questioned if this business would cause any inconveniences for the other businesses in the area. The Mayor stated that the company has been in operation for 30 years, and the noise level is specified in the ordinance.

j. Ordinance 2024-029: An Ordinance of the City of Blue Island, Cook County, Illinois Approving a Variance for the Property Located at 2101 120th Street.

Motion by Alderman Rita, second by Alderman McGee for Adoption of Ordinance No. 2024-029.

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

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

Alderman Fahrenwald remarked that he will vote for the variance; but that he would like to express his concerns regarding the fence. He previously worked on objective standards for fencing in the City; but the PZBA elected not to accept those standards. The requirements would not have prohibited this fence, but it would not have allowed them to build the fence they seek. He noted that the owner could have a privacy fence that would be more aesthetically appealing.

Alderman Rita noted that with all due respect, the resident followed the proper criteria; he was having problems and went to PZBA; he did not want to invest more money than necessary. Alderman Fahrenwald remarked that he supports the proposal but would like to explore fencing regulations further in the future.

k. Ordinance 2024-030: An Ordinance of the City of Blue Island, Cook County, Illinois Authorizing a Fee for Vehicle Registration for Motor Vehicles with C-Truck Plates.

Motion by Alderman Johnson, second by Alderman McGee for Adoption of Ordinance No. 2024-030.

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

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

l. Motion for retroactive approval of bid award to ProFence II, Inc. for the fence installation at and around Vermont St. train station.

Motion by Alderman Rita, second by Alderman Carr to Approve ProFence II, Inc.

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

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

m. Motion to Award the Bid for the Sale of City Owned Property at 1859 Burr Oak to Christ I. Zacharias.

Motion by Alderman Montoya, second by Alderman Rita to Approve Sale of 1859 Burr Oak.

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

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

Alderman Johnson asked whether they were seeking a tax incentive for the Property. At this time, Zacharias has not requested a tax incentive.

City Administrator, Thomas Wogan, stated that he was unsure of the building's exact condition; but was aware that it required extensive work.

Alderman Rita stated that the City has had to provide extensive care to the property. The windows are broken, and one thing follows another.

Alderman Montoya inquired whether the parking lot was connected to the purchase. The Mayor stated that the west parking lot is not connected; but the east parking lot is.

n. Resolution 2024-020: A Resolution of the City of Blue Island, Cook County, Illinois, to Authorize and Approve a Deed in Lieu of Foreclosure for the Property Located at 2930 Edison.

Motion by Alderman Rita, second by Alderman McGee for Adoption of Resolution No. 2024-020.

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

Nays: 0

Absent: 1 Roll

Abstention: 0

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

o. Mayor's Announcements/Comments.

The Mayor said that Olde Western will install new light fixtures today.

The Mayor noted that Burke Engineering is still televising sewers in the city.

The Mayor announced that roadway bidding will begin in mid-June, but sewer construction will take place first.

The Mayor mentioned that there are a few more alleys to finish before the season ends.

The Mayor remarked that we received a lot of rain this week and went throughout the city, notably at 119th Place, where he met Alderman McGee and discovered that most sewers are draining very well, but some are being reevaluated by engineers due to water standing. If you have any problems, please contact Public Works.

The Mayor observed that the City Clerk was absent.

9) City Clerk's Announcements/Reports/Comments

a. City Clerk's Announcements

No comment.

10) Treasurer's Report

a. Motion to Approve April 2024 Treasurer's Report.

Motion by Alderman Carr, second by Alderman McGee for April 2024 Treasurer's Report.

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

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

b. 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, reported that he presented the first quarterly reports to the aldermen.

City Administrator, Thomas Wogan, notified the City Council that the city stickers are now available for purchase at the Clerk's office and online.

City Administrator, Thomas Wogan, introduced Michael Powers as the first Department Head to provide a report to counsel regarding the status of his Department.

Michael Powers, Meadows Golf Course Supervisor, noted a year ago that having a high-quality image and appearance reflects positively on Blue Island by fostering a philosophy of wanting to be a country club with better accountability to all staff. He raised costs and provided great services, such as having a clean golf cart and immaculate grounds. He has trained personnel to multitask and work at the range, bar, handling golf carts, and so on. The golf course is showing improvement and growth all around. The women's league has increased from 60 to 110 members, with the majority of them being women from Blue Island. He also raised the league, weekend, and daily costs without receiving much pushback. He eliminated nine-hole pricing, extended weekend rates to Friday, Saturday, and Sunday, and implemented prepaid tee times, which has improved income. He eliminated some golf outings that were not profitable for the Meadows and, of course,

compared pricing with other golf courses. He also has modified the layout of the golf course and addressed the pacing issues on the golf course. He noted that the golf course also boasts a lot of wildlife, including deer, ducks, snakes, and possums, and that in the future he would like to use it more for other activities, especially during the off season.

Alderman McGee said that he hoped to see year-round utilization of the facility. He also wants to test if removing the nine holes will make the golf course more profitable. He acknowledged that the first hole was appalling and inquired about his thoughts on annual memberships.

Alderman Johnson inquired about the golf course's monthly revenue. Meadows Golf Club Supervisor, Michael Powers remarked that he cannot answer it definitively, but feels revenue has increased significantly in the past year.

Alderman Johnson welcomed everyone to experience the hot dogs, hot wings, and great service, and hopes to see an increase in income during the off season.

The treasurer, Jairo Frausto, stated he appreciates what Powers' has been doing and encouraged him to keep up the good work.

Alderman Rita complimented Michael Powers for gradually developing the golf facility. She would like to see a monthly expenditure/revenue report.

Alderman Fahrenwald also congratulated Michael Powers for his hard work.

The Mayor also said that security gates had been installed and that the issues with the parking lot had been fixed.

13) **Aldermanic Announcements/Reports/Comments**

No comment.

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 Johnson to adjourn the regular meeting.

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

Nays: 0

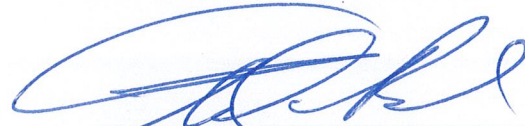
Absent: 1 Roll

Abstention: 0

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

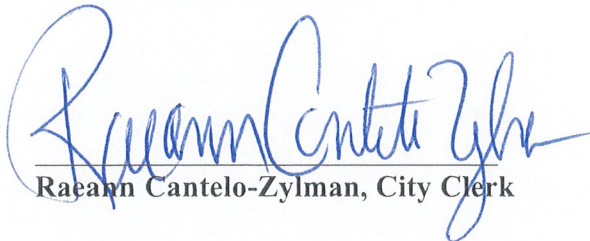
The meeting was adjourned 7:58 p.m.

The next regular meeting of the City Council is scheduled June 11, 2024, at 7:00 p.m.



Fred Bilotto, Mayor

APPROVED BY ME THIS
11th DAY OF JUNE, 2024



Raeann Cantelo-Zylman, City Clerk