

**JOURNAL OF THE PROCEEDING OF THE  
REGULAR CITY COUNCIL MEETING  
JANUARY 28, 2025**

**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 28, 2025.

**2) Pledge of Allegiance**

**3) Roll Call**

Roll Call indicates the following:

Present:	6	Fahrenwald, McGee, Carr, Roll, Montoya, Ruthenberg
Absent:	1	Johnson
Present Also:	5	Raeann Cantelo-Zylman, City Clerk Nancy Rita, Treasurer Erin Blake, City Attorney Thomas Wogan, City Administrator Mark Patoska, Deputy City Administrator

**4) Presentation of Journal of Proceedings**

**a. Motion by Alderman Fahrenwald, second by Alderman Roll to approve the City Council Minutes from the December 18, 2025, City Council meeting.**

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

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

5) **Public Comment**

The Mayor observed a moment of silence to honor Salomon Esparza, a longtime friend and employee, who died Thursday. He leaves behind a daughter and a large family after having lived on Blue Island his entire life. Service information was not yet available.

6) **Old Business**

No old business.

7) **New Business**

a. **Mayoral Appointment to a Vacancy on the City of Blue Island Planning and Zoning Board of Appeals.**

The Mayor reported that he had not found a person to fill the vacancy on the PZBA.

8) **Mayor's Report**

a. **Motion for Approval of Payroll dated December 20, 2024, for \$412,012.04 (gross), January 3, 2025, for \$464,885.10 (gross), and January 17, 2025, for \$476,360.92 (gross).**

**Motion by Alderman Roll, second by Alderman Carr to approve Payroll for 12/20/24, 1/3/25, and 1/17/25.**

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

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

b. **Motion for Approval of Accounts Payable for \$941,827.15 (gross).**

**Motion by Alderman Fahrenwald, second by Alderman McGee to approve Accounts Payable for \$941,827.15 (gross).**

Ayes:	6	Fahrenwald, McGee, Carr, Roll, Montoya, Ruthenberg
-------	---	-------------------------------------------------------

Nays: 0  
Absent: 1 Johnson  
Abstention: 0

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

- c. **Resolution 2025-001: A Resolution of the City of Blue Island, Cook County, Illinois Authorizing and Approving a Statement of Work and Master Services Agreement with CivicPlus.**

**Motion by Alderman Montoya, second by Alderman Roll for Adoption of Resolution 2025-001.**

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

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

Alderman Fahrenwald inquired regarding the work to be provided by CivicPlus. The Mayor reported the work was related to the city website.

- d. **Resolution 2025-002: A Resolution of the City of Blue Island, Cook County, Illinois Authorizing and Approving a Lease Agreement with Harris Golf Cars.**

**Motion by Alderman Carr, second by Alderman Roll for Adoption of Resolution 2025-002.**

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

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

- e. **Resolution 2025-003: A Resolution of the City of Blue Island, Cook County, Illinois Authorizing and Approving an Agreement with the Illinois Law Enforcement Alarm System (ILEAS).**

**Motion by Alderman Carr, second by Alderman Fahrenwald for Adoption of Resolution 2025-003.**

Ayes: 6 Fahrenwald, McGee, Carr, Roll, Montoya,  
Ruthenberg

Nays: 0

Absent: 1 Johnson

Abstention: 0

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

- f. **Ordinance 2025-001: An Ordinance of the City of Blue Island, Cook County, Illinois, Implementing Illinois Municipal League Recommendations on Non-Home Rule Municipal Retailers' Occupation Tax and a Non-Home Rule Municipal Service Occupation Tax for the City of Blue Island.**

**Motion by Alderman Fahrenwald, second by Alderman Roll for Adoption of Ordinance No. 2025-001.**

Ayes: 6 Fahrenwald, McGee, Carr, Roll, Montoya,  
Ruthenberg

Nays: 0

Absent: 1 Johnson

Abstention: 0

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

The Mayor commented on the IML recommendation for municipalities to adopt this ordinance and the reasoning behind the same.

Alderman Roll gave a PowerPoint presentation that showed where the City currently sits in comparison to other communities in relation to retailers' taxes.

The Mayor stressed that the ordinance only allows money collected from the tax to be used by the City to addresses public infrastructure and/or property tax relief.

Alderman McGee asked about the percentage increase. The Mayor and City Attorney, Erin Blake, confirmed the tax will be 1%.

- g. Ordinance 2025-002: An Ordinance of the City of Blue Island, Cook County, Illinois, Implementing Illinois Municipal League Recommendations to Replace Revenue Lost by the State Grocery Tax Elimination with the Municipal Grocery Retailers' Occupation Tax and a Municipal Grocery Service Occupation Tax for the City of Blue Island.**

**Motion by Alderman Fahrenwald, second by Alderman McGee for Adoption of Ordinance No. 2025-002.**

Ayes: 6 Fahrenwald, McGee, Carr, Roll, Montoya,  
Ruthenberg

Nays: 0

Absent: 1 Johnson

Abstention: 0

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

The Mayor commented on the IML recommendation for municipalities to adopt this ordinance and the reasoning behind the same

- h. Resolution 2025-004: A Resolution of the City of Blue Island, Cook County, Illinois, Authorizing and Approving Intergovernmental Agreement between the City and the Board of Education for School District 218 Regarding the Transfer and Conveyance of Real Property.**

**Motion by Alderman Ruthenberg, second by Alderman Roll for Adoption of Resolution 2025-004.**

Ayes: 6 Fahrenwald, McGee, Carr, Roll, Montoya,  
Ruthenberg

Nays: 0

Absent: 1 Johnson

Abstention: 0

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

- i. Resolution 2025-005: A Resolution of the City of Blue Island, Cook County, Illinois to Authorize and Approve a Joint Funding Agreement for Federally Funded PE/ROW Between the City and the State of Illinois, Acting by and through its Department of Transportation, for the Western Avenue Streetscape Project, 119<sup>th</sup> Street to 127<sup>th</sup> Street.**

**Motion by Alderman McGee, second by Alderman Carr for Adoption of Resolution 2025-005.**

Ayes: 6 Fahrenwald, McGee, Carr, Roll, Montoya,  
Ruthenberg

Nays: 0

Absent: 1 Johnson

Abstention: 0

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

Alderman Fahrenwald inquired whether he had read that Blue Island will pay \$76,000. The Mayor said that funding will come from the business or the TIF district and will cover engineering and design costs.

- j. Resolution 2025-006: A Resolution of the City of Blue Island, Cook County, Illinois to Authorize and Approve a Joint Funding Agreement for Federally Funded PE/ROW Between the City and the State of Illinois, Acting by and through its Department of Transportation, for the Western Avenue Streetscape Project, 127<sup>th</sup> Street to Grove Street.**

**Motion by Alderman McGee, second by Alderman Roll for Adoption of Resolution 2025-006.**

Ayes: 6 Fahrenwald, McGee, Carr, Roll, Montoya,  
Ruthenberg

Nays: 0

Absent: 1 Johnson

Abstention: 0

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

- k. Ordinance 2025-003: An Ordinance of the City of Blue Island, Cook County, Illinois, Amending the Name of Redevelopment Project Area, TIF 2, to Midlo-Creek TIF.**

**Motion by Alderman Fahrenwald, second by Alderman Carr for Adoption of Ordinance No. 2025-003.**

Ayes: 6 Fahrenwald, McGee, Carr, Roll, Montoya,  
Ruthenberg

Nays: 0

Absent: 1 Johnson

Abstention: 0

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

- l. Ordinance 2025-004: An Ordinance of the City of Blue Island, Cook County, Illinois, Amending the Name of Redevelopment Project Area, TIF 4, to North East TIF.**

**Motion by Alderman Fahrenwald, second by Alderman Carr for Adoption of Ordinance No. 2025-004.**

Ayes: 6 Fahrenwald, McGee, Carr, Roll, Montoya,  
Ruthenberg

Nays: 0

Absent: 1 Johnson

Abstention: 0

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

- m. Ordinance 2025-005: An Ordinance of the City of Blue Island, Cook County, Illinois, Amending the Name of Redevelopment Project Area, TIF 5, to Uptown TIF.**

**Motion by Alderman Fahrenwald, second by Alderman Carr for Adoption of Ordinance No. 2025-005.**

Ayes: 6 Fahrenwald, McGee, Carr, Roll, Montoya,

Ruthenberg

Nays: 0  
Absent: 1 Johnson  
Abstention: 0

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

- n. **Ordinance 2025-006: An Ordinance of the City of Blue Island, Cook County, Illinois, Amending the Name of Redevelopment Project Area, TIF 6, to 127/Vincennes TIF.**

**Motion by Alderman Fahrenwald, second by Alderman Carr for Adoption of Ordinance No. 2025-006.**

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

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

- o. **Ordinance 2025-007: An Ordinance of the City of Blue Island, Cook County, Illinois, Amending the Name of Redevelopment Project Area, TIF 7, to California Gardens TIF.**

**Motion by Alderman Fahrenwald, second by Alderman Carr for Adoption of Ordinance No. 2025-007.**

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

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



- p. Ordinance 2025-008: An Ordinance of the City of Blue Island, Cook County, Illinois, Amending the Name of Redevelopment Project Area, TIF 8, to North Western TIF.**

**Motion by Alderman Fahrenwald, second by Alderman Carr for Adoption of Ordinance No. 2025-008.**

Ayes: 6 Fahrenwald, McGee, Carr, Roll, Montoya,  
Ruthenberg

Nays: 0

Absent: 1 Johnson

Abstention: 0

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

- q. Ordinance 2025-009: An Ordinance of the City of Blue Island, Cook County, Illinois, Amending Chapter 150, “Building Regulations/Construction” of the Code of Blue Island, Illinois.**

**Motion by Alderman Ruthenberg, second by Alderman Fahrenwald for Adoption of Ordinance No. 2025-009.**

Ayes: 6 Fahrenwald, McGee, Carr, Roll, Montoya,  
Ruthenberg

Nays: 0

Absent: 1 Johnson

Abstention: 0

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

City Attorney, Erin Blake, indicated that this modification will allow residents to seek a variance from the PZBA for decorative fencing.

- r. Mayor’s Announcements/Comments.**

The Mayor remarked on Salomon Esparza’s passing, his contagious smile, warm personality, and how the City will be impacted by his death, as he was a reliable and motivated employee who cared about the City.

The Mayor discussed the City’s response to changes in laws at the federal level.

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

a. **City Clerk's Announcements**

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

City Clerk, Raeann Cantelo-Zylman, invited everyone to the Blue Cap fundraiser on 2/8/2025 at the Blue Island Beer Company.

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 Movie Night on 2/7, 2/14, 2/21, and 2/28 from 7 to 9 pm, and a Hot Shot Contest on 2/24/24 from 6 to 8 pm. Every event is free.

City Clerk, Raeann Cantelo-Zylman, informed City Council that the Black History luncheon will take place 2/24/25 at noon.

City Clerk, Raeann Cantelo-Zylman, informed everyone that the Community Clean Up will take place on 4/26/25. She encouraged the City to top last year's record and get more than 300 volunteers.

City Clerk, Raeann Cantelo-Zylman, informed everyone that the MAI Fest will take place on 5/10/25.

City Clerk, Raeann Cantelo-Zylman, encouraged everyone to visit the Flower Sale on May 3, 17, and 24 at York and Western.

City Clerk, Raeann Cantelo-Zylman, informed everyone that the Blessing of the Waters will take place on 6/22/25.

City Clerk Raeann Cantelo-Zylman announced that there will be two farmers markets this year. One is scheduled to be on Wednesday nights on Olde Western, while the other will be during the day on York and Western.

City Clerk, Raeann Cantelo-Zylman, informed everyone that the Community Yard Sale will take place on August 7, 8, and 9th.

10) **Treasurer's Report**

a. **Motion to approve the Treasurer's Report dated 12/31/24.**

**Motion by Alderman Ruthenberg, second by Alderman Roll to Approve Treasurer's Report dated 12/31/24.**

Ayes: 6 Fahrenwald, McGee, Carr, Roll, Montoya,  
Ruthenberg  
Nays: 0  
Absent: 1 Johnson  
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. City 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 they are working with department heads on appropriations and were hopeful that the appropriation could be passed by the end of February.

City Administrator, Thomas Wogan, reported regarding the results of the annual audit. He noted that the audit was mostly positive; and described the one negative finding being relating to the depreciation of assets in the water department.

City Administrator, Thomas Wogan, discussed the required filing of declarations of economic interest.

City Administrator, Thomas Wogan, remarked that federal financing, including grants, should not have an immediate influence on day-to-day local operations and should not be excessively reliant on any disruptions from the federal government.

The Mayor mentioned Travis Parry from Burke Engineering's presentation at the Committee of the Whole meeting in February.

**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.

**Motion by Alderman Montoya, second by Alderman McGee to enter Executive Session.**

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

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

**Motion by Alderman Roll, second by Alderman Fahrenwald to Reconvene.**

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

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

The Mayor stated the City Council discussed imminent and current litigation.

- 15) **Motion for Adjournment**

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

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

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

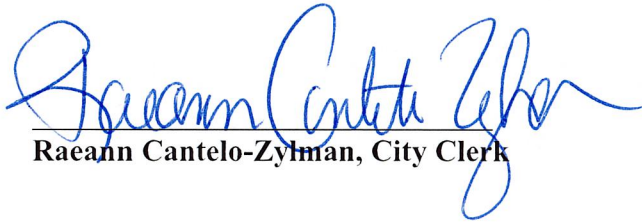
The meeting was adjourned 8:07 p.m.

The next regular meeting of the City Council is scheduled February 11, 2025, at 7:00 p.m.



**Fred Bilotto, Mayor**

**APPROVED BY ME THIS  
11<sup>TH</sup> DAY OF FEBRUARY, 2025**



**Raeann Cantelo-Zylman, City Clerk**