

**JOURNAL OF THE PROCEEDING OF THE
REGULAR CITY COUNCIL MEETING
FEBRUARY 11, 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 February 11, 2025.

2) Pledge of Allegiance

3) Roll Call

Roll Call indicates the following:

Present:	6	Fahrenwald, McGee, Carr, Roll, Montoya (7:04 pm), 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 McGee, second by Alderman Ruthenberg to approve the City Council Minutes from the January 28, 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**

No public comment.

6) **Old Business**

No old business.

7) **New Business**

a. **Blue Island Police Department Swearing In Ceremony.**

The Mayor swore in two new police officers: Simone McCree and Mayra Rodriguez.

b. **Presentation by Veterans Services, LLC to request an extension for submission and approval of its final preliminary planned unit development plan.**

A spokesman from Veterans Services, Nicholas Standiford, reported that on January 23, 2024, an ordinance was passed that approved a preliminary planned development plan for the hospital site. He noted that the property had been maintained in order to secure funds for the completion of the PUD plan. Additionally, the group has worked on paying off lien holders and having those liens released. He claimed that the path for this development is to continue forward with the PUD plan, especially given the amount of money involved. The problem is that there has not been enough interest in the building in terms of tenants to allow the lender to feel comfortable lending the remainder of the money to the group. Therefore, the group is searching for other prospective uses like data centers. He noted that additional studies must be conducted to ensure adequate power for a data center before the group submits anything to the PZBA for an approved addendum to the preliminary PUD. Therefore, the group requires an extension of six months for development until July 22, 2025.

Alderman Roll asked what the group specifically intended to do in a six-month period. The representative wishes to receive offers for data centers or other purposes.

Alderman Roll would like a written report that summarizes the actions taken to date and expected actions in the next 6 months. He requested that this summary be specific and contain details regarding sources of funding, requests for funding, funder's response to the same, a list of businesses/individuals who have expressed interest in the property and why those have not lead to a lease, and a summary of what plans the group has to measure interest in the property.

Alderman Fahrenwald disagrees that the group has adhered to the required conditions. He hopes to see an improvement in fencing and would prefer the overgrown vegetation behind the fencing being cut to avoid the attraction of rodents in the area.

Alderman McGee asked what percentage of the original plan was expected to change. The Veterans representative replied that there are medical office condominiums and senior housing complexes. Senior housing is a large market component; however, the medical component, which includes the first and second floors, is proving difficult to fill. It accounts for approximately 40% of the building's medical component. The towers are senior housing.

Treasurer, Nancy Rita, inquired about the group's actions in obtaining other potential uses for the Property. The Veterans representative stated that the current plan is to locate a data center, which would utilize one of the parking lots outside the building.

The Mayor noted his agreement with Alderman Fahrenwald and urged Veterans to improve the hospital's grounds. He informed the representative that there is overgrown vegetation, tarps that have blown away from the fencing that must be repaired, and graffiti on the lowest floors. The representative indicated that if receiving the extension is contingent on the remediating the condition of the overgrown vegetation, he may be able to obtain financing for the same. Alderman Fahrenwald stated that he will not vote for an extension if this is not remedied.

Alderman Roll asked whether or not Veterans is willing to offer their assessments on various markets of interest. The representative claimed that the City can obtain a wealth of information on the data centers because it is a trendy topic that might be very profitable.

Alderman McGee asked if Veterans is considering visiting any other urgent care centers or pharmacies, or if they are avoiding them entirely due to financial constraints. The representative stated that they still plan to offer adult daycare at Saracare from 8 a.m. to 4 p.m. and to focus on the senior living component.

8) Mayor's Report

a. Motion for Approval of Payroll dated January 31, 2025, for \$428,492.93 (gross).

Motion by Alderman Carr, second by Alderman Fahrenwald to approve Payroll for January 31, 2025 for \$428,492.93.

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 dated February 12, 2025 for \$481,100.39 (gross).

Motion by Alderman Roll, second by Alderman Montoya to approve Accounts Payable for February 12, 2025 for \$481,100.39 (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. Proclamation for Intellectual and Disability Awareness Day in Blue Island, Illinois for March 12, 2025.

Motion by Alderman Ruthenberg, second by Alderman Roll for Intellectual and Disability Awareness Day, 3/12/25.

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.

The Mayor stated we treat everyone with dignity and will continue to spread awareness, educate, and respect throughout our communities.

d. Mayor's Announcements/Comments.

No comment.

9) City Clerk's Announcements/Reports/Comments

a. City Clerk's Announcements

No comment.

10) Treasurer's Report

a. Motion to approve the Treasurer's Report dated January 31, 2025.

Motion by Alderman Roll, second by Alderman Carr to Approve Treasurer's Report dated 1/31/25.

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. 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

No comment.

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 Fahrenwald, second by Alderman Roll 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 Fahrenwald, second by Alderman McGee 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 City Council discussed imminent probable litigation.

15) Motion for Adjournment

Motion by Alderman Fahrenwald, second by Alderman Roll 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.

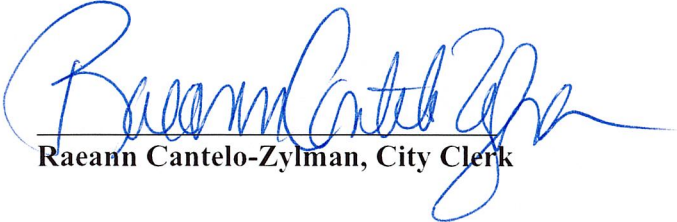
The meeting was adjourned 7:49 p.m.

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



Fred Bilotto, Mayor

APPROVED BY ME THIS
11TH DAY OF MARCH, 2025



Raeann Cantelo-Zylman, City Clerk