



City of Blue Island
13051 S. Greenwood Avenue
Blue Island, IL 60406
www.blueisland.org

Meeting Agenda Plan Commission

Bill Fahrenwald, Chairman

Commissioners: Brad Breems, Ronda Hill, Ana Lopez-Konczal,
Jamie Lamm, Earl "Chip" Nagel, and Glen Szczypka

Wednesday, December 8, 2010

6:30 PM

**City Hall East Annex
2434 W. Vermont Street**

CALLED TO ORDER/ROLL CALL

APPROVAL OF MINUTES

October 13, 2010 Plan Commission

DEVELOPMENT PROJECT APPLICATION

1. NarrowWay International Ministries, Inc. 13811 Western Avenue

OTHER BUSINESS

ADJOURNMENT

PLAN COMMISSION MEETING October 13, 2010 Minutes

Commissioners:

Present: Bill Fahrenwald, Brad Breems, Rhonda Hill, Chip Nagel, Glen Szczypka,

Absent: Jamie Lamm, Ana Lopez-Konczal

Dept. of Planning & Economic Development: Jason Berry.

- I. Meeting was called to order at 6:38 pm
- II. Minutes of meeting on August 11, 2010 were approved on motion of Commissioner Breems, seconded by Commissioner Szczypka.
- III. Development Proposal from Aetna Development Corp for 12960 Ashland Ave.

David Mangurten reviewed proposal made on Aug. 11, 2010 and proposed revisions. Minor changes on survey were noted. Changes to proposal include location of building further west; changes to parapet and back of rounded arch, elimination of synthetic stucco except for sign background, and roof top units screened from all directions. Landscape plan: trees, bicycle parking, and trash enclosure details included; one parking place eliminated. Client wants Building B to be included – primarily for reasons of economy of scale.

Commissioner Fahrenwald read from written questions submitted by Commissioner Lamm. 1. Re size of stalls in relation to drive aisle. Mr. Berry replied that they are appropriate. 2. Re curb height between bldgs/lots. Mr. Mangurten explained it was a 2 ft. high concrete bumper to avoid vehicle overhang. 3. Re gates to trash enclosure are not clearly included. Solid wood or PVC to be used. 4. No striping or crosswalks that cross drives in line with sidewalks? Commissioners agreed such were not necessary. 5. Purpose of hatching adjacent to handicapped parking at bldg A? Creates visible pedestrian loading or crossing zone. 6. Q. re customer attraction to Retail B. Visibility from across the street, synergy with Dollar Tree.

Some questions from other Commissioners about business climate and marketing were briefly discussed. On question of signage Mr. Berry explained that signage would fall under a separate permit.

Motion from Commissioner Nagel ***that the Plan Commission recommends to the Zoning Commission the approval of Oct 4, 2010 submission from Aetna Development Corp. for 12960 Ashland Avenue, with addition of PVC or wood trash screen gate, and including a recommendation to rezone this site to Commercial (C2) usage.*** Second by Commissioner Breems. Approved 5-0.

IV. Staff reported to the Plan Commission that the Community Development Department will be applying for USEPA clean-up grant funds to assist redevelopment of the NE mixed use industrial site.

V. The Meeting was adjourned at: 7:05 pm upon motion of Commissioner Hill motion, with second from Commissioner Nagel.

Respectfully submitted,
Perry Recker

COMMUNITY DEVELOPMENT DEPARTMENT - STAFF REPORT

DATE: DECEMBER 8, 2010
PROPOSED PROJECT: MIXED USE PLANNED DEVELOPMENT
LOCATION: 13811 WESTERN AVENUE
RE: PLAN COMMISSION REPORT

Applicant: NarrowWay International Ministries, Inc.

Owner: Mantellate Sisters Servants of Mary

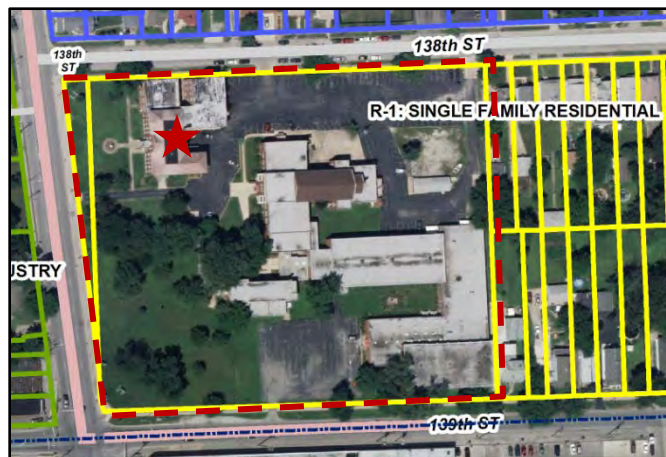
Location: 13811 Western Avenue

Zoning: R-1 Single Family Residential

Current Use: Convent

Total Site Area: 6.7 Acres

Surrounding Zoning: I-1 (north); I-2 (east); R-1



I. Project Description

NarrowWay International Ministries, Inc. has proposed a mixed-use planned development to reoccupy the former Mother of Sorrows site at 13811 Western Avenue. Presently zoned R-1, the site has five buildings, several of which are connected, on a 6.7 acre site. One building, located on the northwest corner of the site and proposed for an institutional use, is presently occupied by the Mantellate Sisters Servants of Mary. The other structures are presently vacant.

The existing church and banquet facilities as well as a second residential structure are proposed to be reoccupied. The existing high school facility will be reoccupied as a day care and work training facility specializing in computer repair and sales. The gymnasium may be used as needed for special events.

Because multiple uses are proposed for a single zoning lot, the proposed project at 13811 Western Avenue must proceed as a Planned Development.

II. Approvals Required

- A) Plan Commission (Recommendation to approve Planned Development)
- B) Zoning Board (Recommendation to Council to Approve Planned Development)
- C) City Council – Final Approval of Planned Development

III. **Planned Development Regulations**

Sections 5.12 and 8.10(8) of the Blue Island Zoning Ordinance of 1971 regulates the design of Planned Developments. Other relevant sections are noted below.

A) Spacing and Orientation of Building Groups – Business and Industrial

Standards

- A. Exterior walls of opposite buildings shall be located no closer than a distance equal to the height of the taller building.
- B. A building group shall not be so arranged that any temporary or permanently inhabited building is inaccessible to emergency vehicles.

Issues

Not applicable – there is no proposed new construction.

B) Circulation

Standards

1. There shall be an *adequate, safe and convenient* arrangement of pedestrian circulation facilities, roadways, driveways, off-street parking and loading spaces.
2. There shall be an adequate amount, in a suitable location of pedestrian walks, malls and landscaped spaces to prevent pedestrian use of vehicular ways and parking spaces and to separate pedestrian walks, malls, and public transportation loading places, from general vehicular circulation facilities.
3. Buildings and vehicular circulation open spaces shall be arranged so that pedestrians moving between buildings are not unnecessarily exposed to vehicular traffic.

Issues

Existing parking and loading will be maintained. The applicant indicates "Full-Time" and "Part-Time" spaces, indicating opportunities for shared parking. The site allows for adequate parking of each proposed use.

A drop off lane is indicated for the proposed day care use (Building D), with circulation around interior parking and stacking indicated on the site plan.

C) Paving & Drainage

Standards

There shall be adequate design of grades, paving, gutters, drainage and treatment of turf to handle storm waters, prevent erosion and formation of dust.

Issues

Existing paved areas will be improved as needed following the direction of the City's Water Superintendent—there are some known flooding issues north of Building B. The applicant was encouraged not to expand the amount of pervious surface in order to maintain the existing landscaping.

D) Driveways

Standards

All driveways and parking areas shall be developed with all-weather hard surfaces and shall contain facilities for night illumination.

Issues

Existing lighting is not indicated on the site plan.

E) Signs and Lighting

Standards

Signs and lighting devices shall be properly arranged with respect to traffic control devices and adjacent residential districts.

Issues

A sign plan has been discussed with Staff but not yet submitted. The sign may be submitted under a separate permit—the Plan Commission could request approval of any proposed sign as a condition.

F) Landscaping/Open Space Requirements

Standards

No plan for a planned development shall be approved unless such plan provides for permanent open space equivalent to 10 percent of the total area in single-family residential planned developments, 20 percent in multiple-family planned developments, and 5 percent in business and industrial planned developments.

Issues

The open space at the southwest corner of the site is maintained in the proposed site plan, preserving the mature trees found on site. The Plan Commission may request the applicant preserves the open space by easement, as suggested in the definition of Permanent Common Open Space found at Section 8.10(8)e(1) of the Zoning Ordinance.

IV. Other Issues

The original Mother of Sorrows Institute, located at the corner of Western Avenue and 138th Street, was built in 1928, designed by architect James Burns. Several significant historic structures remain on the site, and staff recommends their preservation. The buildings were included in the Illinois Historic Structures Survey (1971-75) and are worthy of local landmark designation.

Burns was a Chicago architect who designed both residential and institutional structures throughout the 1920s. He received several ecclesiastical commissions, including St. Columbanus Church (309 W. 71st Street, Chicago; 1923), Our Lady of Guadalupe (3202 E. 91st Street, Chicago; 1929), and St. Gertrude's Church, Convent, and Rectory (6200-12 N. Glenwood, Chicago; 1929-30).

Designed as a boarding school, Mother of Sorrows is one of Burns most attractive and unique designs. The arched, recessed lintels and decoration on the front elevation all suggest Italian influences (appropriate for an order founded by Italian immigrants), while the red brick and roofline give the building a genuinely Midwestern feel.

v. *Attachments*

- Development Application
- Site Photos
- Proposed Operating Budget
- Site Aerial
- Site Plan (Dated 11/10/2010)
- Topographical Survey (not dated)

**CITY OF BLUE ISLAND
DEVELOPMENT/CONSTRUCTION PROJECT APPLICATION**

Please provide the following information in full. Missing or incorrect information may delay action by the Plan Commission.

CONTACT & REFERENCE INFORMATION

Business Name: NARROWWAY INT'L MINISTRIES INC
Contact Name: DEBRA HUNTER Phone: (708) 418-1964 ^{724-2973 cell}
Contact Address: 1855 S TORRENCE LANSING IL 60438-2377
Street City State Zip
Email: Debra@Narrowwaybatterwomen.org Preferred Contact Method: Phone Email
shelter.org (Please Check Applicable Box)

Property Interest of Applicant: Owner
(Please check applicable item.) Lessee
 Legal Representative
 Other: BUYERS

Property Description:
Address 13811 S. WESTERN AVE
PIN _____ / MHS # 09560495
Size of Parcel 122,631 sq FT 6.87 (sq ft (sf) or acres)
Current Zoning Designation R-1

PROPERTY USAGE AND INFRASTRUCTURE NEEDS

1. Project Type: Residential Mixed-Use Mixed-Use
(Please check appropriate category.) Commercial Industrial Other _____

2. Intended use of proposed development:
(1.) SHELTER (2.) DAY CARE CENTER (3.) CHURCH (4.) BANQUET HALL FOR GATHERINGS
(5.) COMPUTER RETAIL STORE & CONSULTING SERVICES

DEBRA@NARROWWAYBATTERWOMENSHelter.org

*****REQUIRED ATTACHMENTS*****

All applicants must submit:

- EIGHT (8) copies of the application and each of the attachments listed below.**
- A CD-ROM including a digital version of your completed application and each of the required attachments.**

1. Property Description

- Survey of property within proposed development site.
- Map of existing features (streets, alleys, easements, utility lines, existing land use).
- Photos of site and surrounding properties.
- Aerial photo indicating location of development within context of City.

2. Development Plan/Site Design Plan:

A site plan detailing the location and setbacks for all proposed uses including:

- existing and proposed structures;
- parking and loading areas;
- storage and refuse collection facilities;
- existing and proposed utilities and easements; *SAME AS NOW*
- public or common open space (if applicable);
- existing and proposed fire hydrants (public & private);

3. Floor Plans:

- Interior plans for all of the floors of the proposed building(s) and structures, indicating dimensions.

4. Exterior Building Elevations:

- Detailed Elevations (indicating scale) of all sides of proposed buildings and structures. Elevations must note exterior materials and façade elements, including color.
- Colored, architectural renderings of all proposed buildings and structures.

***Please note development applications for properties located within the Western Avenue commercial corridor must follow Main Street/Historic District design standards.*

5. Traffic Circulation & Parking Plan

- Traffic impact study, prepared by a registered professional engineer qualified in traffic analysis.
- Proposed pedestrian and vehicular circulations. *SAME AS IS*
- Parking lot layout, including landscaping and buffers (may be included as a part of landscape plan). *SAME AS IS*

BUILDING OR SITE IMPROVEMENTS

1. CONSTRUCTION, RENOVATION OR DEMOLITION

a) Type of Project (Please check all applicable items):

- New Construction Renovation of Existing Building Demolition Required

b) Building Type (Please check all applicable items):

- Steel Frame Concrete Masonry Wood Frame

c) Size (Please fill-in all details):

No. of Stories 3 Total Building Area: 122/31 (sf) Area Per Floor: VARIOUS (sf)

d) Architect of Record: TERRA Architects dw@terraarchitects.com
Engineers of Record: Thomas Engle (758-3530)

2. FAÇADE IMPROVEMENTS

Does project involve any façade improvements?

NO. Project does not involve ANY façade improvements.

YES. Project involves façade improvements.

IF YES, PLEASE DESCRIBE: AWNINGS (NEW) REPLACING ALL OLD AWNINGS WITH NEW ONES, ALSO BRAND NEW FENCES ROUGH IRON FROM HAMMOND FENCE CO. WITH Andy (319-933-4686) AROUND ENTIRE ACREAGE. REPLACE ALL OLD FENCES.

3. PROPOSED SIGNAGE

All applicants must complete this section.

a) Type (Please check all applicable items):

- Freestanding Attached to Building Directional Other: _____

b) Illumination (Please check applicable item):

Illuminated Non-illuminated [Please note that the City law prohibits neon signs.]

c) Proposed Design Elements (Please fill-in all details):

Size (Sq. Ft.): 80 by 120 Height: 216 FT Colors: Grey w/Black Letters
Materials: PLEXI & BRICK (MOVING MESSAGE) SHOWS TIME & TEMPERATURE

3. Ownership:

The proposed development will: (Please check applicable item.)

- be built/renovated and sold to others
- be built and leased/managed by your firm
- have another type of long-term ownership; if so describe:

1. CONSENT → SHELTER 2. CHURCH → CHURCH
 3. BANQUET HALL → BANQUET HALL 4. ALTERNATIVE SCHOOL
 5. GARLAND'S DAY CARE HUNTERS PRODUCTIONS

4. End User:

The development will be built: (Please check applicable item.) N/A N/A

- speculatively for an end user to be identified; if so, please note the types of end users for which it is intended:

- to suit for a particular end user(s); if so, please identify the customer

NO CUSTOMERS OR ARE END USERS
 WE ARE THE END USERS

5. Describe anticipated Utility Requirements:

ALL UPDATED TO MEET CODE REQUIREMENTS.
 GREAT LAKES CONSTRUCTION CO. (708) 862-1550 DWE KOWALSK:

6. Is there any environmental contamination of the property? Yes

NO PER BREAKING

If yes, what is the nature of the problem? How will it be addressed?

These will be addressed by the Brownfields
 PROGRAM of Blue Island

10/24/2010
 updated ACCORDING TO REALTOR SALES PERSON NO!

7. What are the anticipated parking requirements of the development? How are these addressed?

SAME AS IN USE, SUFFICIENT.
 ALL PARKING lots will be Black Taped & marked with
 yellow STRIPS.
 Gallagher Asphalt

AS IS NOW?

6. **Landscape Plan:**

- A landscaping plan indicating the dimensions and setbacks for all planted areas and including the approximate location, common name of species and size and number of all proposed plantings.

All commercial developments must provide a landscape buffer and decorative fencing between adjacent properties and public streets. NO ADDITIONS AS EU

7. **Signage Plan:**

- For freestanding signs, include a scaled site plan that indicates proposed location of sign.
- For building signs, include an elevation drawing that indicates proposed location of sign on building.

8. **Construction Schedule:**

- An anticipated construction schedule for the proposed project.

9. **Proposed Budget/Financing:**

- Anticipated budget of the proposed project.
- Market Feasibility Report

10. **Professional Qualifications**

- A statement of professional qualifications and related development experience of the applicant and/or applicant's development team.

A presentation to the Plan Commission will be required in addition to submittal of this application for further clarification of the proposed project.



To all to whom these Presents Shall Come, Greeting:

I, Jesse White, Secretary of State of the State of Illinois, do hereby certify that

NARROWWAY INTL. MINISTRIES OF CHICAGO INC., A DOMESTIC CORPORATION, INCORPORATED UNDER THE LAWS OF THIS STATE ON MARCH 08, 2007, APPEARS TO HAVE COMPLIED WITH ALL THE PROVISIONS OF THE GENERAL NOT FOR PROFIT CORPORATION ACT OF THIS STATE, AND AS OF THIS DATE, IS IN GOOD STANDING AS A DOMESTIC CORPORATION IN THE STATE OF ILLINOIS.



In Testimony Whereof, I hereto set my hand and cause to be affixed the Great Seal of the State of Illinois, this 12TH day of MARCH A.D. 2007

Jesse White

SECRETARY OF STATE

Weichert

Sign in | Sign up

Commercial Property for Sale in Blue Island, IL

13811 WESTERN AVE, Blue Island IL 60406

Commercial Property for Sale for \$1,600,000. This building was built in 1960.

Photos

Call 1-800-USA-SOLD
(1 800 872-7653)

This listing has 5 photos



Connect

1-800-872-7653

Call or
There's no faster way
to learn more about a
house.

Share Listing

0 0
Shares

Map



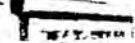
Similar Listings

1-5 of 129 Prev

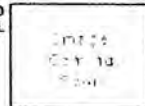
\$1,600,000
Blue Island, IL



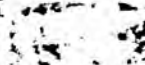
\$1,350,000
Blue Island, IL



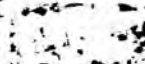
\$1,100,000
Blue Island, IL



\$900,000
Blue Island, IL



\$675,000
Blue Island, IL



6



CALL 1-800-USA-SOLD (1-800-872-7653)
Mon-Fri & Sun 9am-9pm EST, Saturday 9am-6pm EST

Commercial Property for Sale in Blue Island, IL

13811 WESTERN AVE Blue Island, IL



Property Type: Commercial

Price: \$1,600,000
Status: Active
Year Built: 1950
Area: Blue Island, IL
County: Cook
MLS/Web ID: 07560495

Description

UNIQUE OPPORTUNITY! 1 WHOLE BLOCK OF FRONTAGE ON WESTERNAVE. BETWEEN 139TH AND 138TH. CURRENTLY USED AS A CONVENT AND ALTERNATIVE SCHOOL. THE PROPERTY COMPRISES 687 ACRES WITH 3 BUILDINGS TOTALING 122,631 SF. THIS PROPERTY HAS MANY POSSIBILITIES INCLUDING ALTERNATIVE EDUCATION FACILITIES, SENIOR HOUSING, OR CAN BE REDEVELOPMENT OPPORTUNITY. FEATURES 2 CORNERS WITH HIGH TRAFFIC COUNTS.

Listed By

Broker: COLDWELL BANKER COMMERCIAL

Information deemed reliable but not guaranteed.



Properties marked with Broker Reciprocity Database are provided courtesy of the MLS of Northern Illinois, Inc.

Twelve-Mon

Exhibit "A"

NARROWWAY INTERNATIONAL MINISTRIES INCLUDING THE NEW DAY CARE CENTER

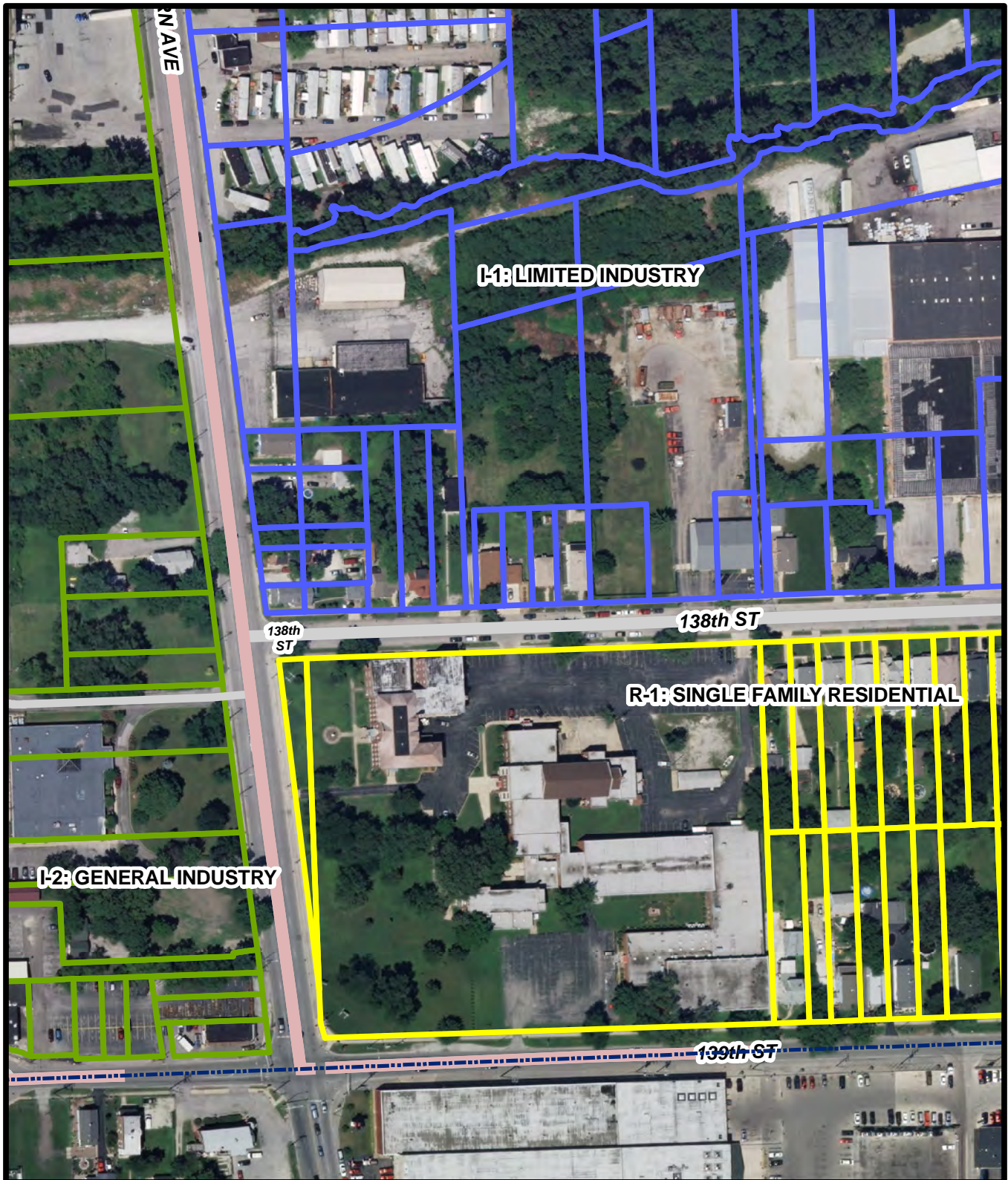
708-724-7973

Messages

Fiscal Year Begins:

8

Exhibit "A"	Pre-Startup EBT	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total for year
Cash on Hand (beginning of month)	1,000,000	1,439,989	2,140,888	3,073,347	4,010,351	4,943,987	5,878,803	6,817,452	7,752,336	8,686,885	9,621,634	10,586,433	11,519,407	77,471,312
CASH RECEIPTS														
Fees from Shelter		158,613	158,613	158,613	158,613	158,613	158,613	158,613	158,613	158,613	158,613	158,613	158,613	1,903,356
Day Care Collections		1,476,540	1,476,540	1,476,540	1,476,540	1,476,540	1,476,540	1,476,540	1,476,540	1,476,540	1,476,540	1,476,540	1,476,540	17,718,480
Ad Book Revenue													200,000	200,000
LOVE OF THE											34,500			34,500
Donations		50	3,500	6,000	2,300	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	38,850
Loan/ other cash in	3,000,000	1,635,203	1,638,653	1,641,153	1,637,453	1,638,653	1,638,653	1,638,653	1,638,653	1,638,653	1,673,153	1,638,653	1,838,653	19,898,186
TOTAL CASH RECEIPTS	4,000,000	3,075,192	3,779,341	4,714,500	5,647,804	6,582,640	7,517,456	8,456,105	9,390,989	10,325,538	11,294,787	12,225,086	13,358,060	97,367,498
Total Cash Available (before cash out)														
CASH PAID OUT														
Day Care other Costs	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	390,000
Food Costs	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	65,000
Purchases (specify)	72,491	72,491	72,491	72,491	72,491	72,491	72,491	72,491	72,491	72,491	72,491	72,491	72,491	942,383
24 hr Intake Dept Wages	184,441	184,441	184,441	184,441	184,441	184,441	184,441	184,441	184,441	184,441	184,441	184,441	184,441	2,137,733
Clinical Dept Wages	87,650	87,650	87,650	87,650	87,650	87,650	87,650	87,650	87,650	87,650	87,650	87,650	87,650	1,139,450
Outside services	3,000	3,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	50,000
Supplies (office & oper)	4,000	1,000	500	500	500	500	500	1,000	500	1,200	1,000	1,500	2,000	14,700
Maintenance Dept Wage	19,092	19,092	19,092	19,092	19,092	19,092	19,092	19,092	19,092	19,092	19,092	19,092	19,092	178,400
Bench Advertising	3,200	5,000	5,000	5,000	5,000	5,000	5,000	2,000	4,000	4,000	4,000	4,000	4,000	56,200
Car, delivery & travel	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	7,000	74,000
Accounting & legal	25,610	21,875	21,875	21,875	21,875	21,875	21,875	21,875	21,875	21,875	21,875	21,875	21,875	262,500
Rent & Security Labor	41,280	41,280	41,280	41,280	41,280	41,280	41,280	41,280	41,280	41,280	41,280	41,280	41,280	536,640
Telephone	10,000	2,800	3,800	3,800	3,800	4,000	2,200	3,415	4,250	3,250	3,800	3,800	3,300	56,415
Utilities	15,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	75,000
Insurance	50,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	146,000
Business Dept Wages	37,375	37,375	37,375	37,375	37,375	37,375	37,375	37,375	37,375	37,375	37,375	37,375	37,375	485,875
Interest	4,867	900	1,890	1,890	1,713	1,533	1,500	1,550	1,550	1,650	1,550	1,575	1,573	23,541
Clinical Dept Wages	87,650	87,650	87,650	87,650	87,650	87,650	87,650	87,650	87,650	87,650	87,650	87,650	87,650	1,139,450
Other (specify)	1,000,000	Building												1,000,000
Health Insurance	40,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	232,000
REHAP & HVAC	496,000	118,500												611,500
Day Care Director & Teachers	10,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	370,000
Furniture & Fixtures	90,580	Furniture & Fixtures												90,580
Advertising	20,000	Direct Mail Marketing Piece to 250,000 residents												20,000
Other startup costs	225,000	Computers & phones faxes etc												225,000
Radio Advertising	13,975	13,975	13,975	13,975	13,975	13,975	13,975	13,975	13,975	13,975	13,975	13,975	13,975	181,875
TV Channel 9		160,475	43,975	43,975	43,975	43,975	43,975	43,975	43,975	43,975	43,975	43,975	43,975	644,200
Capital Injection														
TOTAL CASH PAID OUT	2,860,011	934,504	706,994	703,994	703,817	703,837	700,004	703,789	704,104	703,904	708,354	705,679	705,677	11,243,648
Cash Position (end of month)	1,439,989	2,140,888	3,073,347	4,010,506	4,943,987	5,878,803	6,817,452	7,752,336	8,686,885	9,621,634	10,586,433	11,519,407	12,852,383	86,123,850



Property address: 13811 Western Avenue

Zoning District: R-1

Applicant: NarrowWay International Ministries, Inc.

Nature of request: Mixed Use Planned Development

BICDD; 12/2/2010



