

**Community Development Committee Report
for Meeting on January 14, 2015**

The meeting was called to order at 7:03 pm

Present: Ald. Hawley, Vieyra, Bilotto, Carr, Ostling, Frausto and Thompson

Also Present: Planner Jason Berry, Building Supervisor Nicholas Crite, Mark Miller, Lindsay Dahlke, residents: Kevin Yates, Mary Jo and Tony Barbely, Barbara Meyers, Michael and Carol Miller, Angela and Jarvis Houston, Lynette Barron, LaVera Nelson, Zoe Bucron, and representatives from Mack: Gene Steinmarch, Consultant and Jim Mack, partner

Public Comment: There was no public comment.

Old Business: There was no old business.

New Business:

Mark Miller sent a report of activities (attached). There were no questions.

Mary Poulsen sent a report of activities (attached). They are looking into forming committees for the various events and looking for sponsorship. There were no further questions.

Lindsay Dahlke gave a report on the TV Station (attached). The new equipment is to arrive on January 20th. Because it was late, they are getting some free training. They are going to do a business spotlight on Oak Street Medical. The Columbia College students are coming in to intern for the City. There were no further questions.

Building Supervisor Crite sent his report for the month of December.

HOUSING COURT: Thursday December 11, 2014

<u>Item</u>	<u>No. of Violations</u>
Code Not Violated	--
Code Violated (Appeared)	1
Code Violated (Compliance – Pre Hearing)	2
Code Violated (Failure to Appear)	22
Continuances	3
Non-suit	6
Total	34

HOUSING COURT: Thursday January 8, 2015

<u>Item</u>	<u>No. of Violations</u>
Code Not Violated	5
Code Violated (Appeared)	3
Code Violated (Compliance – Pre Hearing)	20
Code Violated (Failure to Appear)	15
Code Violated (Compliance – Post Hearing)	1
Non-suit	--
Total	41

HOUSING COURT: Thursday February 12, 2015

There are 29 Housing Court cases scheduled for the Thursday, February 12, 2015 hearing.

APPROVED BUSINESS LICENSES

Styler R' Us: (Received: 11/20/14) 12822 Western Ave

The business as presented is a RETAIL ESTABLISHMENT (general merchandise) located in the C-1: Central Area Commercial District. The business has passed all necessary inspections.

TVSAT 4 ME: (Received: 12/4/14) 12822 Western Ave

The business as presented is a SERVICE ESTABLISHMENT (dish satellite sales and service) located in the C-1: Central Area Commercial District. The business has passed all necessary inspections.

PENDING BUSINESS LICENSES

Affordable Recovery Housing: (Received: 7/30/14) 13811 Western Ave.

The business as presented is a SMALL SCALE RECOVERY HOME located in the R-1: Single Family Residential District. Facility will house a maximum of 16 residents per building. The organization will be utilizing Buildings A, C and D. Inspections have been completed and a punch list of items outstanding has been given to the applicant for completion. Applicant will need to apply for zoning relief.

Blue Island Beer Company: (Received: 7/28/14) 13357 S Olde Western Ave

The business as presented is a MANUFACTURING (ARTISAN) use which will consist of brewery manufacturing of beer for wholesale distribution and retail sales in taproom located in the U-TOD: Uptown Transit Oriented Development District. The owner will be performing a building out of the space. The business received special use approval from the Plan Commission and Zoning Board of Appeals on April 16, 2014 and June 16, 2014, respectively. Build out is underway via permit #478.

The BoCa Bar: (Received: 5/14/14) 12748 Western Ave

The business as presented is an EATING AND DRINKING ESTABLISHMENT (bar and lounge) located in the C-1: Central Area Commercial District.

Bradwear Accessories/Alterations: (Received: 1/5/15) 11930 Western Ave, 2D

The business as presented is a PERSONAL SERVICE ESTABLISHMENT (tailoring) located in the C-2: Highway Commercial District. Inspections have been completed and a punch list of items outstanding has been given to the applicant for completion.

Chicagoland Truck Sale, Inc.: (Received 12/9/14) 3301 Wireton Rd

The business as presented is an AUTOMOBILE SHOWROOM (heavy equipment dealership) located in the I-1: Limited Industry District. The use as presented requires zoning relief via a special use.

California Gardens Christian Day Care Center (Received: 9/17/14) 13911 Coopers Grove Rd

The business as presented is a DAY CARE CENTER located in the R-1: Single Family Residential District. An initial walk through of the facility was conducted and the owner will be submitting plans for the rehabilitation of the building. Applicant will need to apply for zoning relief.

De Beaute Fleur Studio: (Received: 12/3/14) 12841 Western Ave

The business as presented is a RETAIL ESTABLISHMENT (floral sales) located in the C-1: Central Area Commercial District. Business will be relocating from another location in Blue Island. Inspections are in the process of being rescheduled.

Ila D's Restaurant Received: 9/19/14) 2201 Vermont

The business as presented is an EATING AND DRINKING ESTABLISHMENT (bar) located in the U-TOD: Uptown Transit Oriented Development District. Inspections have been completed and a punch list of items outstanding has been given to the applicant for completion.

It Takes a Village: (Received: 2/4/14) 1843 Oak St

The home business as presented is a HOME DAY CARE located in the R-1: Single Family Residential District. Per the zoning ordinance as written this is a permitted business and must comply with the rules as established by the Illinois Department of Children and Family Services. As of the date of this report, the owner has not received authorization to from the Department of Children and Family Services to open.

Leslye's: (Received: 1/5/15) 12739 Sacramento Ave

The business as presented is an EATING ESTABLISHMENT (restaurant) located in the C-2: Highway Commercial District. Inspections have been completed and a punch list of items outstanding has been given to the applicant for completion.

Mach 1 Mentoring, Inc. (Received: 10/28/14) 12718 Western Ave

The business as presented is a mentorship program through the teaching of automobile restoration located in the C-1: Central Area Commercial District. The business owner has been in talks to the building department to correct the violations as outlined on the June 11, 2014 Inspection for Sale report.

Maximum Velocity Records, Ltd.: (Received: 11/13/14) 13351 Olde Western Ave

The business as presented is a GENERAL OFFICE (music studio) located in the U-TOD: Uptown Transit Oriented Development District. Inspections have been completed and a punch list of items outstanding has been given to the applicant for completion.

Tobacco Town 2, Inc.: (Received: 7/28/14) 12832 Western Ave

The business as presented is a RETAIL ESTABLISHMENT (tobacco) located in the C-1: Central Area Commercial District. Upon inspection of the building a structural integrity letter has been requested from a licensed structural engineering.

Mr. Crite presented the Building Department report for November 2014. Their revenues for November 2014 were \$32,198.00. Their total revenues for this Fiscal Year beginning May 1, 2014 are \$366,470.52 and for the year starting January 1, 2014, revenues are \$474,356.83.

	<u>December 2014 Activity</u>	<u>Year to Date</u>
Apartment Inspections	11	733
Note: Apartment Inspections are inclusive of initial and any subsequent follow-up inspections needs to ensure compliance with adopted codes and ordinances.		
Residential Inspections	32	394
Note: Residential Inspections are inclusive of initial and any subsequent follow-up inspections needs to ensure compliance with adopted codes and ordinances.		
Letter of Conditions	2	2
Demand Notices	0	41
Complaints Checked	19	401
"Notice of Christmas Decorations"	0	123

	December 2014 Activity		Year to Date	
	QTY	Revenue	QTY	Revenue
Building Permits	46	\$ 12,803.00	890	\$ 211,208.74
Plumbing Permits	10	\$ 1,125.00	98	\$ 11,981.00
Electrical Permits	8	\$ 1,115.00	126	\$ 21,975.00
Penalties			42	\$ 4,475.00
Stop Work Orders			57	\$ -
Apartment Inspections	20	\$ 1,335.00	289	\$ 14,190.00
Residential Inspections	24	\$ 3,225.00	292	\$ 35,065.00
Commercial Inspections			114	\$ -
Health/License Inspections	22		337	\$ -
Elevator Inspections Payments			47	\$ 6,315.00
Not Approved for Occupancy	3		116	\$ -
Code Violations (Door Tags)	73		1048	\$ -
Court Summons Issued	20		378	\$ -
Housing Court Fines Received	7	\$ 800.00	112	\$ 8,550.00
Vacant Properties Registered	13	\$ 2,900.00	165	\$ 3,400.00
Vacant Properties Inspected	11	\$ 4,350.00	104	\$ 50,750.00
Contractor Registrations	20	\$ 2,000.00	362	\$ 36,315.00
Street Openings			3	\$ 775.00
Parkway Openings			8	\$ 1,600.00
Misc/Wrecking	15	\$ 2,545.00	180	\$ 35,214.07
Sewer Permit			0	\$ -
Board-Up			3	\$ 590.42
Garage Sale			293	\$ 1,465.00
Business Licenses Issued			0	\$ -
Zoning			2	\$ 487.60
Total		\$ 32,198.00		\$ 474,356.83

Jason Berry gave some opening remarks prior to Fay's Point discussion. The Development was created by ordinance in 2005. Due to the recession, work stopped. The original plans called for six condo units, one was converted to senior housing and the remaining five properties is what they are looking to develop.

There are many concerns that will be addressed before any construction is started or approved. Among them, the impact on utilities (water pressure, etc.), traffic and public safety. Some additional concerns the Building and Planning Departments have include making sure the materials are harmonious to the site and what is already built, traffic safety, municipal services required and the building permit requirements (units would be required to be sprinkled and landscaping guidelines would need to be followed, etc.).

Gene Steinmarch, consultant for the Mack Group, gave a brief overview of the project. They are looking to follow the same guidelines that were originally approved, except for the orientation of the buildings on the property, the number of units per building would be decreased by 4 units each. They would be rent to sell units with their goal to have all of the units converted to Condo over time. At this time, the market is

not there for condos, so they would start as rental units. They also are looking to build more townhomes down the road.

Various Aldermen echoed the concerns about density, the lack of entrances in and out of the development for the number of cars that this development would bring, water pressure issues, affect on Police and Fire, etc.

Numerous residents expressed their concerns with all of the above as well, however, they are in favor of some sort of development, but want some input on how it is developed and they want them to give them some assurances that some of the original points that were never followed through on are addressed.

Also a concern is the Marina has been deeded over to the South Suburban Land Bank which will eventually come to the City of Blue Island. The Marina was never really supposed to be public, so that will increase traffic even more.

The fact that nothing has been developed on the site is hurting their property values. They do want something to happen there, but they just want some assurances.

Ald. Bilotto asked if Mack would be willing to go back to step 1 and start the process over. Jim Mack gave an emphatic no. Ald. Bilotto also asked about building townhomes and single family homes only. Mr. Mack said he would love to, but he could not get enough money for them in this market to make it work. Ald. Bilotto also referred to a clause in the ordinance that said if the work was not substantially completed within a year, it would not be honored. This project was not substantially completed.

Mack would like to begin construction on the first buildings in the spring.

It was left that Mack would more fully develop their plans including site plan, elevations, materials, etc. and meet with the current property owners at Fay's Point to address their concerns and return to the Community Development Committee with a more formalized plan for the development.

Alderman Concerns:

Ald. Frausto asked about the awning at Dunkin Donuts. He noticed they are doing remodeling work and that their non-conforming awning was taken down. He wanted to know if they had presented plans for a new one with the Building Dept. Mr. Berry said no. Ald. Hawley said that probably means they have already ordered a new one and it wouldn't be any different. Mr. Berry and Mr. Crite said they would stop by there and follow up.

Ald. Thompson asked about the garage at 11934 Longwood. It is falling down and dangerous. Mr. Crite said he would follow up.

Ald. Carr asked about a Peddler's License. What the fees are. Mr. Crite said he thought it was \$75 per person, but would check into it. Approval would have to come through Community Development Committee.

Ald. Vieyra asked about whether or not there should be a Public Parking sign for the lot south of the Masonic Temple building. Mr. Berry said he would follow up.

Ald. Thompson asked about a No Parking sign that was removed by the Bread and Bottle. Mr. Crite said he would check into that.

Ald. Frausto thanked Mr. Berry and Colyer Sign for the new Olde Western Ave Business District Sign. He said it looks nice.

Ald. Vieyra asked about the Libby Building. Mr. Berry said it is in foreclosure and the judge wants it fully vacated by February 16. She also asked about M & M Pallet. They met with the owner that day and have been aggressively fining them to the tune of over \$6,000.

Ald. Thompson asked about the Kline's Building. Mr. Berry said the building was appraised and the owner wants to sell. There are significant violations on the building and they are being continuously fined as well.

There being no further business, it was moved by Ald. Ostling and seconded by Ald. Carr to adjourn. All in favor. The meeting was adjourned at 8:35 pm.

The next meeting date and time is to be determined.

Respectfully submitted,

Tom Hawley, Chairman

As of 01/09/2015 PROJECTS	STATUS/UPDATES		
Blue Island Enterprise Zone	Enterprise Zone application was presented and approved by Judiciary Committee on 11/18. Will be presented to City Council for approval on 11/25.	Approved by City Council 11/25. Resolution and Ordinance forwarded to Mary Schmidt, Enterprise Zone Director. Application was submitted to the County for review 12/22/2014.	
CSX upgrade, 127th and Wahl crossing	Spoke with a rep. after 127th St. crossing was re-opened. There appears to be sidewalk and curb damage as a result of their work. They will send someone out to review and if necessary submit a claim to pay for repairs.	Sidewalk repairs and minor landscaping around Wahl and 127th will be taken care of by a local contractor in the spring. The bill will be paid by CSX. Culvert improvements and limited landscaping was done by CSX at 127th and California.	
No Cash Bid	The Cook County No Cash Bid Program is designed to assist in the acquisition of tax delinquent property in order to transform parcels, through privately funded re-development and public works programs, into areas with new resources and an improved community environment.	Submitted narrative due diligence and photos to the attorney 10/27. In addition, received notice from Cook County that Montell and Advance Plastics ownership will be transferred to COBI if previous owners do not exercise the right to possession on or before 04/13/2015.	
Land Bank	The Land Bank received the deed 12/29 to the Fays Point Marina property from Mack Builders. The property has liability insurance through the Land Bank and will be regularly inspected and maintained by their contractors.		
Fays Point	IDOT will not permit a designated turn lane onto the property as traffic counts do not warrant design change. Nic and I are working on do not enter and right turn only signage and placement.	Do Not Enter and Right Turn Only signs have been installed at the apron nearest Senior Suites.	
Jewel Property	Plans for the property were presented at Plan Commission at the 09/17 meeting. Proposal is for a 7200 sq. ft. convenience store and 2 fuel islands, one for gas (12 pumps?) and one for diesel (2 pumps). Brand for the location has not been selected.	Additional environmental sampling and testing began 10/07. Environmental report submitted to IEPA for review 12/19/2014.	
Gas station-Western and Lewis	Golars Environmental has taken ground samples from wells they've dug, on and around the property. Results of the testing will not be available prior to the end of the year.		
Capital Project Grant	Paperwork is being processed through Emil Jones office addressing a \$25,000 Life and Safety grant. Awaiting sign off from the Governor's office. Once signed, DCEO will prepare and forward a grant agreement to the City.	Laura Novak, Emil Jones' assistant, said this may be put off until the spring given the recent election results. Currently on hold.	
Fairview Apartments	Financing has been approved by IHDA to purchase the 96 unit multifamily development now known as Meadow View Apartments.	Loan closing tentatively to be scheduled for late January, 2015.	

Marketing Department Update
Community Development Committee Meeting
January 14, 2015

Project	Update
2015 Events	Looking into forming Committees to help plan/implement larger 2015 City Events, such as Cruise Night, 3rd of July Fireworks and Christmas Light Parade.
Additional Funding for the Chatham Street Bridge	Attending Southwest Conference of Mayors Transportation Committee Meeting on 1/13/2015 with URS (Cal-Sag Trail Engineering Firm) regarding Blue Island's request for \$1,000,000 in additional funding for construction and construction Engineering for rehabilitation of the Chatham Street Bridge for the Cal-Sag Trail. Jason will have the meeting results. We have not received the letter as yet, but IDOT has verbally approved renovation revisions to the Chatham Street Bridge including keeping the original structure with reduced cement footprint.
Cal-Sag Trail Update	Completing billing and invoicing for Phase I Engineering for the east end of Cal-Sag Trail and Trail Signage payments for the entire length of the Trail. Signage has been produced and will be erected during construction in each east end community. Trail west end construction is complete in Palos Heights and will be completed in Spring 2015 in CCFP, Palos Park and part of Alsip. Construction of the Blue Island segment of the Trail from Ashland to end of Fay's point and Chatham Street Bridge will go for letting in September 2015
Cal-Sag Trail Bridge at Fay's Point	Meeting with Cook County Forest Preserve regarding ownership/maintenance of the Bridge that will be constructed connecting Fay's Point to the Cook County Forest Preserve Joe Lewis Golf Course. Blue Island would like CCFP to own due to maintenance costs and easier accessibility from the CCFP side of the bridge. Blue Island and CCFP have contributed to the building of this bridge.
MWRD Fay's Point Property Annexation	Following up with Calumet Park w/o 1/26/15, regarding the annexation of MWRD Property on Fay's Point under Calumet Park's jurisdiction. Blue Island already leases the property from MWRD, but would like to annex to prevent any confusion in the future. Met with Calumet Park last year and they have no desire to maintain/"own" the property.
	..



Fay's Point Housing and Marina

Jason Berry, AICP: 12/12/2014

I. Introduction/Purpose

City of Blue Island has received a schematic site plan from Mack Companies, owner of Fay's Point. Mack has offered the Fay's Point Marina to the City in donation. The South Suburban Land Bank and Development Authority (SSLBDA) is in the process of accepting the marina donation, which will be completed before year's end.

Alongside the donation, Mack Co. has submitted a site plan for the multifamily lots approved by the Fay's Point planned development and special use permit (Ord. 05-552). Mack's design orients two buildings on each lot facing an off-street parking lot. The number of units per lot has been reduced:

	Lot 3	Lot 4	Lot 5	Lots 6 & 7	Total
<i>Permitted</i>	52	52	52	80	236
<i>Proposed</i>	48	48	48	72	216
<i>Reduction</i>	4 units	4 units	4 units	8 units	20 units

There were no elevations or conceptual designs submitted in the original approval. However, the concept submitted by Mack Co. mirrors the design and construction the townhomes.

II. Discussion/Highlights

Chicago Community Trust has funded a Feasibility Study for the marina. Hitchcock Design Group has completed the Opportunity Analysis.

Staff has determined that the above change in units does not require an amendment to the existing special use permit, as the proposed site plan is a reduction in intensity from the approved planned development.

Section 2(2) of Ord. 05-552 creating the Fay's Point planned development states:

That future plans and specifications for building, construction or development and with respect to all improvements of any kind or nature to the premises be approved by the City Engineer of the City of Blue Island, the Building Department of the City of Blue Island and, when required, by any other department of the city.

III. Conclusion/Recommendation

Committee opinion on marina acquisition and direct department review of proposed multifamily housing units.

**PROPOSED FAY'S POINT MULTI-FAMILY
SCHEME 1**



EXISTING FAY'S POINT TOWNHOMES



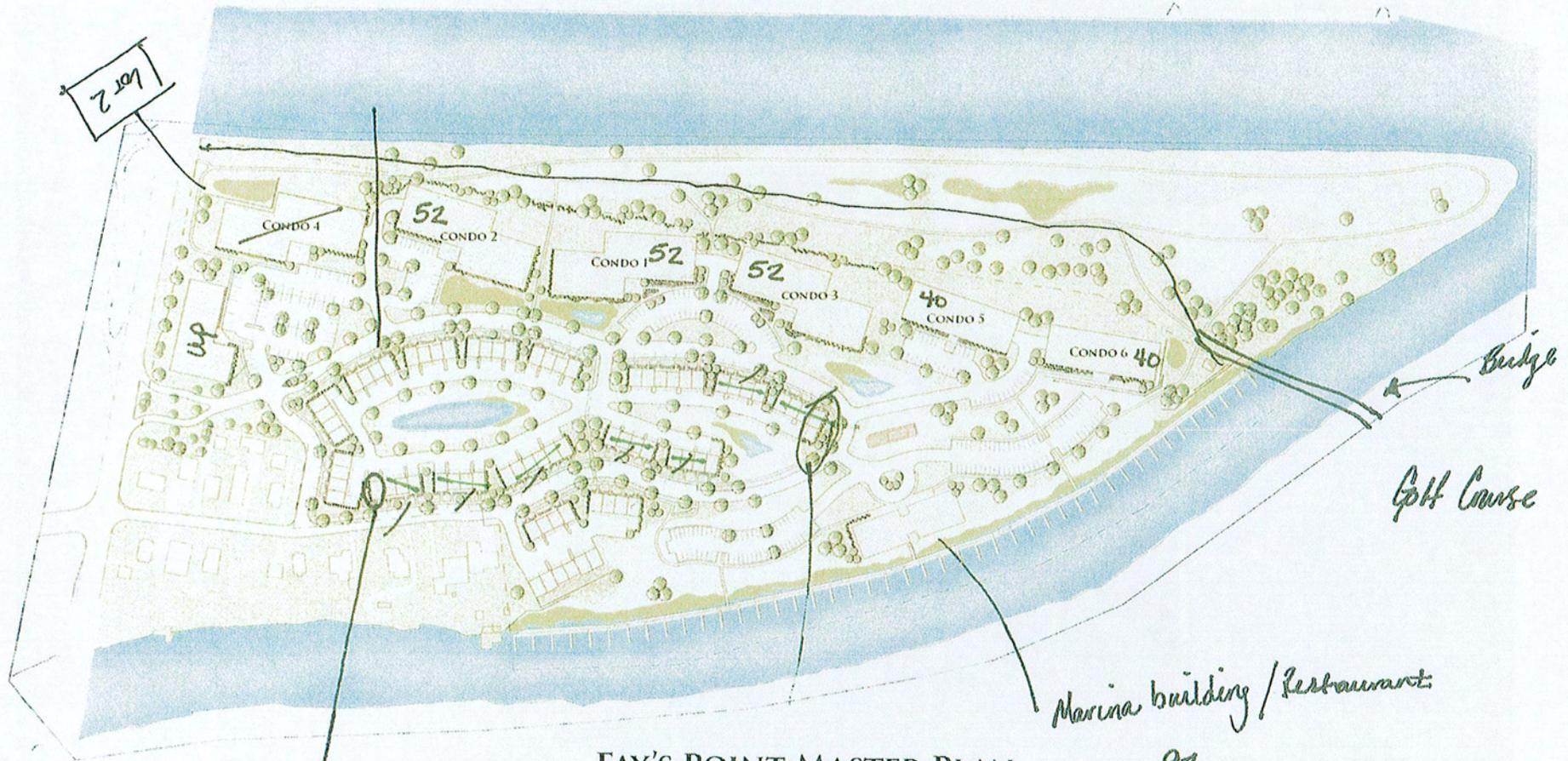
PROPOSED FAY'S POINT MULTI-FAMILY
SCHEME 2



EXISTING FAY'S POINT TOWNHOMES



Log
Cal Bike Trail
Kempt - Bennham



Lot 2

up

model

Bridge

Golf Course

Marina building / Restaurant

FAY'S POINT MASTER PLAN

87

occupied
for 3401 no.
\$219,000