

**Community Development Committee Report
for Meeting on October 8, 2014**

The meeting was called to order at 7:04 pm

Present: Aldermen Hawley, Vieyra, Carr, Ostling, Frausto and Thompson

Absent: Alderman Bilotto

Also Present: Clerk Randy Heuser, Ald. Stone, Supervisor of Buildings Nicholas Crite, Planner Jason Berry, representatives from the Neighborhood Capital Institute: Ruth Wuorenma, Judith Aiello-Fantus, Paul Cohen, Sergio de los Reyes, and Jennifer Skowlund, and residents Danielle Colyer, Winston Atwater and Allan Stevo

Public Comment: There was no public comment.

Old Business: Ald. Ostling asked about the pallet stacking height at M&M Pallets and signage at the Corner Store. Supervisor Crite, he would follow up with the stacking of pallets and the inspectors and police are going to start concentrating on enforcing the sign ordinance which includes making sure the coverage of signs in windows is no more than 40% of the window area.

New Business:

A fence variation request for Danielle Colyer at 2523 Vermont St was reviewed. The fence will enclose the back yard and part of the side 'front' yard (as she lives on a corner). The fence will not go past the northern-most corner of the house and will not include the front porch. It was moved by Ald. Ostling and seconded by Ald. Carr to approve the variation and allow the fence to be built. All were in favor, motion passed.

A fence variation request for Winston Atwater at 12615 Ann St was reviewed. Due to the layout of the garage and driveway on the property, a sliding gate is being installed that will run along the side of the garage. The original structure was to be a total of 12 feet tall, the resident has decided to adjust the height of the rail structure to 9 feet tall which would be less than a foot above the drip line of the garage. The actual fence part will only be 6 feet tall with the area above that being open. He owns an SUV that does not fit in the garage, making a normal swing in style gate not possible. It was moved by Ald. Frausto and seconded by Ald. Carr to approve the variation and allow the fence to be built. All were in favor, motion passed.

Mark Miller gave a report of activities. He has met today with CSX and they are working on repairs at 127th and California and Wahl. There has been signage ordered at Fay's Point. They have done some more drilling for soil sampling at the Jewel property. On the Northeast site, we are waiting for information on the demolition of buildings on the site. The sidewalk at 127th and Western has been repaired and painted. A sidewalk inventory from 119th to Grove along Western has been done. They have taken well borings as well at the old gas station at 127th and Lewis. Fairview Apartments are looking to start their repairs and upgrades to the properties. He will be going to Cook County to get the agreement for the CDBG money to some street repairs.

Mary Poulson gave a report of activities. The TV Station is gearing up for their relaunch on November 1st. The Mayor signed an agreement to do a bridge inspection with URS for the Chatham St bridge for the Cal-Sag Trail. They are waiting for the results but there were no red flags. Construction is starting next year on the Trail from Ashland Ave. east to the Forest Preserve and the Chatham St. bridge. The Christmas Light Parade is happening on Saturday, December 6th. Applications are available now and she is sending out letters to the businesses. They are working with all of the different organizations in town to put together a calendar of events. The Christmas decorations will be put up by Folgers Flag. After 53 years, they have sold to Liberty. They have made a proposal for the City and Mary will take it to the Directors to discuss.

The Mayor asked for representatives from the Neighborhood Capital Institute to come to talk to the Community Development Committee. Ruth Wuorenma gave a presentation about what NCI would be able to offer to Blue Island. They do pre-development work and will take a look at our Plans, ask stakeholders what they want and take those plans and develop them into an actionable development plan. They would estimate the cost of the services, generate a target list of high priority entities that may provide funding, design a focused campaign that would include meetings and presentations to raise the funds needed to execute the plan. NCI would support the City in preparation of materials to be

used in grant requests and presentations to potential funders. Once the funding is in place, NCI would begin to execute the Plan ending with Requests for Proposals from Developers. They would be concentrating on a multi-modal development in the Vermont St. train/hospital area and would be working with Skidmore, Ownens and Merrill, architects.

Supervisor Crite presented his report for the month of September.

HOUSING COURT: Thursday September 11, 2014

<u>Item</u>	<u>No. of Violations</u>
Code Not Violated	1
Code Violated (Appeared)	10
Code Violated (Compliance – Pre Hearing)	61
Code Violated (Failure to Appear)	50
Continuances	13
Non-suit	23
Total	158

HOUSING COURT: Thursday October 9, 2014

There are 149 Housing Court cases scheduled for the Thursday, October 9, 2014 hearing.

APPROVED BUSINESS LICENSES

Three Flags (Received: 8/14) 13023 Western Ave

The business as presented is an EATING ESTABLISHMENT located in the U-TOD: Uptown Transit Oriented Development District. They want to do American, Italian and Mexican pizza. This is next to Raven's Place. Initial business inspections have been performed and the owner was given a check list of items that must be completed prior to opening.

Diversified Alliance (Received: 9/22/14) 13811 Western Ave., Ste 301

The business as presented as a PROFESSIONAL OFFICE located the R-1: Single Family Residential District. They do job placement services. Business has passed all necessary inspections.

Service King Paint and Body LLC 2754 W 139th St

The business as presented is an AUTOMOBILE BODY AND FENDER SHOP located in the I-2: General Industry District. The transaction as presented will be a change of ownership of an existing business. 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.

California Gardens Christian Day Care Center (Received: 09 17 2014) 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.

Corona Realty Group (Received: 09 25 2014) 13017 Western Ave

The business as presented is a PROFESSIONAL OFFICE (real estate) 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.

Double Play Saloon (Received: 09 30 2014) 13011 Western Ave

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

Ila D's Restaurant Received: 09 19 2014) 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.

Iona's On the Blu: (Received: 7/22/14) 12452 Western Ave

The business as presented is a FULL SERVICE 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.

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.

Scrap Metal Services, LLC: (Received: 7/3/14) 3000 W 139th St

The business as presented is WAREHOUSE FACILITY FOR STORAGE OF SCRAP MATERIAL located in the I-2: General Industry District. They are a brokerage firm for recycling of scrap material. All items would be kept inside a warehouse. As of the date of this report no inspections have been scheduled.

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 September 2014. Their revenues for September 2014 were \$50,523.13. Their total revenues for this Fiscal Year beginning May 1, 2014 are \$264,437.52 and for the year starting January 1, 2014, revenues are \$372,323.83.

	<u>September 2014 Activity</u>		<u>Year to Date</u>	
	QTY	Revenue	QTY	Revenue
Building Permits	88	\$ 24,307.95	692	\$ 162,739.74
Plumbing Permits	4	\$ 620.00	71	\$ 9,221.00
Electrical Permits	8	\$ 740.00	99	\$ 16,615.00
Penalties	2	\$ 450.00	39	\$ 4,275.00
Stop Work Orders	1	\$ -	57	\$ -
Apartment Inspections	19	\$ 925.00	214	\$ 10,130.00
Residential Inspections	23	\$ 3,100.00	221	\$ 25,065.00
Commercial Inspections	6	\$ -	109	\$ -
Health/License Inspections	70	\$ -	268	\$ -
Elevator Inspections	15	\$ 2,507.00	45	\$ 6,091.00
Not Approved for Occupancy	7	\$ -	101	\$ -
Code Violations (Door Tags)	42	\$ -	946	\$ -
Court Summons Issued	10	\$ -	348	\$ -
Housing Court Payments	47	\$ 3,449.11	75	\$ 5,725.00
Vacant Properties Registered	24	\$ 4,800.00	129	\$ 25,900.00
Vacant Properties Inspected	11	\$ 5,500.00	85	\$ 42,400.00
Contractor Registrations	27	\$ 2,700.00	284	\$ 28,515.00
Street Openings		\$ -	3	\$ 775.00
Parkway Openings		\$ -	4	\$ 800.00
Misc/Wrecking	9	\$ 1,159.07	150	\$ 31,684.07
Sewer Permit		\$ -	0	\$ -
Board-Up		\$ -	3	\$ 590.42
Garage Sale	53	\$ 265.00	262	\$ 1,310.00
Business Licenses Issued		\$ -	0	\$ -
Zoning		\$ -	2	\$ 487.60
Total		\$ 50,523.13		\$ 372,323.83

	<u>September 2014 Activity</u>	<u>Year to Date</u>
Apartment Inspections Note: Apartment Inspections are inclusive of initial and any subsequent follow-up inspections needs to ensure compliance with adopted codes and ordinances.	40	427
Residential Inspections Note: Residential Inspections are inclusive of initial and any subsequent follow-up inspections needs to ensure compliance with adopted codes and ordinances.	54	292
Letter of Conditions	0	0
Demand Notices	6	27
Complaints Checked	25	329
"Notice of Christmas Decorations"	0	123

Aldermen Concerns:

Ald. Carr has received complaints from residents about unruly activity, drinking and fire pits on the MWRD property on the north side of the canal at the end of Olde Western. She asked if we could get signs from MWRD so the police can more easily patrol. Jason will contact them about signage.

She has also gotten complaints about homeless people living under the Western Ave. bridge. Because of the location, it's a little unclear as to who has the jurisdiction.

Ald. Frausto asked about the building just north of Veteran's Triangle that has lost part of the wall. They have been ticketed and fined.

The City had the old Kline's building appraised. It was appraised at \$135,000.00. We continue to ticket them and are building up an amount there that can be liened.

There being no further business, it was moved by Ald. Carr and seconded by Ald. Vieyra to adjourn. All in favor. Meeting was adjourned at 8:58 pm.

The next meeting is scheduled for Wednesday, November 12, 2014 at 7 pm in the City Council Chambers.

Respectfully submitted,

Tom Hawley, Chairman