

**Community Development Committee Report
for Meeting on November 12, 2014**

The meeting was called to order at 7:07 pm

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

Absent: Ald. Vieyra, Carr

Also Present: Planner Jason Berry, Ald. Johanson, Mary Poulsen, Mark Miller, Lindsay Dahlke

Public Comment: There was no public comment.

Old Business:

New Business:

No one was in attendance at the meeting from Same Day Service. They were requesting a Peddler's License to go door to door to sell an affordable backflow system. It was thought they could use phone calling and mailing to get their business. It was moved by Ald. Ostling and seconded by Ald. Thompson to deny a Peddler's License. All were in favor, motion passed.

Mark Miller gave a report of activities (attached). Ald. Frausto asked about the tax delinquent properties on 137th St. They are still doing remediation on that. Jodi is looking for funding for that. They have since removed over 1000 tires from the property. They are doing additional core sampling on the Jewel property. They have expanded the area they are testing. Ald. Bilotto asked about a sidewalk at Fay's Point to connect to the bridge. She knows they cannot do anything about the IDOT part of the property, but asked if they could pave something where they just have gravel. Mary said the Trail may help, but not at that specific area. Mark will ask the developers about it. Plan Commission did raise the issue during the plan review as well.

Lindsay Dahlke gave a report on the TV Station (attached). They had their soft opening on November 1st. There were some issues, but they worked on fixing those and things are up and running smoothly now. They are working on gathering more content. Three shows are being recorded: General Green show with Jason Berry, the Mayor Update and they are developing a news program about events happening in Blue Island. She is working on getting the Veteran's Parade up there. Ald. Hawley asked about programming starting at 9:59 am. He asked about starting earlier. People may watch earlier in the day, maybe around 7 am. She is trying to gather information when people watch. Ald. Ostling asked about City Council meetings showing live. She got a complaint about people not being able to hear and see everyone. Lindsay is working on getting a better system, but they can only have one camera, so they can only do a full on shot because they don't always know who is going to be talking and moving the shot from one area to the other on a live shot.

Mary Poulson gave a report of activities (attached). The Mayor and Clerk met with the engineers from Chatham St. and Division St. bridges to see if there are any efficiencies that can be utilized when they are working on their respective projects. At this point, it looks like there are water mains on both bridges and they can work together on making that work better. The Trail is using 131st St. from Kedzie to Francisco and it looks like that area may be able to be done and the phase II match might be covered for that area which will be good because they may get the road repairs done with bike lanes. She is following up. For the Light Parade, plans are underway for the parade. She currently has 17 entries and is hoping for more. The Tree Lighting Ceremony will be November 29th and people can then shop uptown on Small Business Saturday. The Christmas decorations will be put up before the parade. The planters will be done on November 23rd. They are working on an event calendar for the web site as well.

Supervisor Crite sent his report for the month of October. The Fairview Apartments are being rehabbed. They are reducing the number of units and spending about \$40,000 per unit into the apartments. Ald. Ostling asked about the sidewalk inventory. They have a list of sidewalk sections that need to be repaired. If anyone has any sidewalk sections they see, let Mark Miller know.

HOUSING COURT: Thursday October 9, 2014

| <u>Item</u> | <u>No. of Violations</u> |
|--|--------------------------|
| Code Not Violated | 5 |
| Code Violated (Appeared) | 3 |
| Code Violated (Compliance – Pre Hearing) | 43 |
| Code Violated (Failure to Appear) | 78 |
| Continuances | 9 |
| Non-suit | 3 |
| Total | 141 |

HOUSING COURT: Thursday November 13, 2014

There are 45 Housing Court cases scheduled for the Thursday, November 13, 2014 hearing.

APPROVED BUSINESS LICENSES

Birreria Loreta Zacatecas (Received: 11 06 2014) 12255 Western Ave

The business as presented is an EATING ESTABLISHMENT located in the C-2: Highway Commercial District. Business has passed all necessary inspections.

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. Business has passed all necessary inspections.

Oak Street Health (Received: 10 24 2014) 3046 Burr Oak

The business as presented is a PROFESSIONAL OFFICE (medical) located in the C-2: Highway Commercial District. 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: 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.

Double Play Saloon (Received: 9/30/14) 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: 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.

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.

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.

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 October 2014. Their revenues for October 2014 were \$45,968.00. Their total revenues for this Fiscal Year beginning May 1, 2014 are \$310,405.52 and for the year starting January 1, 2014, revenues are \$418,291.83.

| | October 2014 Activity | | Year to Date | |
|------------------------------|-----------------------|---------------------|--------------|----------------------|
| | QTY | Revenue | QTY | Revenue |
| Building Permits | 108 | \$ 23,229.00 | 800 | \$ 185,968.74 |
| Plumbing Permits | 7 | \$ 650.00 | 78 | \$ 9,871.00 |
| Electrical Permits | 13 | \$ 1,370.00 | 112 | \$ 17,985.00 |
| Penalties | 3 | \$ 200.00 | 42 | \$ 4,475.00 |
| Stop Work Orders | | | 57 | \$ - |
| Apartment Inspections | 35 | \$ 1,775.00 | 249 | \$ 11,905.00 |
| Residential Inspections | 29 | \$ 4,625.00 | 250 | \$ 29,690.00 |
| Commercial Inspections | 5 | | 114 | \$ - |
| Health/License Inspections | 24 | | 292 | \$ - |
| Elevator Inspections | 2 | \$ 224.00 | 47 | \$ 6,315.00 |
| Not Approved for Occupancy | 12 | | 113 | \$ - |
| Code Violations (Door Tags) | 29 | | 975 | \$ - |
| Court Summons Issued | 10 | | 358 | \$ - |
| Housing Court Payments | 22 | \$ 1,625.00 | 97 | \$ 7,350.00 |
| Vacant Properties Registered | 20 | \$ 4,000.00 | 149 | \$ 29,900.00 |
| Vacant Properties Inspected | 8 | \$ 4,000.00 | 93 | \$ 46,400.00 |
| Contractor Registrations | 32 | \$ 3,200.00 | 316 | \$ 31,715.00 |
| Street Openings | | | 3 | \$ 775.00 |
| Parkway Openings | 2 | \$ 400.00 | 6 | \$ 1,200.00 |
| Misc/Wrecking | 9 | \$ 520.00 | 159 | \$ 32,204.07 |
| Sewer Permit | | | 0 | \$ - |
| Board-Up | | | 3 | \$ 590.42 |
| Garage Sale | 30 | \$ 150.00 | 292 | \$ 1,460.00 |
| Business Licenses Issued | | | 0 | \$ - |
| Zoning | | | 2 | \$ 487.60 |
| Total | | \$ 45,968.00 | | \$ 418,291.83 |

October 2014 Activity Year to Date

| | | |
|--|------------|------------|
| Apartment Inspections | 261 | 688 |
| Note: Apartment Inspections are inclusive of initial and any subsequent follow-up inspections needs to ensure compliance with adopted codes and ordinances. | | |
| Residential Inspections | 29 | 321 |
| 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 | 0 | 0 |
| Demand Notices | 6 | 33 |
| Complaints Checked | 22 | 351 |
| "Notice of Christmas Decorations" | 0 | 123 |

Aldermen Concerns:

Ald. Frausto asked about when businesses change ownership, do they need to apply for a business license. Mr. Berry said they do need to, but if it's a permitted use, it's just a paperwork issue. He is concerned about the hours of operation for the new owners of Acme Refining.

Ald. Thompson asked about Adult stores and whether they would be able to open in Blue Island. Mr. Berry said it would need to go through Plan Commission and be approved by City Council. There are restrictions as to where they can operate and how close they can be to residential areas, etc.

There being no further business, it was moved by Ald. Thompson and seconded by Ald. Ostling to adjourn. All in favor. Meeting was adjourned at 7:39 pm.

The next meeting is scheduled for Wednesday, December 10, 2014 at 7 pm in the City Council Chambers.

Respectfully submitted,

Tom Hawley, Chairman

| As of 11/10/2014 PROJECTS | STATUS/UPDATES | | | | |
|--------------------------------------|--|---|---|--|---|
| Class 6b and Class 8 renewals | Received renewal requests from A & A Midwest Rebuilders, 13033 California, Reliable Pump 13827 Harrison Street and C & H Development, 2217 W. 135th Pl. Forwarded to Kane Mckenna for review. | Renewals will be presented at the next finance committee meeting. | | | |
| 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. The bill will be paid by CSX. Culvert improvements and limited landscaping was done by CSX at 127th and California. | Met with C. L. Franson 11/05 at the site to review the area. Will follow up with a written proposal within the next few days. Also followed up with IDOT since repairs are along their road. Awaiting response. | | Submitted narrative due diligence and photos to the attorney 10/27. In addition, received notice from Cook County that Mortell 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. |
| 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. | Processed documents to acquire 17 PIN parcels. 15 are located on the NE Site. Received Certificate of Purchase Receipt Form on April 11, 2014. 4 month mandatory waiting period for redemption expires mid-August. Atty. Said he'd contact us early September to sign "Diligent Search for Parties of Interest" documents and Petition for Tax Deeds. | Met with the attorney Thursday, 10/16. Signed paperwork for the courts and now must perform due diligence, photographs and ownership contact attempts on all PINs. | | |
| Land Bank | Wells Fargo donated a foreclosed, abandoned, single family residence, 2042 Grove, to Land Bank. RE closing documents signed 10/27. In addition, received a check in the amount of \$23,660.00 for maintenance and repairs. | | | | |
| 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. Proposals 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. | | | |
| Northeast Site | Currently working with the EPA on clean up status and next steps. Also working with an developer who has interest in a majority of the site. | Environmental Cleansing Corp. working on denotification proposal. Should have cost estimates by end of week. | Still working on proposal. | | |
| Gas station-Western and Lewis | Golara 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. | | | | |
| Vincennes on street parking | Was informed on 09/17 that IDOT will not allow new or additional on street parking on roads they own. Will continue discussing options with them. | IDOT has requested Design year 2040 traffic volumes for additional review. | | | |

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|-----------------------|--|---|--|--|
| 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. Told this should happen by the end of the month. Once signed, DCEO will prepare and forward a grant agreement to the City. | Laura Novak, assistant to Emil Jones, still has not received a status update. | | |
| Fairview Apartments | Financing has been approved by IHDA to purchase the 96 unit multifamily development now known as Meadow View Apartments. Final submission to HUD should be around the 20th of September. Target date to begin rehab of all units is early December this year. | | | |
| Sidewalk Inventory | Submitted Sidewalk Condition report to Matt 09/29. Report covers area on and around Western from Grove to 119th as well as a stretch along 120th and Vincennes. Squares are categorized as poor, fair and ADA. Report includes estimated cost of repairs. Potential use of some MFT funds. | | | |
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REPORT FROM BITV

November 12, 2014

On November 1st BITV soft launched the TV station.

Currently the TV station begins its programs at 9:59am each day and runs until midnight.

Along with filming, programming, editing, and ordering and setting up new equipment; Lindsay and Rich have completely redesigned the studio, repainted, re-organized, currently training new interns, and also filming something that would end up being an episode concerning the Mayors initiative of "Think BIGG". The hallway leading to the studio was also cleaned and rearranged

A brand new system to program and distribute the signal has also been ordered. The current system is 7+ years old and could crash at any moment. The new system should be here and installed in approximately 5-6 weeks.

Some of the new programs and transitions include:

- "60 different "Your watching BITV" & "I think BIGG" promo's (Transitions)
- 8 of 14 Alderman Shots.
- Jebins commercial.
- (2) Comcast- Mayor Interviews.
- Governor visit.
- Bridge money and info with Bob Rita.
- Grand Opening of Oak St Health.
- BBQ day
- Ribbon cutting 127th street.
- BIGG Mayor Moments.
- "General Green Show" with Jason Berry.
- 10 new Graphic event dates.

Here is a list of what is pending:

Still Needs Editing

Fire Fighter Swear In
Folgers recognition at city council
Fire Department Poster Winners from City Council
Veterans Parade
Lunch with Mayor Vargas
Star Spangled Banner (Promotion)

New Events for Filming

Anna Stange (Song)
Senior Suites Ribbon Cutting 11/13
Business After Hours 11/13
Blue Island Health Fair 11/29

December Events to Come

Holiday Lights Parade 12/6
Eisenhower Holiday Band and Choir Concerts (TBA)

The progress that has been accomplished over these past months, is far ahead of schedule.
There are more exciting things and moments to come.

Sincerely,

BITV
Rich Marston
Lindsay Dahlke

Marketing Department Update
w/o November 17, 2017

| Project | Status |
|---|---|
| Division Street Bridge/Chatham Street Bridge | Met on 11/17 with Lockner and URS to determine any coordinated efforts relating to construction/amenities of the Construction of the Division and Chatham Street Bridges in 2015. Division Street 5/23 IDOT Notice to Proceed. Chatham construction letting 9/15. Engineers coordinating lighting and temporary watermain use on both bridges. Follow up meeting mid-January. |
| Cal-Sag Trail Additional Funding Opportunity | Steve Buchtel (Illinois Trails) and I are to meet again with ArcelorMittal regarding additional funding for grant local match and/or amenities along the Trail. |
| Worth Township | Follow-up with Worth Township Board to determine potential participation in Trail Development. Will decide at November Board meeting. (also at meeting, reps with URS/Alsip Park District) |
| Soccer Team Porta potties | Develop invoice and send to soccer teams for portapottie reimbursement |
| Christmas Light Parade Ad/Flyers | Developed and submitted a full page w/color ad for the Nov. 19th issue of the Forum Newspaper for the Parade and Library events.. Library to share some of the cost.. Distribute Flyers to store 11/21. |
| Christmas Light Parade Float | Arranged for Float for Alderman/City Officials. Randy Heuser to coordinate. Mr. & Mrs. Santa will be on the float (need to negotiate their fee). |
| Christmas Light Parade Entries | 15 Entries to date/need to follow up on letters sent to companies. Need to send all entries line-up instruction by Tuesday, 11/25. |
| Christmas Light Parade | Need to solicit help for parade line up. Need 5 additional volunteers. Will contact Salvation Army for help. |
| Christmas Tree Lighting | Girl Scouts Tree Lighting 11/29 @ 5pm. Will kick off shop local. Need to coordinate lighting/decorating with Public Works and MetroSouth. Confirm details with Girl Scouts on 11/24 |
| Christmas Decorations | Mayor signed contract for "star" decorations on Western Avenue Light Poles (every other pole, 127th - Grove 21 Total |
| Illinois Coastal Grant - Experience Calumet Waterways | Submit final Report and all expense/time reimbursements by 11/15 (City will be reimbursed for my time on this project) |

Marketing Department Update
w/o November 17, 2017

| | |
|--------------------------------|---|
| Bike to Metra Plan | Follow up with Metra regarding contract/timing/confirmation of amount to participate. |
| I&M Heritage Coordinator | Become a partner - bring to Council and have Mayor sign if approved. No financial commitment |
| Equipment Inventory | Send email to all departments to develop an inventory of equipment, etc. and who to contact if needed. Will send an inventory template with memo. |
| 2015 Calumet clean up schedule | Meet with Waterway Steward 11/22 to discuss 2015 Plan |
| Website Revisions | Add Google Calendar |