

**Community Development Committee Report  
for Meeting on December 15, 2014**

The meeting was called to order at 7:02 pm

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

Absent: Ald. Ostling, Thompson

Also Present: Planner Jason Berry, Nicholas Crite, Mary Poulsen, Lindsay Dahlke and Alan Stevo

Public Comment: There was no public comment.

Old Business:

New Business:

Ald. Hawley thanked Mary Poulsen and all of her volunteers for a wonderful Light Parade.

Mark Miller sent a report of activities (attached). There were no questions. A list of properties for 6B exemptions was forwarded.

Mary Poulsen gave a report of activities (attached). Riverdale got their final amount of money donated from Arselor Mill Steel Mill to get them their match for their share. She is working on getting to all of the communities involved their amounts they will owe. Rock Around the Clock will be happening for New Year's Eve. Mary and Lindsay are going to be contacting businesses about getting a spotlight or highlight their business on the TV Station. She will also be getting information out about sponsoring events throughout the year. Lindsay and Mary met with Prairie Green management at Fay's Point about a grand opening event on January 29<sup>th</sup> for public officials.

Lindsay Dahlke gave a report on the TV Station (attached). They are up to a 5 hour time block of programming. They are looking forward to the new piece of equipment coming in at the end of the year. It will allow them to stream City Council and other special events on the internet. There were be some learning curve, but it should help them a lot. They have some Columbia College students coming in to intern for the City. There will be 3 college students. There were no further questions.

Supervisor Crite sent his report for the month of November.

**HOUSING COURT: Thursday November 13, 2014**

<u>Item</u>	<u>No. of Violations</u>
Code Not Violated	2
Code Violated (Appeared)	3
Code Violated (Compliance – Pre Hearing)	17
Code Violated (Failure to Appear)	9
Continuances	9
Non-suit	3
Total	<u>43</u>

**HOUSING COURT: Thursday December 11, 2014**

There are 37 Housing Court cases scheduled for the Thursday, December 11, 2014 hearing.

## **APPROVED BUSINESS LICENSES**

**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. 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.

**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.

**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.

**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. 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.

**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. Inspections have been completed and a punch list of items outstanding has been given to the applicant for completion.

**WITHDRAWN BUSINESS APPLICATIONS**

**JR's Auto Towing and Recovery, Inc.:** (Received: 11/18/14) 12708 Western Ave.

Application was withdrawn by applicant.

**OTHER ACTIONS**

**13636 Western Ave**

The property located at 13636 Western Ave (Libby Building) was placarded Not Approved for Occupancy on Wednesday, November 25, 2014 for lack of water to the facility per the Section 302.12 Provision of Service Facility, Equipment or Utility and failure to maintain an internal temperature of 65°F per Section 602.4 Occupiable Work Spaces of the Property Maintenance Code as adopted by the City of Blue Island. All tenants of the building are allowed to enter the facility to retrieve materials Monday through Friday during the hours of 7:30AM and 5:00 PM until such time as the reason for placarding has been remedied. If the tenant wished to access their respective units on the weekend or after 5:00PM the tenant must notify the Building Department to gain access to the building. The Building Department is trying to help these businesses find alternative locations.

Mr. Crite said they have begun contacting all of the pending businesses that have a pending application but have not begun their build out to see if they are still planning on opening.

Mr. Crite presented the Building Department report for November 2014. Their revenues for November 2014 were \$23,867.00. Their total revenues for this Fiscal Year beginning May 1, 2014 are \$334,272.52 and for the year starting January 1, 2014, revenues are \$442,158.83.

	<u>November 2014 Activity</u>		<u>Year to Date</u>	
	QTY	Revenue	QTY	Revenue
Building Permits	44	\$ 12,437.00	844	\$ 198,405.74
Plumbing Permits	10	\$ 985.00	88	\$ 10,856.00
Electrical Permits	6	\$ 2,875.00	118	\$ 20,860.00
Penalties	0	\$ -	42	\$ 4,475.00
Stop Work Orders	0	\$ -	57	\$ -
Apartment Inspections	20	\$ 950.00	269	\$ 12,855.00
Residential Inspections	18	\$ 2,150.00	268	\$ 31,840.00
Commercial Inspections	0	\$ -	114	\$ -
Health/License Inspections	23	\$ -	315	\$ -
Elevator Inspections	0	\$ -	47	\$ 6,315.00
Not Approved for Occupancy	0	\$ -	113	\$ -
Code Violations (Door Tags)	0	\$ -	975	\$ -
Court Summons Issued	0	\$ -	358	\$ -
Housing Court Fines Issued	8	\$ 400.00	105	\$ 7,750.00
Vacant Properties Registered	3	\$ 600.00	152	\$ 30,500.00
Vacant Properties Inspected	0	\$ -	93	\$ 46,400.00
Contractor Registrations	26	\$ 2,600.00	342	\$ 34,315.00
Street Openings		\$ -	3	\$ 775.00
Parkway Openings	2	\$ 400.00	8	\$ 1,600.00
Misc/Wrecking	6	\$ 465.00	165	\$ 32,669.07
Sewer Permit	0	\$ -	0	\$ -
Board-Up	0	\$ -	3	\$ 590.42
Garage Sale	1	\$ 5.00	293	\$ 1,465.00
Business Licenses Issued	0	\$ -	0	\$ -
Zoning			2	\$ 487.60
<b>Total</b>		<b>\$ 23,867.00</b>		<b>\$ 442,158.83</b>

	<u>November 2014 Activity</u>	<u>Year to Date</u>
Apartment Inspections	34	722
<p><b>Note:</b> Apartment Inspections are inclusive of initial and any subsequent follow-up inspections needs to ensure compliance with adopted codes and ordinances.</p>		
Residential Inspections	41	362
<p><b>Note:</b> Residential Inspections are inclusive of initial and any subsequent follow-up inspections needs to ensure compliance with adopted codes and ordinances.</p>		
Letter of Conditions	0	0
Demand Notices	8	41
Complaints Checked	31	382
"Notice of Christmas Decorations"	0	123

Mr. Berry presented information on the proposed Business District (attached). This will allow the City of Blue Island to add a percentage to the sales tax rate in this area. The funds would be put into a special fund that can only be used for improvements in that area. It could start things like the Streetscaping, Façade Improvements, Infrastructure Improvements, etc. They put out a RFP to put this together. They received 6 applications. Kathleen Field Orr was the lowest bid and the only one to include writing the Legal Description. The report needs to be filed with the State of Illinois by April 1<sup>st</sup> after a string of public meetings and approval by City Council. If all passed and filed, the tax would be imposed beginning on July 1<sup>st</sup> with the first payment received in January 2016. He is asking that we adopt a Business District. He presented to Chamber Members the idea at the Mayor's Lunch and he has heard nothing. There are a lot initiatives we would like to do along Western and Vermont. Ald. Bilotto asked if the funds had to all be used for capital improvements. It depends on how it is submitted to DNR what it could be used for. That will all be determined as part of putting the Business District together. It was moved by Ald. Vieyra and seconded by Ald. Bilotto to draft a resolution to be approved by the full City Council, giving the Mayor the ability to sign the agreement creating a Business District.

Fay's Point Development and Marina. Mr. Berry has been working with Mack Co. saying we are interested in the fate of the Marina. They wanted to get the Marina to Blue Island by the end of the year. It is actually going to the SSMMA Land Bank tomorrow. Concurrent with the Marina plans, they want to move forward with the multi-family buildings. There were supposed to be 6 multi-family buildings with 52 units, they want to reduce it to 48 units each. They have received permission to do it already. Staff opinion is because there is a reduction in number of units, there is no additional approval needed.

Ald. Bilotto raised concerns about the number of people that would bring to this area. The stress on City services and the density. Concerns were expressed Ald. Vieyra and Frausto about them being developed completely as rental and more information would like to be had. Ald. Carr expressed concern on the stress on Police and Fire and with only entrance and exit from the area. This was approved as a Planned Development in 2005. Mr. Berry is asking if the changes are significant enough to make them go through another process. It was decided that Mack Co. should come to the next Community Development Committee Meeting in January for further questions and to make a presentation.

Initial Appropriations discussions are occurring with the various Departments. The Building Department has realized an increase in revenues and they are hoping to build on that next year. They have hired some new part-time inspectors and they will be going to training.

Planning is working with the Land Bank not only on the Marina, but also the Libby and Klines Buildings. The bridges are moving forward and the Trail is also going to come to fruition. They are working on getting some funding for making Western Ave. 2-way again and starting the Phase 1 engineering. They also have a number of Green Infrastructure projects coming up. MWRD is working on a project to help with flooding as well as Phase 2 stormwater project. The Cal-Sag Enterprise Zone will continue to help with developments. The Jewel property development is still moving forward. The Plan Commission continues to work on the Zoning Ordinance and Use Table. Also looking forward to starting to work with Neighborhood Capital Initiatives and other organizations to work on a multi-modal development. CMAP awarded Blue Island the opportunity to work on a Capital Improvement Plan. They just completed Berwyn's.

Alderman Concerns:

Ald. Frausto asked whether Pure Energy / Acme Refining business license transfer has started. Mr. Crite said it had not. They will follow up with them. Concerns about hours of operations and lighting, etc.

There being no further business, it was moved by Ald. Vieyra and seconded by Ald. Carr to adjourn. All in favor. Meeting was adjourned at 8:15 pm.

The next meeting is scheduled for Wednesday, January 14, 2014 at 7 pm in the City Council Chambers.

Respectfully submitted,

Tom Hawley, Chairman

As of 12/12/2014 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, to be included in application processing.
Francisco Bridge	Working on estimate to install sidewalk on the east side of the bridge from Broadway to the bridge and the bridge to Vermont.	
Class 6b and Class 8 renewals	Received renewal requests from A & A Midwest, Reliable Pump, 13033 California, Reliable Pump 13827 Harrison Street, C & H Development, 2217 W. 135th Pl. and Doran's Landscaping 2219 W. 135th Pl. Forwarded to Kane McKenna for review.	A & A Midwest, Reliable Pump, Doran Landscaping and C & H Development were approved by Judiciary Committee on 11/18. Will be presented to Finance Committee on 12/02.
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. Curb 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	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 \$23,650.00 for maintenance and repairs.	
Fave's 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.
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 demolition proposal.
Gas station -Western and Lewis	Galars 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.



Ordinance Number	Business Name	Business Address	Tax Amount Paid in 2013	Property Class	Notes
2014-057	Doran's Landscaping	2219 W. 135th Pl.	\$4,237.00	8	
2014-056	C & H Development	2217 W. 135th Pl.	\$7,494.00	8	
2014-055	BBMR (A & A Midwest)	13033 S. California	\$30,174.00	6b	
2014-054	Kinsella Properties	13827 S. Harrison	\$6,923.00	6b	
2014-050, 06-302	Pumping Solutions	13800 S. California	\$42,070.00	6b	Multiple PIN Locations
2014-007	Sawing and Shearing	13500 S. Western	\$58,079.00	6b	Multiple PIN Locations
2014-004	Midway Storage	2341 W. 135th Pl.	\$40,806.00	8	
2014-003, 2012-449	Harvey Pallets	2200 W. 138th Pl.	\$260,857.00	8	Multiple PIN Locations
2014-002	Harrison Pointe Proper	13821 S. Harrison	\$16,508.00	6b	
09-380	MetroSouth	12935 S. Gregory	\$531,829.00	8	Multiple PIN Locations
07-310, 04-267	RNA Corp	13750 S. Chatham	\$15,112.00	8	
07-320	Garetto Brothers, LLC	12949 S. California	\$67,401.00	6b	
07-323	Aldi	12215 S. Western	\$64,118.00	8	Multiple PIN Locations
		<b>TOTAL:</b>	<b>\$1,145,608.00</b>		

BITV

December 2014

With the year quickly coming to an end, Blue Island Television is excited to see what the New Year brings in. In the next coming weeks BITV will be going through the biggest changes thus far. The new and updated system, which runs the programming, will be coming in between Christmas and New Years. The new system will be able to do so many more features and will make programming content much more efficient and easy.

In the next week, Lindsay Dahlke will be meeting with Matt Anastasia to talk about what BITV will need for the next year. Next year Mrs. Dahlke will be proposing a complete studio in a box called Tricaster. Tricaster is a complete system where Lindsay can now stream events live onto the Internet using the cameras the studio owns and it is portable. So events like when the Governor came in can be streamed live and residents of Blue Island can now watch on their phones or computers from home.

BITV also has Columbia College students volunteering to produce more creative content. These students will receive 1 credit hour for every 60 hours worked here at the station. These students will then be able to use videos they produce for their own resume reels. All of these interns, have their own editing software and are independent. All the City would need to supply is the cameras and other filming equipment. With these young creative minds, BITV is hoping to really take off in many aspects of media. These students are all juniors and above and are educated in all aspects of media. So they are all very excited to be a part of the Blue Island journey.

The station's biggest hardship right now is having enough computers and equipment for the station's needs.

BITV has been very busy filming for the Holidays and can't wait to put these on air.

- ✓ The Southwest Symphony Orchestra was filmed and has already begun to air.
- ✓ Christmas Lights Parade will begin airing this week
- ✓ Library Open House will begin airing this week.
- ✓ New BIGG Mayor Moments
- ✓ New Code Red Announcement
- ✓ Holiday Greetings from around the City including Aldermen.

Once the new system comes in, it will be easier to get videos from Eisenhower and the Library because of file extensions.

BITV now has 4 hour time blocks of programming and that rotates starting at 7am until 10pm. Discussion is now going on whether BITV should elongate programming.



## Business Development District 12/12/2014

### I. Introduction/Purpose

City of Blue Island published an Request for Proposals (RFP) to solicit proposals to create a new business district. The proposed business district extends along Western Avenue from 119<sup>th</sup> Street to 135<sup>th</sup> Street and includes much of the Uptown and Transit Oriented Development (TOD) area along Vermont Street.

The purpose of the district is explore a local sales tax point to fund needed improvements, such as streetscaping, façade grants, marketing, business retention and recruitment. The funds can only be used within the district boundaries. The proposed district was presented to the business community at the Mayor's Chamber Lunch.

### II. Discussion/Highlights

Selection of recommended firm: Kathleen Field Orr & Assoc. KFO was the low bidder and the only response to include cost of legal description and a firm date for completion: March 13, 2015. Cost: \$22,000 (paid \$8k, \$8k, \$6k).

Timeline: IL Department of Revenue has two deadlines for creating districts, April 1 and October 1. Districts filed by April 1 being July 1, collect through December 31 and pay first quarter of following year

### III. Conclusion/Recommendation

Recommendation to authorize Mayor to approve a contract with KFO

# *PROPOSAL*

**FOR PREPARATION OF A BUSINESS DISTRICT DEVELOPMENT  
ELIGIBILITY STUDY AND BUSINESS DISTRICT PLAN  
FOR THE CITY OF BLUE ISLAND, ILLINOIS**

*Prepared by:*

*Kathleen Field Orr & Associates  
53 West Jackson Blvd., Suite 964  
Chicago, Illinois 60604*

*Welch Law, Ltd.  
11952 South Harlem Avenue, Suite 200A  
Palos Heights, Illinois 60463*

**PROPOSAL FOR PREPARATION OF A BUSINESS DISTRICT DEVELOPMENT  
ELIGIBILITY STUDY AND BUSINESS DISTRICT DEVELOPMENT PLAN  
FOR THE CITY OF BLUE ISLAND, ILLINOIS**

***Introduction***

The City of Blue Island seeks to create a Business Development District in a commercial district pursuant to the *Illinois Business District Development and Redevelopment Law* (65 ILCS 5/11-74.3-1 *et seq.*) (the “*Business District Act*”). The firm of Kathleen Field Orr & Associates (“*KFO*”) and Welch Law, Ltd. (“*Welch Law*”), municipal legal counselors, collectively referred to as the “*Consultant Team*” proposes to serve the City of Blue Island with the preparation of a business district eligibility report, documentation of eligibility findings, preparation of the legally required business district plan, participation in the public hearing and review process, and assistance with the filing of the documents with the State of Illinois for the City of Blue Island’s proposed Business Development District.

***Scope of Services***

The Consultant Team is prepared to provide the following services listed below for the development, qualification and adoption of the proposed Business Development District:

A. The Initial Task shall include working with the City to finalize the boundaries of the proposed Business Development District, conduct field surveys and data analysis, establish eligibility and document findings.

- Review the project area to ascertain whether it qualifies under the criteria of the Business District Act.
- Confirm parcel identification numbers (PINs) and addresses to be included in the Business Development District.
- Review each parcel according to the criteria set forth in the Business District Act for eligibility.
- Review the evidence criteria and determine if the proposed project area is a “blighted area” as defined in the Business District Act.
- Prepare documentation of findings of eligibility according to the Business District Act.

B. After determination of eligibility of a Business Development District, a Business District Plan is developed and a document for review and adoption by the City Council is prepared. The Business District Plan is required to be available for review at a public hearing and is intended to serve as the basis of the ordinance establishing the Business Development District and any Business Development District sales or hotel/motel taxes. The specific tasks include:

- Preparation of a Business Development District Plan document according to the Business Development District Act.
- Preparation of a general description of the Business Development District boundaries and a map.

- ♦ Preparation of a general description of any project proposed to be undertaken within the Business Development District.
- ♦ Preparation of the estimated Business Development District project costs and anticipated sources of funds to pay business district project costs.
- ♦ Preparation of the comparison of the Business Development District to the City's Comprehensive Plan
- ♦ Determination of the rate of any tax to be imposed in the Business Development District and the period of time for which the tax shall be imposed.

C. The Business District Act outlines a specific adoption process, which includes a required public hearing and concludes with the City Council's adoption of an ordinance making certain findings based upon the eligibility report and designating the district.

For this final phase, the Consultant Team shall:

- Draft the ordinance designating the Business Development District.
- Draft the public notices as required by the Business District Act.
- Attend and make a presentation at the public hearing held by the City Council.
- Prepare amendments to the Business District Plan, if required, as a result of the public participation process and agreed to by the City.
- Upon approval by the City Council, assist the City in submitting all forms and data based on information in the report to the Illinois Department of Revenue.

D. The Project would be completed on or before March 13, 2015, in order to be filed with the Illinois Department of Revenue on or before April 1, 2015.

E. In addition to the foregoing, the Consulting Team is also prepared to participate in the following:

- A project initiation meeting with representatives of the City to coordinate various steps.
- A meeting with the City to review findings and a draft of the development plan.

*Costs:*

The Scope of Services hereinabove set forth shall be provided for:

\$22,000.00 payable as follows:

- \$8,000.00 upon submittal of the eligibility report and plan.
- \$8,000.00 upon adoption of an ordinance designating the district.
- \$6,000.00 upon acceptance of filing of ordinance with the Illinois Department of Revenue.

*This cost includes preparation of the Legal Description of the real estate to be included in the Business Development District; but does not include the cost of newspaper publication or the drafting or negotiating of any development or redevelopment agreement.*

This proposal is respectfully submitted by authorized representatives of Kathleen Field Orr & Associates and Welch Law, Ltd.

A handwritten signature in cursive script, appearing to read 'Kathleen Field Orr', written over a horizontal line.

Kathleen Field Orr  
Kathleen Field Orr & Associates

A handwritten signature in cursive script, appearing to read 'Matthew M. Welch', written over a horizontal line.

Matthew M. Welch  
Welch Law, Ltd.

## ATTACHMENTS

- Resumes of the members of Kathleen Field Orr & Associates
- References
- Professional Service Agreement

*Biographies of Kathleen Field Orr & Associates*

**KATHLEEN FIELD ORR** is the managing partner of the law firm of Kathleen Field Orr & Associates, focusing in the area of local government law. During the course of her practice, Ms. Orr has concentrated solely in the area of municipal law and municipal finance. She has worked extensively in economic development, dealing with innovative financial incentive programs pertaining to residential, commercial, recreational and industrial development. Ms. Orr graduated from the University of Illinois at Chicago in 1970 with a Bachelor's Degree in History. She received a Juris Doctor degree from DePaul University College of Law in 1974.

From 1999 to 2008, Ms. Orr served as a trustee of Governor State University, University Park, Illinois. She is currently a member of the Chicago Bar Association and the Illinois Bar Association and currently serves on its Local Government Section Council where she has served as its Chairman. She is a member of the Illinois Municipal League ("IML") Home Rule Attorney Committee and is a frequent speaker at the annual IML conference. She also is an active member of the Illinois Tax Increment Associations.

**JAMES W. BINNINGER** is an attorney with the law firm of Kathleen Field Orr & Associates since 2010. Mr. Binninger received his Juris Doctor from Southern Illinois University School of Law in 1973 and a Bachelor of Science in Political Science with a concentration in Urban Affairs from Northern Illinois University in 1976. He has been involved in the creation of TIF districts, various redevelopment agreements and a broad range of municipal legal issues. He has been a frequent speaker regarding building codes and property maintenance, zoning, subdivisions controls, land use and liability issues of public employees.

**BETHANY S. NYSTROM** is an associate with the law firm of Kathleen Field Orr & Associates. Ms. Nystrom received her Juris Doctor from DePaul University College of Law in 2013 and a Bachelor of Arts in Political Science from the University of Illinois Champaign-Urbana in 2010. During her time at DePaul, Ms. Nystrom served as the Executive Editor for the DePaul Journal of Sports Law and Contemporary Problems, earned the CALI Award for Excellence in Legal Writing I-III and Legal Drafting: Real Estate, and was the recipient of the Dean's Merit Scholarship and the Dean's Certificate of Pro Bono Service.

*Biographies of Welch Law Ltd.*

**MATTHEW M. WELCH** is a partner of the law firm of Welch Law, Ltd. Mr. Welch received a bachelor degree in Political Science from the University of Chicago in 2002 and a Juris Doctor from Loyola University Chicago, School of Law in 2007. Mr. Welch has focused his practice solely in the field of municipal law and has represented all levels of local government. Mr. Welch has advised municipalities in multi-million dollar redevelopment projects, land use issues, public works projects and has successfully defended municipal clients in both state and federal courts. In addition, Mr. Welch maintains a broad-based practice in the field of election law, advising both local governments and candidates.

Mr. Welch currently serves as Village Attorney to the Village of Riverdale and Special Counsel to the Village of Franklin Park, the Village of Oak Lawn, the City of Chicago Heights, the City of Park Ridge and Orland Township. Since 2007, Mr. Welch has also served as Assistant Corporation Counsel to numerous municipalities in the Chicago metropolitan area including the Village of Calumet Park, the Village of Homer Glen, Village of Schiller Park, the Village of Worth, the City of Berwyn, the City of Blue Island and the County of Cook.

Prior to beginning his legal practice, Mr. Welch was a Deputy Director with the Chicago Park District where he oversaw the management of the District's federal and state grants and privatized service contracts, including procurement, bid review, analysis, drafting, negotiation, and compliance. In this role, Mr. Welch oversaw the renovation of Soldier Field, the development of Charter One Pavilion at Northerly Island, the rehabilitation of Chicago's harbor system, and the production of Lollapalooza in Grant Park.

**P. JOSEPH MONTANA** practices exclusively in the area of municipal law and financing. He has extensive experience in economic development incentive programs, planning, zoning and tax increment financing. Mr. Montana regularly assists communities dealing with economic hardship and budgetary restraints. He has created innovative programs to assist municipalities in their efforts to restructure municipal services to increase productivity and implement cost effective techniques. He has assisted several communities in their efforts to expand and diversify their tax base by undertaking comprehensive redevelopment efforts.

Mr. Montana has served as both corporation counsel and assistant corporation counsel to a number of municipalities within the metropolitan area, including the City of Calumet City, the City of Berwyn, the Village of Worth, the Village of Dixmoor, the City of Chicago Heights and the Village of Broadview. He has also served as special counsel to several units of local government throughout the State of Illinois. Mr. Montana is the author of a number of articles addressing land use law issues and municipal practices.

Mr. Montana received his Juris Doctorate from DePaul University, College of Law in 1999, and Bachelor of Arts in Public Administration from American University in Washington D.C. He is a member of the Bars of the State of Illinois and the United States District Court for the Northern District of Illinois. He is a member of the Home Rule Attorneys' Committee of the Illinois Municipal League, the Chicago Bar Association Local Government Committee and a member of the Illinois State Bar Association. Mr. Montana is very active within his community and has served on both his local community college and township boards of trustees.

## CLIENT LIST

Village of Andalusia  
Village of Annawan  
Village of Berkeley  
Berwyn 911 Emergency Board  
City of Bloomington  
City of Calumet City  
Village of Carbon Cliff  
City of Colona  
Village of Creve Coeur  
Village of Divernon  
Village of Durand  
Village of East Dundee  
Village of Elizabeth  
Village of Fox Lake  
Village of Glenwood  
Village of Hampton  
City of Havana  
Village of Hillside  
Village of Lake Zurich  
City of Lanark  
Village of Lena  
City of LeRoy  
City of Lewistown  
Village of Malta  
Village of Montgomery  
City of Mount Carroll  
Village of Oak Lawn  
Park Forest Housing Authority  
Park Forest Public Library  
Village of Port Byron  
Village of Saunemin  
Village of Schaumburg  
Village of Sherman  
Village of Stockton  
Village of Villa Park  
Village of Warren  
Village of West Dundee  
Village of Woodhull  
United City of Yorkville

## **BUSINESS DISTRICT DEVELOPMENTS**

Village of East Dundee

Village of Matteson

Village of Villa Park

Village of Warren

United City of Yorkville

## REFERENCES

***Trevor Clatfelter, President***

Village of Sherman, 401 Saint John Drive, Sherman, Illinois 62684 (217) 496-2621

***Bart Olson, City Administrator***

City of Yorkville, 800 Game Farm Road, Yorkville, Illinois 60560 (630) 553-8537

***Robert Skurla, Village Administrator***

Village of East Dundee, 120 Barrington Avenue, East Dundee, Illinois 60118 (847)426-2822

***Richard Keehner, Village Manager***

Village of Villa Park, 20 South Ardmore, Villa Park, Illinois 60181 (630) 834-8500

**PROFESSIONAL SERVICE AGREEMENT (ADVISOR)  
CITY OF BLUE ISLAND**

THIS AGREEMENT, by and among the City of Blue Island, Cook County, Illinois (the "City") and "Kathleen Field Orr and Associates" and "Welch Law, Ltd. (collectively, the "Contractor Team"), with the City and Contractor Team agreeing as follows

A. Scope of Services: *As provided in the proposal attached hereto.*

B. Project Completion:

The Project would be completed on or before March 13, 2015, to be filed by the April 1, 2015, deadline.

C. Compensation: *As provided in the proposal attached hereto.*

D. Ownership of Records and Documents / Confidential Information:

Contractor Team agrees to keep and maintain all books and records and other recorded information required to comply with any applicable laws. Contractor Team agrees to keep such information confidential and not to disclose or disseminate the information to third parties without the consent of the City. Contractor Team further agrees to keep as confidential any information belonging or relating to the City which is of a confidential nature, including without limitation information which is proprietary, personal, required by law to be confidential, or relates to the business, operations or accounts of the City. This confidentiality shall not apply to material or information, which would otherwise be subject to public disclosure through the Freedom of Information Act or if already previously disclosed by a third party. Contractor Team shall comply with the record retention and documentation requirements of the Local Records Act 50 ILCS 205/1 et seq. and the Freedom of Information Act (the "Acts") and shall maintain all records relating to this Agreement in compliance with said Acts (complying in all respects as if the Contractor Team was, in fact, the City).

E. Governing Law:

This contract shall be governed and construed in accordance with the laws of the State of Illinois. Venue and jurisdiction for any legal action arising out of or related to this Agreement shall be exclusively fixed in the Circuit Court of Cook County, Cook County, Illinois.

F. Independent Contractor:

Contractor Team shall have sole control over the manner and means of providing the work and services performed under this Agreement. The City's relationship to the Contractor Team under this Agreement shall be that of an independent

contractor. Contractor Team will not be considered an employee of the City for any purpose. The parties agree that the Contractor Team is exclusively responsible for the determination of what work is required to complete the tasks outlined in the Proposal, attached hereto and for the means and methods of completing such work. The City's compensation to Contractor Team shall be limited to that described in the Proposal attached hereto and the City shall not reimburse any expenses, provide any benefits, withhold any employment taxes or otherwise have a financial relationship with Contractor Team other than payment of the stated compensation. The Contractor Team shall be solely responsible for withholding of taxes, providing employee benefits, or otherwise complying with applicable laws relating to its employees or contractors.

Contractor Team shall be responsible for determining its sequence of performance for required work. Contractor Team's work shall be evaluated by the City based upon the end result of such work. Contractor Team shall be responsible for any expenses incurred by Contractor Team in the performance of its work, and shall not be authorized, expressly or impliedly, to obligate the City to any debt, contract or other agreement whatsoever.

The Contractor Team acknowledges that neither it nor its personnel shall be acting as an employee or official representative of the City for purposes of being offered any protection or coverage under City insurance policies for tort immunity or other legal purposes.

G. Certifications:

Contractor Team represents that it possesses the skills and knowledge necessary to provide all such services and understands that the City is relying upon such representation.

Executing this Agreement constitutes acknowledgment, acceptance, and certification of the accuracy of the following certifications, and any other certifications required under any applicable law relating to the performance of this Agreement. The Contractor Team is responsible for identifying all such applicable regulations and certifications, and for compliance with the same.

*Authorized in Illinois:* The Contractor Team certifies that it is authorized to lawfully transact business and perform the services contemplated herein in the State of Illinois, under all applicable Illinois laws and regulations.

*General Compliance and Certification:* The Contractor Team certifies that it has and will comply with all other laws, regulations, ordinances or restrictions applicable to any component of the contracting process, this Agreement, or any services or materials provided in connection therewith.

H. Insurance and Licensure:

The Contractor Team agrees and warrants that it has procured all licenses or other official permissions required by any applicable law to perform the services contemplated herein. All such insurance and licensure shall be provided at the Contractor Team's sole expense. Contractor Team also warrants that it has complete ownership of or authorization/entitlement to any intellectual property, software, images or other such items used in the performance of its work under this Agreement, and that it shall transfer to the City, unrestricted, the ability to modify, amend, publicize or otherwise utilize any intellectual property provided to the City under this Agreement unless the City expressly preapproves in writing a limitation to these provisions.

All drawings, specifications, reports and any other project documents prepared by the Contractor Team in connection with any or all of the services to be furnished hereunder shall be delivered to the City for the expressed use of the City. The Contractor Team shall have the right to retain original documents, but shall cause to be delivered to the City such quality of documents so as to assure total reproducibility of the documents delivered.

I. Additional Terms or Modification:

The terms of this agreement shall be further modified as provided on the attached Proposal. Except for those terms included on the Proposal, no additional terms are included as a part of this Agreement. All prior understandings and agreements between the parties are merged into this Agreement, and this Agreement may not be modified orally or in any manner other than by an agreement in writing signed by both parties. The City may, at any time by written order, require the Contractor Team to stop all or part of the services required by this Agreement. Upon receipt of such an order, the Contractor Team shall immediately comply with its terms and take all steps to minimize the occurrence of costs allocable to the services covered by the order. If the Contractor Team identifies any costs associated with the suspension of services, such costs shall be paid by the City.

J. Notices:

All notices required to be given under the terms of this Agreement shall be given by US mail, postage prepaid, or by e-mail, addressed to the parties as follows:

***For the City:***

Mayor Domingo F. Vargas  
City of Blue Island  
13051 Greenwood Avenue  
Blue Island, Illinois 60406

**For the Contractor Team:**

Kathleen Field Orr  
Kathleen Field Orr & Associates  
53 West Jackson Blvd., Suite 964  
Chicago, Illinois 60604  
[kfo@kfoassoc.com](mailto:kfo@kfoassoc.com)

Matthew M. Welch  
Welch Law Ltd.  
11952 South Harlem Avenue  
Suite 200A  
Palos Heights, Illinois 60463  
[matthew.m.welch@gmail.com](mailto:matthew.m.welch@gmail.com)

Either of the parties may designate in writing from time to time substitute addresses or persons in connection with required notices.

**K. Conflicts:**

Contractor Team may continue to represent or undertake to represent existing or new clients in those matters that are not substantially related to Contractor Team's work for the City, even if the interests of such clients in those matters are directly adverse to City. Contractor Team agrees however that the City's prospective consent to conflicting representation contained in this paragraph shall not apply in any instance where, as a result of Contractor Team's representation of the City, Contractor Team has obtained sensitive proprietary or other confidential information of a non-public nature that, if known to any such other client of Contractor Team, could be used in any such other matter by such client to the material disadvantage of the City. Contractor Team and the City covenant to work in good faith to identify any current or prospective conflicts, and to negotiate in good faith to resolve or waive such conflicts, or to limit or terminate services under this Agreement so as to avoid such conflicts.

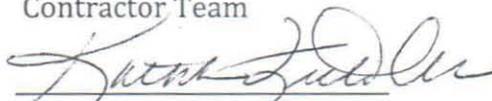
Agreed to this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

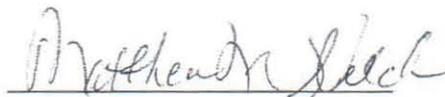
City of Blue Island

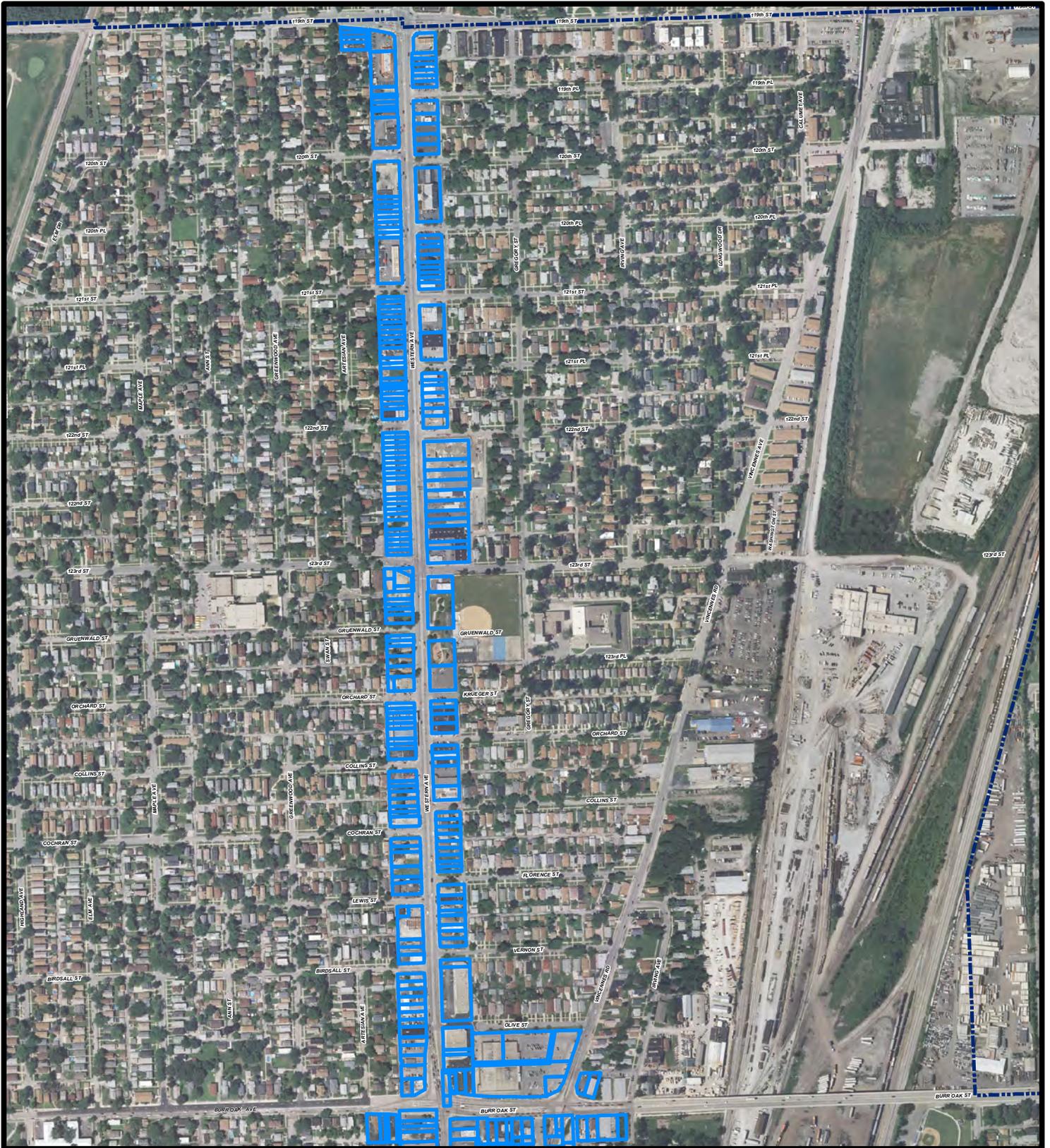
\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

Contractor Team

  
\_\_\_\_\_  
Kathleen Field Orr

  
\_\_\_\_\_  
Matthew M. Welch

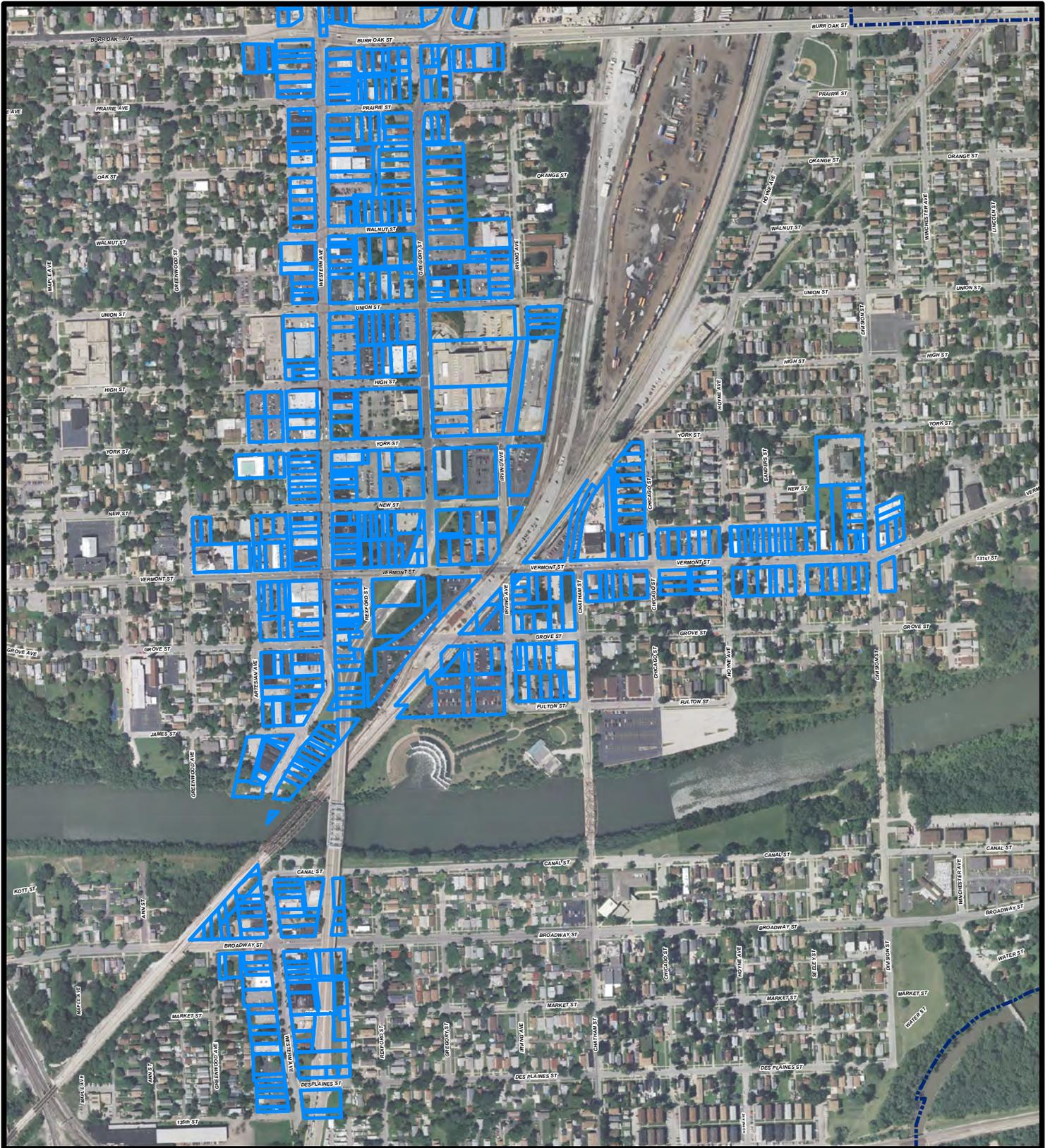


# Business Development District

Western Avenue from 119th St. to 127th St. / Burr Oak Avenue



COBI: 10/30/2014



# Business Development District

Western Avenue from 127th St. to 135th St.  
Uptown TOD and Olde Western Ave Historic District

COBI: 10/30/2014





## 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:

	<b>Lot 3</b>	<b>Lot 4</b>	<b>Lot 5</b>	<b>Lots 6 &amp; 7</b>	<b>Total</b>
<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

model

FAY'S POINT MASTER PLAN

Marina building / Restaurant

Bridge  
Golf Course

occupied  
for 3401 no.  
\$219,000

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