

**Community Development Committee Report
for Meeting on February 3, 2015**

The meeting was called to order at 7:45 pm

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

Absent:

Also Present: Planner Jason Berry, Supervisor Nicholas Crite, Mary Poulsen, Lindsay Dahlke, Clerk Randy Heuser

New Business:

Jason Berry introduced Rick from Bluestone who made a presentation on the Gas Station plans for the old Jewel site. A Potential Economic Impact study was presented with a request for possible revenue sharing to offset some of the extraordinary development costs including demolition of the current building and filling in of the basement portion, remediation of some contaminated areas, upgrades to the design and materials used in the building and upgraded landscaping costs.

The plans for the property have been adjusted from the original plans presented to the Plan Commission due to concerns raised by the residents of Olive Street as well as the Plan Commission regarding the truck diesel filling area. That has been eliminated. They will offer diesel under the canopy for cars that require diesel gas. They have upgraded fencing and landscaping along Olive St. at the request of the Administration. The materials and design of the building were also changed to use different materials. He presented a timeline with construction beginning June 1, 2015 and completing around Thanksgiving 2015. There is an empty piece of property that will be, at first, landscaped with grass and maintained by the property owners and will be developed later with possibly a restaurant site or some other type of retail space.

Since the plan was just presented and given to the members of the committees within the last 24 hours, it was decided that no action would be taken at this time.

Mark Miller sent a report of activities. He has been working on an OSHA Inspection for the whole City the past three weeks. There were no questions.

Mary Poulsen gave a report of activities. She reported they are working on trying to get additional funding for the Chatham St. bridge portion of the Cal-Sag Trail. They are hopeful we will be able to get our entire Federal match for that part of the Trail. They are also continuing to contact businesses. Ald. Bilotto asked about the possibility of developing a spur from the Trail. It is possible.

Lindsay Dahlke gave a report on the TV Station. They have gotten their new equipment and currently trying to learn as much as they can before the official training. She is hoping to get some new cameras for City Council that will allow better views and offer more flexibility in the filming of City Council meetings. She is also looking to talk to the aldermen about things happening in their ward to put on Channel 4. There were no further questions.

Supervisor Crite sent his report for the month of January.

	January 2015 Activity	Year to Date
Rental Inspections	19	19
Rental Re-Inspection	0	0
Residential Inspections	58	58
"Notice of Violation" Letter Issued	5	5
Emergency Call Outs (PD / FD)		0
Complaints Received / Inspected	33	33
"Christmas Decorations" Notice		0
"Stop Work Orders" Posted	1	1
Commercial Inspections	2	2
Health/License Inspections	23	23
"Not Approved for Occupancy" Posted	3	3
"Code Violation Notice" Issued	123	123
Housing Court Summons Issued	13	13
"Leaf Disposal Notice" Issued	0	0

APPROVED BUSINESS LICENSES

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.

Designing and Railroad Manufacturing: (Received: 1/23/15) 2864 W Vermont St

The business as presented is a manufacturing business (metals), principally dedicated to the fabrication of railroad brake parts. The business is located in the I-1: Limited Industry Zoning District. They are moving from the Libby Building. Inspection is scheduled for 2/4/15.

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

The business is presented as a EATIN ESTABLISHMENT. Initial inspection completed.

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.

Montoya Nutrient Center: (Received: 1/23/15) 13340 Olde Western Ave

The business as presented is an existing business (Blue Island Nutrition) that has filed for a change of business ownership and business branding. The business is located in the UTOD District. A Change of Occupancy inspection is required and presently being sought.

Mi Own Salon: (Received: 1/25/15) 11930 Western 2A/B

The business as presented is a new retail business (hair salon), principally dedicated to styling services. The business is located in the C-2 Highway Commercial Zoning District. Initial walk-through inspections were completed in January 2015 and punch list improvements were described.

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.

Two Latinas with Soul: (Received: 10/16/14) 13012 Western Ave

The business license application presently has a conflict with application and punch listed items filed in September 2014. Requires follow-up with owner to determine if the punch listed items correlate with new business and/or have been addressed. Full service dining appears to meet UTOD zoning standards.

BUSINESS SIGN PERMITTING

OBSERVED SIGN VIOLATIONS (NON-APPLICATION PENDING)

- 1. 12541 Western:** Apartment for Rent signs affixed to street sign poles in public ROW
- 2. Blue Island Mobile Zone – 12822 Western:** Handwritten signs in window
- 3. Three Flags – 13023 Western:** Handwritten signs in window; Business only approved for temporary sign; no further plans have been communicated with City.
- 4. Dos Brothers – 2426 Vermont:** Excessive window coverage
- 5. Krave – 13126 Western:** Unauthorized banner sign promoting slot machine gaming
- 6. Birrieria Loreto Zacatecas – 12255 Western #9:** Business only approved for temporary sign; no further plans have been communicated with City.

Name of Business	Location	Sign Description & Status	Concerns	Next Steps
One Call Does It All	12708 Western	<p>Unauthorized reface of the existing awning sign.</p> <p>Violation – Not Approved</p>	<p>New awning sign installed w/o sign permit. Exceeds coverage limits for awning signs.</p> <p>Same building tenants/owner who is attempting to rebrand a new business – requires filing of new business license application with the City.</p>	<p>Business owners Instructed to file a new business license application before proceeding with addressing signage.</p> <p>Additionally desired signage changes (Reface of north-facing exterior wall ghost sign) on hold until other items addressed.</p>
Tenochtitlan	12947 Western	<p>Unauthorized banner sign installed above the 2nd story, north-facing exterior wall.</p> <p>Violation – Not Approved</p>	<p>Banner sign exceeds the height limit within UTOD (above the sign band) and exceeds maximum allowable size.</p>	<p>Discussed approval of a retroactive 30-day temporary allowance (effective Jan.) in lieu of other sign-related improvements slated for spring/summer 2015.</p>
Dunkin Donuts	13101 Western	<p>Unpermitted replacement of existing awning sign</p> <p>Violation – Not Approved</p>	<p>Existing awning sign functions as a primary sign.</p> <p>Sign exceeds both height restrictions, lighting, and maximum coverage area allowances.</p> <p>Owners did not obtain building permit for sign improvements.</p>	<p>Forwarded City sign code to business owners and have had subsequent conversations with awning installer regarding the physical concerns expressed during owners' 1/20 Bldg visit.</p> <p>Waiting further input from contractor.</p>
La Sirena	1964 W. Vermont	<p>Approved reface of the front facing primary business sign (24 SF).</p>	<p>None</p>	

Mr. Crite presented the Building Department report for January 2015. Their revenues for January 2015 were \$20,320.00.

January 2015 Activity		
	QTY	Revenue
Building Permits	41	\$ 5,015.00
Plumbing Permits	7	\$ 575.00
Electrical Permits	24	\$ 1,780.00
Penalty Board-Up	1	\$ 300.00
Contractor Registrations	23	\$ 2,300.00
Misc/Wrecking	3	\$ 75.00
Intent to Rent Inspections	20	\$ 1,600.00
Intent to Sell Inspections	19	\$ 2,475.00
Zoning Payments	0	\$ -
Garage Sale	0	\$ -
Street Openings	0	\$ -
Parkway Openings	0	\$ -
Housing Court Payments	8	\$ 3,100.00
Elevator Inspections	0	\$ -
Vacant Properties Registered	8	\$ 1,600.00
Vacant Properties Inspected	3	\$ 1,500.00
Total		\$ 20,320.00

Mr. Berry presented a proposal for Enterprise Community Partners, a not-for-profit working with the South Suburban Land Bank and Development Corp and is in charge of there Transit Oriented Development Fund. They got additional funding from the Chicago Community Trust to do more intensive pre-development work in three communities including Blue Island. They asked for a Memorandum of Understanding Resolution from the City as a demonstration of local support. There is no cost to the City. They are going to select five sites in town they would do pre-development work for (appraisals, talk to the owners, etc.). He thinks this will be a good way to catch the attention of developers for these spots. It was moved by Ald. Vieyra and seconded by Ald. Bilotto to send the Memorandum of Understanding Resolution to City Council for approval. All were in favor, motion carried.

Alderman Concerns:

Ald. Bilotto asked about 2312 Market St. Inspectors went out today. Waiting for a complete report.

He also asked about a house at 2122 Broadway. They have been ticketed every day and they have been summoned to Housing Court.

Ald. Vieyra asked about the sign for the City lot on Western by the Masonic Temple Building. Public Works does have the sign and they will hang it again.

Ald. Frausto asked about parking issues on Olde Western Ave. He asked if the business owners know about the Valet Parking Ordinance. Planning and Building will follow up with the owners to make sure they are aware of it.

There being no further business, it was moved by Ald. Carr and seconded by Ald. Frausto to adjourn. All in favor. Meeting was adjourned at 9:47 pm.

The next meeting will again begin as a combined meeting with the Finance Committee for the purpose of discussing the proposed Business District and is scheduled for Tuesday, March 3, 2015 at 7:30 pm in the City Council Chambers.

Respectfully submitted,

Tom Hawley, Chairman