

**Community Development Committee Report
for Meeting on April 8, 2015**

The meeting was called to order at 7:02 pm

Present: Ald. Hawley, Vieyra, Bilotto, Carr, Ostling, and Frausto
 Absent: Ald. Thompson
 Also Present: Clerk Randy Heuser, Treasurer Carmine Bilotto, Planner Jason Berry, Building Supervisor Crite, Ald. Rita, Lindsay Dahlke, Mary Poulsen, and Mark.

There was no Public Comment.

There was a short introduction by Cathy Braxton and Tammy Newson from Silver Dawn. They are looking to designate Blue Island as the first senior friendly city in the US. There are 5 steps. They will work with training and educating the first responders, then train other people who aid seniors, work on enhancing programming, offering social and emotional support and implementing a senior ID program. They will work with businesses so they will know how to work with seniors, help them understand dementia and to defuse any problems they may encounter. They chose Blue Island after speaking with Ald. Carr and learning about our programs we already have in place. This will be at no charge to the City.

There was a presentation by Larry O'Toole and Joe O'Meara. They are starting the Blue Island Organic and Sustainable Farm south of the canal along Canal St. They are experienced growers and were looking to do something in the Chicago Southland. After getting established, they will have a Farm Stand at the corner of Hoyne and Canal. They will be managing the MWRD property in that area for us. The Planning Department has put together a Land Usage and Open Space Management Agreement to be signed by the Mayor. That agreement was reviewed and it was moved by Ald. Vieyra and seconded by Ald. Carr to recommend the Mayor and Clerk sign the agreement for the space.

Mark Miller gave an update on Special Projects. On the properties along Vincennes at 119th St. for which we have a No Cash Bid pending, we have completed the process and if we don't hear anything by April 13th, those properties will go for deeding over to the City. The gas station on Western is still waiting on environmental testing results and the Fairview Apartments are scheduled to close on May 2nd. The Jewel property may have an agreement to be approved by the end of the month. They are hoping to have a Redevelopment Agreement at the next Finance Department for approval.

Mary Poulson reported the City is working with Riverdale and Dolton as well as CSX to develop trainspotting areas in each of the cities. There was additional money approved for the Chatham Street Bridge rehabilitation for the Cal-Sag Trail. Friday, she will be meeting with IDOT to talk about what would be involved in changing the route of the Cal-Sag Trail to include Blue Bridge. Calumet Township has asked to consider this. The Mayor and anyone else who would like to and can attend will be celebrating Arbor Day on Thursday, April 16th at 10 am at the Rec. Center. Two trees will be planted by Public Works. All are invited.

Lindsay Dahlke reported she is currently working on training the Associate Producer who will be running things while she is on maternity leave. She is also working on a Community Calendar that will be put on air and on the City web site. They currently have 5 hours of programming being shown and now that we are getting into spring and there are more events starting up, she is hoping to increase the number of hours of programming soon.

Building Supervisor Nicholas Crite presented the Building Department report for March:

HOUSING COURT: Thursday March 12, 2015

<u>Item</u>	<u>No. of Violations</u>
Code Not Violated	0
Code Violated (Appeared)	2
Code Violated (Compliance – Pre Hearing)	49
Code Violated (Failure to Appear)	24
Continuances	0
Non-suit	1
Total	76

HOUSING COURT: There are 58 Housing Court cases scheduled for the Thursday, April 9, 2014 hearing.

	March 2015 Activity		Year to Date	
	QTY	Revenue	QTY	Revenue
Building Permits	54	\$ 12,735.00	123	\$ 29,533.88
Plumbing Permits	6	\$ 690.00	22	\$ 2,045.00
Electrical Permits	11	\$ 1,770.00	42	\$ 4,535.00
Penalty	0	\$ -	3	\$ 450.00
Board-Up	0	\$ -	1	\$ 710.00
Contractor Registrations	25	\$ 2,500.00	72	\$ 7,200.00
Misc/Wrecking	8	\$ 255.00	20	\$ 545.00
Intent to Rent Inspections	41	\$ 4,800.00	0	\$ 25,625.00
Intent to Sell Inspections	19	\$ 2,875.00	63	\$ 8,595.00
Zoning Payments	0	\$ -	0	\$ -
Garage Sale	1	\$ 5.00	1	\$ 5.00
Street Openings			0	\$ -
Parkway Openings	1	\$ 200.00	1	\$ 200.00
Housing Court Payments	5	\$ 270.00	22	\$ 4,345.00
Elevator Inspections	15	\$ 1,547.00	24	\$ 2,390.00
Vacant Properties Registered	9	\$ 1,800.00	29	\$ 5,800.00
Vacant Properties Inspected	7	\$ 3,500.00	18	\$ 9,000.00
Total		\$ 32,947.00		\$ 86,178.88

	March 2015 Activity	Year to Date
Rental Inspections	21	126
Rental Re-Inspection	0	0
Residential Inspections	170	423
"Notice of Violation" Letter Issued	2	9
Emergency Call Outs (PD / FD)	3	8
Complaints Received / Inspected	43	117
"Christmas Decorations" Notice	0	0
"Stop Work Orders" Posted	5	14
Commercial Inspections	8	24
Health/License Inspections	47	95
"Not Approved for Occupancy" Posted	1	10
"Code Violation Notice" Issued	82	324
Housing Court Summons Issued	53	134
Approved Business Licenses		0
"Leaf Disposal Notice" Issued		0

Jason Berry presented the Community Development Department Report.



City of Blue Island
13051 Greenwood Ave
Blue Island, IL 60406
www.blueisland.org

COMMUNITY DEVELOPMENT DEPARTMENT MEMO

DATE: APRIL 8, 2015
TO: JASON BERRY, AICP; NICHOLAS CRITE
FROM: SEAN TERRY, PLANNING AND COMMUNITY DEVELOPMENT PROJECT MANAGER
RE: **COMMUNITY DEVELOPMENT AND HUMAN SERVICES COMMITTEE APRIL 2015**

Approved Business License Applications

Name: Pure Metals (formerly ACME Metals)
Zoning District: I-2 General Industry
Received: 1/23/2015

Address: 13500 Mozart Street
Use: Metal products [P]
Approved: 2/17/2015

Approved for a new business certificate of occupancy following the filed change of business registration and final inspection.

Name: The Corner Store
Zoning District: R-1 Single Family Residential
Received: 3/2/2015

Address: 12458 Maple Avenue
Use: Food store [SU]
Approved: 3/9/2015

Existing special use occupancy. Approved for a new business certificate of occupancy following change of business ownership and required inspections.

Name: Los Nandes
Zoning District: R-1 Single Family Residential
Received: 3/2/2015

Address: 12739 Sacramento Avenue
Use: Eating establishment [SU]
Approved: 3/9/2015

Fast service, dine in or carry out restaurant. Existing special use occupancy. Approved for a new business certificate of occupancy following change of business ownership and required inspections.

New Business License Applications

Name: IGS Energy
Zoning District: N/A
Received: 3/24/2015
Address: N/A
Use: Solicitor License
Approved: pending CDC approval
Seeking approval for the Solicitation of Printed Materials for four field representatives (3 male, 1 female), for the purpose of communicating with Blue Island residents about their current ComEd & Nicor Gas utility pricing and alternatively priced models.

IGS Energy will not occupy a storefront in Blue Island. Their representatives will operate exclusively in the field for approximately one year, with direct resident contact only permissible between the hours of 9:00am to 8:00pm.

The following businesses have previously submitted application materials on file with the Planning and Building Departments. Based on zoning review it has been determined that these businesses are eligible for Special Use consideration at a future Plan Commission/Zoning Board of Appeals hearing.

Name: Chicagoland Truck Sales
Zoning District: I-1: Limited Industry
Received: 12/9/2014
Address: 3301 Wireton Road
Use: Truck show room [SU]
Approved: pending SUP
Business originally recommended to pursue SUP following initial application. However, recent communication suggests the business will be seeking a relocation within six months to accommodate the business expansion.

Name: Mach 1 Mentoring
Zoning District: C-1: Central Area Commercial
Received: 10/28/2014
Address: 12718 Western Avenue
Use: Auto repair / technical education [SU]
Approved: pending SUP
Business recommended to pursue SUP. Mach 1 Mentoring would provide auto repair skills for youth education and training.

Name: California Gardens Christian Day Care Center
Zoning District: R-1: Residential
Received: 9/17/2014
Address: 13911 Coopers Road
Use: Day Care Center [SU]
Approved: pending SUP
Business recommended to pursue SUP. The proposed Day Care Center would be located in an existing Church facility.

Code Enforcement

The following businesses have been contacted by the Planning Department for non-compliance with Blue Island's Sign Code. These businesses are now undertaking actions to remedy non-conformance.

Name of Business	Location	Sign Description & Status	Concerns	Immediate Actions & Next Steps
Birrieria Loreto Zacatecas	12255 Western Avenue	Oversized banner sign located at the business frontage within the sign band.	Banner sign exceeds the maximum limit for sign coverage area and items of information. Per Section 1.01.14.B: Wall Signs	Met with business owner & sign contractor to determine a solution that will conform to Sign Code. The revised business sign has been approved and permitted by the Building Department. New sign erection pending.
Tenochtitlan	12947 Western Avenue	Unauthorized banner sign installed above the 2 nd story, north-facing exterior wall.	Banner sign exceeded the height limit within UTOD (above the sign band) and exceeded the maximum allowable size overall. Per Section 1.01.14.B: Wall Signs	Banner sign removed Monday, March 23 rd . A revised business signage plan has not yet been submitted.
Dunkin Donuts	13101 Western Avenue	Unpermitted replacement of existing awning sign – to function as a primary business sign.	Installed sign was in non-conformance due to: excessive height, external lighting, and maximum coverage area allowances. Per Section: 1.01.14.C Awning or Canopy Signs	Met with business owner & sign contractor to determine a suitable replacement for new awning sign erection. The revised business sign has been approved and permitted by the Building Department. New sign erection pending.
Allied Services	12761 Western Avenue	Unpermitted business sign (blade sign) erected on second story	Blade sign is suitably designed; however, no commercial sign permit was obtained from the Building Department prior to	Met with business owner to discuss non-conformance and deliver a copy of the sign permit application.

			sign erection. Per Section: 1.01.24. Nonconforming Signs	Allied Services has been advised that a retroactive sign permit & payment can be submitted to the Building Department.
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The following businesses have addressed previous sign violations (February – March) and are now in conformance with Blue Island’s Sign Code.

Business	Address	Issue	Change Status
Sound Masters	12101 Western Avenue	Torn banners on service gate	Torn banners removed after second citation delivered.
Pizza Hut	12601 Western Avenue	Broken letter encasement (Hat) on the Western facing sign	Broken sign portion repaired.
Allied Services	12761 Western Avenue	Building awning still reflects Lost Treasure as tenant	Met with ownership – working to bring sign into compliance.
Raven's Place	13031 Western Avenue	Unauthorized gaming sign located on the north facing wall	Gaming sign has been removed.

The following businesses were highlighted for non-compliant sign violations during the month of March. Citations have been delivered to the store owners in-person, providing owners with immediate reference to the Code and the related sections with instructions on required next steps.

1. Sound Masters – 12101 Western: Torn and unkempt banners located along the south service gate
2. Stylez R Us – 12822 Western: Handwritten signs posted; Unpermitted business sign erected; Excessive window coverage
3. Microtech – 2115 Vermont: Handwritten signs posted; Excessive window coverage
4. Wireless Fun – 2406 Western: Unpermitted business sign erected

Jason Berry reported that the Business District was approved by the State. It will kick in on July 1st and money will begin coming in in October. He also presented a first draft of a Business Development Grant Program Policies and Procedures. The document was reviewed and Aldermen made suggestions for changes. We will continue to talk about this at our next meeting and it will be presented to the Steering Committee which will be formed to help advise the City. It will also go to the Mayor, Directors and Administration for feedback before being approved by City Council. It is hoped that a final document will be approved by October.

There being no more business for the night, it was moved by Ald. Vieyra and seconded by Ald. Ostling to adjourn. Motion passed and the meeting was adjourned at 9:07 pm.

The next meeting will be scheduled after the new Council is sworn in and Committee appointments have been made.

Respectfully submitted,

Tom Hawley, Chairman