

**Community Development Committee Report  
for Meeting on April 9, 2014**

The meeting was called to order at 7:05 pm

Present: Aldermen Hawley, Vieyra, Bilotto, Carr, Ostling

Absent: Alderman Thompson, Frausto

Also Present: Jason Berry, Building Department; Treasurer Bilotto;

Mark Churn, Spark Energy representative, wants to get approval for people to go door to door to speak with people to educate residents about Green Energy. Since they aren't on the agenda, we can only listen and not take any action. They were looking to get started as soon as approved. They would like an annual license to spread people out, if it is a shorter period, they would send more in during a concentrated time. They have submitted their application to Liz Florez in the Building Department and spoke with Linda Podgorski in the Clerk's Office about fees involved. They would be out around 1:30 pm to 7:30 pm during the day. The Committee is referring it the Council with a recommendation to approve the application. Ald. Ostling moved to refer it directly to the City Council for approval. Ald. Carr seconded. Motion passed.

The committee then reviewed the Building Department report for March.

**Island Sports Bar & Grill** 13414 Western Ave

Per the Tuesday February 18, 2014 meeting before the liquor commissioner, the following actions were

- Capacity for the venue was reduced to 200 patrons;
- Age limit for patrons were increased to 30 years of age after 8PM; and
- Weekend closing time for the establishment is now 2:15AM

There has been no notification of any issues down at the Island Sports Bar & Grill.

**PLAN COMMISSION AGENDA ITEMS**

- Review of Sign Ordinance

**ZONING BOARD OF APPEALS AGENDA ITEMS**

- Variation - 12851 Clinton: Applicant will be seeking a variation of the property lot line to allow for the construction of an addition to the home within the rear yard of the property.

**APPROVED BUSINESS LICENSES**

**T&B Associates (Home Business)** 2017 Walnut St

The home business as presented is a **PROFESSIONAL OFFICE** (Employment Search Firm) located in the R-1: Single Family Residential District. As of the date of this report, the home business is permitted to operate.

**PENDING BUSINESS LICENSES**

**Vintage Hair Boutique** 12149 S Western Ave

The business as presented is a **RETAIL ESTABLISHMENT** located in the C-2: Highway Commercial District. Upon inspection of the premises, the business owner was given a list of items that must be completed from the building and fire inspectors prior to the issuance of a business license. As of the date of this report no re-inspection has been requested by the business owner.

**It Takes a Village** 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.

**Allied Cleaning Services, Inc.** 12761-63 Western Ave

The business as presented is a **PERSONAL SERVICE ESTABLISHMENT: PROFESSIONAL OFFICE** (pest control cleaning) located in the C-2: Highway Commercial District. The owner will be performing a building out of the space.

**Blue Island Beer Company** 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 use will require a special use permit thus requiring a recommendation by the Zoning Board of Appeals with final determination by the City Council. They have an appreciation for Blue Island history and will be the first brewery to open in Blue Island since prohibition.

**All Area W&W Towing, Inc.** 2217 W 135th Pl Suite 3E

The business as presented will consist of vehicle impound/towing located in the I1: Limited Industry District. As of the date of this report no inspections have been scheduled. Additionally, the business owner will be assessed a penalty of \$100.00 for operating a business without a proper business license.

Mr. Crite presented the Building Department report for March 2014:

	March 2014 Activity		Year to Date	
	QTY	Revenue	QTY	Revenue
Building Permits	47	\$ 2,885.00	110	\$ 9,695.00
Plumbing Permits	10	\$ 845.00	23	\$ 1,825.00
Electrical Permits	7	\$ 960.00	27	\$ 3,910.00
Penalties	1	\$ 300.00	14	\$ 1,575.00
Stop Work Orders			15	\$ -
Apartment Inspections	34	\$ 1,435.00	72	\$ 2,630.00
Residential Inspections	31	\$ 3,200.00	61	\$ 6,615.00
Commercial Inspections		\$ -	8	\$ -
Health/License Inspections		\$ -	65	\$ -
Elevator Inspections	16	\$ 2,240.00	21	\$ 2,816.00
Not Approved for Occupancy		\$ -	6	\$ -
Code Violations (Door Tags)	0	\$ -	79	\$ -
Court Summons Issued	0	\$ -	0	\$ -
Housing Court Fines Issued	1	\$ 50.00	5	\$ 300.00
Vacant Properties Registered	15	\$ 3,000.00	42	\$ 8,500.00
Vacant Properties Inspected	9	\$ 4,700.00	19	\$ 9,400.00
Contractor Registrations	30	\$ 3,115.00	75	\$ 7,615.00
Street Openings	1	\$ 175.00	1	\$ 175.00
Parkway Openings			0	\$ -
Misc/Wrecking	10	\$ 1,610.00	46	\$ 10,995.00
Sewer Permit	0	\$ -	0	\$ -
Board-Up	0	\$ -	0	\$ -
Garage Sale	0	\$ -	1	\$ 5.00
Business Licenses Issued			0	\$ -
Zoning	0	\$ -	0	\$ -
<b>Total</b>		<b>\$ 24,515.00</b>		<b>\$ 66,056.00</b>

This reflects a short period with the new fee structure. They are keeping a record of what the affect of the new structure is on the revenues. It has been good.

Ald. Ostling asked if there has been a change in the chain of command at the Building Department. Mr. Berry reported that, yes, he would say there has been. Mr. Crite is responsible for all inspectors. Director Rita has asked that Mr. Crite

oversee all of the inspectors since he is aware and signing all permits. They are trying to improve/professionalize the department a little by orientating things towards projects. They just created a property maintenance schedule. They created 7 zones. On Monday, if a person is on Code Enforcement, they are in a certain area, etc. They hope in the next year to have all of the inspectors certified. We have adopted the International Code Council Code Book. They offer certification courses. Mr. Berry is currently the only one certified. The City is moving toward formalizing the procedures followed and professionalize the Department by following the Code we have adopted. Mr. Crite is leading training for that. It costs about \$150 for the test. They have talked about the City paying for the first attempt. If they don't pass, they would need to pay for subsequent testing. There are a number of different Certifications offered. All of the inspectors are part time at this point. Mario is still full time. He is working on facilities maintenance and inspections. If we have tag issues, we should send them to Nic or Jason.

Ald. Ostling asked about if there was a form to fill out with requests. We do have a complaint form, but it's not available for fillable pdf. Ald. Vieyra and Hawley would like to see fillable forms. Mr. Berry asked if there was something that would be a little more efficient? He will check tomorrow and send out the form that is available. What is the best way for follow up? Email would be fine.

Ald. Hawley and Ostling asked where Mr. Berry fits in. His title is Deputy Director for Planning and Building. Most of the projects he is working on are long-range projects. He likes putting Planning and Building Department together is a good thing. Once a sign ordinance is passed through Planning and Zoning, it's then up to the Building Department to enforce it. There are lots of projects that are big in scope and straddle finding the opportunity and the need in the Planning part of it and making it happen and enforcement in Building Department. He works on long range projects. He's been working on getting the Brewery here for over a year. Having Rock Island Public House in town, made it possible to attract the Brewery. Now he will work on what's next. His job is to make Blue Island an economically viable community.

He's been working on making Western Ave. 2-way. They have finally gotten IDOT to say it is feasible. But they also said it's not included in their funding for 2014-2019. So part of what he will work on is getting the funding together to start this process. This is a long-term project. 5 to 6 years away, at least. Part of his job is keeping it on the radar and help keep it moving. Business retention and expansion is another area they are working on. They have created a database of vacant buildings with square footage, how much rents are, etc. Be aggressive about grants.

The sign ordinance has been sent to Judiciary for review. The Community Development Committee is listed in there as being the appeal process and approving variations. Plan Commission has developed this ordinance. If a proposed sign meets the ordinance, they have to approve it. There are two types of signs that would require a special use permits: roof top signs on Olde Western and billboards. Any permitted signs (the owner obtained appropriate permits), would be grandfathered in. Any signs put up without a permit would be subject to the ordinance. The old sign ordinance was passed in 1971 and doesn't address things like electronic signs since they were not around then. This new ordinance addresses those types of signs and allows in some areas and not in others. Once the City Council is good with it, we will go to the Chamber and ask for their support in getting the information out to their members and helping to educate them.

As with many things, enforcement is necessary. There are enforcement provisions are in the sign ordinance as well. It is as comprehensive as possible so that it is all covered in one ordinance. It can be given to a business owner and they will know all of the standards, requirements, variation process and enforcement. It will help provide consistent regulations in signage around town. We're not looking to push aesthetics on an owner. The business owner can decide what kind of signage works best for their business, but within regulations that can be enforced consistently. Ald. Hawley suggested sending out some notification to the business owners. Ald. Carr would like to make sure the businesses don't feel like they can't do anything. Ald. Vieyra said the business owners need to be educated to ask before purchasing signs. The problems come when people don't apply and do whatever they want and others feel very restricted if they follow the rules. It needs to be consistently applied and enforced. Ald. Vieyra wants the information easily accessible online as well as printed.

There being no further business, it was moved by Ald. Ostling and seconded by Ald. Bilotto to adjourn. Motion passed and the meeting was adjourned at 8:30 pm.

The next meeting is scheduled for Wednesday, May 13, 2014 at 7 pm in the City Council Chambers.

Respectfully submitted,

Tom Hawley, Chairman