

Community Development Committee Report for Meeting on May 14, 2014

The meeting was called to order at 7:08 pm

Present: Aldermen Hawley, Vieyra, Bilotto, Carr, Ostling, Frausto and Thompson

Absent: Alderman Bilotto

Also Present: Nicholas Crite, Building Department; Treasurer Bilotto and Alderman Stone

Public Comment: Ald. Stone asked about Island Bar and Grill. She is concerned about incidents happening down there. Mr. Crite said he hasn't heard of any police activity, but they did just have a health inspection. Ald. Frausto said there have been a couple of incidents, one which required help from additional police departments and one which was an altercation that required just Blue Island. Ald. Frausto said he has received complaints about a lot of cars parking down Broadway to Rexford which raises questions on if they are following the occupancy limits. People could be coming alone in a car and that could account for a lot of cars. Ald. Vieyra asked about the noise from music. No one has heard any complaints. It was noted that the police have been stepping up patrols on Western Ave. with all of the bars. Treasurer Bilotto said the Mayor has been working with the owner and they have an off duty officer there in the evenings. He suggested someone should contact Director Rita to make sure he is aware of the concerns. Ald. Hawley will contact the Mayor, Director Rita, City Attorney Raines and Deputy Chief Cornell asking at what point the next step would be taken. He will email them and cc everyone here.

The committee then reviewed the Building Department report for March.

PLAN COMMISSION AGENDA ITEMS

They will be reviewing the Sign Ordinance and will be considering a Special Use for Core Impex Group, Inc.: 2840 Vermont St. The Applicant is seeking a special use permit for Auto Body dismantling and recycling.

ZONING BOARD OF APPEALS AGENDA ITEMS

They will be considering a variation for 12851 Clinton: Applicant is 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. They are also considering a Special Use for Blue Island Beer Co: 13357 Olde Western Ave. Applicant will be seeking a special use for Artisan Manufacturing of beer. Also on the agenda is consideration of a lot subdivision: 2435 New St. Applicant is requesting to subdivide the original property into two separate lots.

APPROVED BUSINESS LICENSES

Cold Steel Professional Services, Inc.: 12757 S Western Ave, #117

The business is a Personal Service Establishment: Professional Office. They will be doing classroom training for conceal carry licensing. There will be no guns being brought into the establishments. It is located in the C-2: Highway Commercial District. Upon inspection of the premises, the property was deemed in compliance.

Fun and Cocktails: 1859 Burr Oak Ave

The business is an Eating and Drinking Establishment located in the C-2: Highway Commercial District. Upon various inspections of the premises, the property was deemed in compliance by all inspectors and the business has been reissued their liquor and business licenses.

Vintage Hair Boutique: 12149 S Western Ave

The business is a Retail Establishment located in the C-2 Highway Commercial District. They sell hair accessories and some clothing. All inspections have been completed and the business license has been issued.

PENDING BUSINESS LICENSES

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

The business will be a vehicle impound/towing lot located in the I1: Limited Industry District. Inspections are pending. Ald. Frausto asked about another business on 135th Pl that is storing large spools. Can we ask they be cleaned up and

possibly construct a fence that would hide the materials a little more. Nicholas Crite will pay a visit to them down there.

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. Owner anticipates construction to be completed and the office space opened by June 1, 2014.

Best Buy Auto: 12960 Ashland Ave

The existing business located in the I-1: Limited Industry District is interested in adding the warehousing of automobile parts as part of their current license. Per Ordinance #2152, Blue Island Zoning Code, "warehousing with no retail sale permitted on the premises" is a permitted use in the zoning district.

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 business received special use approval from the Plan Commission on April 16, 2014 and will be presenting at the next scheduled Zoning Board of Appeals meeting.

The BoCa Bar: 12748 Western Ave

The business is an Eating and Drinking Establishment (bar and lounge) located in the C-1: Central Area Commercial District. Inspection for the property is scheduled for Monday, May 19, 2014.

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.

Latin Rhythm Lounge: 13308 Olde Western Ave

The business is a Full Service: Eating and Drinking Establishment (Latin food and liquor restaurant) located in the U-TOD: Uptown Transit Oriented Development District. Due to fire damage to the building and pending construction, the department has not scheduled an inspection of the property for the operation of the business.

Old Town Barbershop: 12352 Western Ave

The business is a Personal Service Establishment (barbershop) located in the C-2 Highway Commercial District. Inspections have been completed, however, the department is waiting on additional materials from the business owner.

Mr. Crite presented the Building Department report for April 2014. This month includes the full amount of the fee increases. Their revenues for April were \$41,790.68. Their total revenues from FYE 5/30/14 were just over \$47,000.00. Nic Crite said there have been some grumbling, but they understand it's a cost of doing business.

Ald. Hawley asked about Vacant Properties Registered. Mr. Crite said they get a list of all foreclosed homes and there is a fee that the banks pay.

Ald. Thompson asked about tagging or ticketing for grass mowing. She said there are a lot properties that aren't being mowed on a regular basis. Mr. Crite said they are going through different areas two days after garbage day in an area and tag as many properties as possible in that period.

	April 2014 Activity		Year to Date	
	QTY	Revenue	QTY	Revenue
Building Permits	83	\$ 13,946.68	193	\$ 23,641.68
Plumbing Permits	13	\$ 3,285.00	36	\$ 5,110.00
Electrical Permits	14	\$ 4,575.00	41	\$ 8,485.00
Penalties	3	\$ 300.00	17	\$ 1,875.00
Stop Work Orders	11		37	\$ -
Apartment Inspections	18	\$ 725.00	90	\$ 3,355.00
Residential Inspections	17	\$ 1,915.00	78	\$ 8,530.00
Commercial Inspections	5		13	\$ -
Health/License Inspections	23		108	\$ -
Elevator Inspections	3	\$ 384.00	24	\$ 3,200.00
Not Approved for Occupancy	45		52	\$ -
Code Violations (Door Tags)	109		299	\$ -
Court Summons Issued	1		1	\$ -
Housing Court Fines Issued	1	\$ 50.00	6	\$ 350.00
Vacant Properties Registered	10	\$ 2,000.00	52	\$ 10,500.00
Vacant Properties Inspected	7	\$ 3,500.00	26	\$ 12,900.00
Contractor Registrations	44	\$ 4,400.00	119	\$ 12,015.00
Street Openings			1	\$ 175.00
Parkway Openings			0	\$ -
Misc/Wrecking	21	\$ 6,350.00	67	\$ 17,345.00
Sewer Permit			0	\$ -
Board-Up	1	\$ 125.00	1	\$ 125.00
Garage Sale	7	\$ 35.00	8	\$ 40.00
Business Licenses Issued			0	\$ -
Zoning	1	\$ 200.00	1	\$ 200.00
Total		\$ 41,790.68		\$ 107,846.68

The new Business Packet has had the final changes made to it and can be put into use immediately. A small number of copies will be printed so that it can be changed with the final Sign Ordinance. Ald. Hawley asked for an update next month on what steps are remaining to get it passed.

We discussed the Safe Parks Ordinance. Ald. Carr said that this would affect areas around parks. Fines would double around parks with the additional amounts charged going to the Park District. The money would be used for better signage and other improvements to make the areas surrounding the parks safer. Ald. Thompson expressed concern that there are no park facilities in the 7th Ward. As with any ordinance, it is only as good as enforcement allows. Ald. Vieyra moved to send it to Judiciary for consideration. It was seconded by Ald. Frausto. All in favor, motion passed.

A fence variation at 2312 Broadway was then discussed. The applicant wants to replace a 6' wood fence with another 6' wood fence in the same location. Ald. Vieyra clarified that it would not go past the back of the house. Work was stopped because they did not have a permit. It was moved by Ald. Vieyra and seconded by Ald. Carr to approve the variation. All in favor, motion passed.

It was moved by Ald. Ostling and seconded by Ald. Vieyra to adjourn. All in favor. Meeting was adjourned at 7:57 pm.

The next meeting is scheduled for Wednesday, June 11, 2014 at 7 pm in the City Council Chambers.

Respectfully submitted,

Tom Hawley, Chairman