

Community Development Committee Report for Meeting on June 11, 2014

The meeting was called to order at 7:08 pm

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

Absent: Alderman Carr

Also Present: Nicholas Crite, Building Department and Alderman Stone

Old Business:

Ald. Ostling asked if we had gotten a reply about the Island Bar and Grill beyond what City Attorney Raines had said. Nothing has been received. Ald. Stone asked about a fight outside of Hideaway and the owner said it happens all of the time. Mr. Crite said he would look into the matter with Deputy Chief Cornell.

Ald. Thompson said she is concerned because the Bread and Bottle is not closing at 9 pm. They are closing the doors, but people are inside. She says she has not seen their Security Guard at closing time and she has reported it to Deputy Chief Cornell.

Ald. Ostling reported on the Corner Store and said there are a lot of signs that cover most of the windows. Mr. Crite said the current ordinance addressing sign coverage only covers businesses on Western. The new sign ordinance will cover all businesses in town. It's on the next Plan Commission Agenda.

Ald. Ostling asked if there is anything we can do about the junkers going around town. They are getting a little aggressive and going into people's yards and taking things. They are going through garbage cans and leaving trash all over. Ald. Vieyra said she spoke to City Attorney Raines and she was going to look into tweaking the ordinance to help with that.

New Business:

Elite Marketing Group was not present to present their plan. It was moved by Ald. Ostling and seconded by Ald. Vieyra to table their license approval to next month.

Mach 1 Mentoring: 12718 Western: Mr. Kenneth Trotter was present to talk about his plans for the building. He wants to open a training facility to teach youth how to repair and rebuild classic cars. Per Mr. Crite, he is in the process of purchasing the building. He will need to apply for a license. Depending on the type of business he may need to apply for a Special Use permit to open. He has been running a similar facility sharing a space with another business. He is looking for a space that is just for him. He showed plans for what he would like to do to the façade and talked about how it would work. No action taken.

The committee then reviewed the Building Department report for May.

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. They will also be considering a Special Use for 2737 Union St. They are seeking a permit for a day care center in an R1: Single Family Residential district. The next Plan Commission meeting is on Wednesday, June 18, 2014.

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. They will also be considering the Special Use for 2737 Union St.

APPROVED BUSINESS LICENSES

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. As of the date of this report, the business is permitted to operate.

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. Inspections are pending. As of the date of this report, the business is permitted to operate.

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. As of the date of this report, the business is permitted to operate.

PENDING BUSINESS LICENSES

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 as presented is an **EATING AND DRINKING ESTABLISHMENT** (bar and lounge) located in the C-1: Central Area Commercial District.

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 Rhythym Lounge 13308 Olde Western Ave

The business as presented 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 as presented 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 May 2014. Their revenues for May 2014 were \$37,162.07. Their total revenues for this Fiscal Year are \$145,008.75.

Mr. Crite said they are in the process of finding landscapers to help mow vacant properties (currently there are 109 properties). We received a grant. He is having a problem finding landscapers who will give a written quote, has insurance and are paying the prevailing wage (\$37.00 per hour). If you have any properties in your ward that need to be mowed, please email Nic Crite with the address. Ald. Frausto and Ald. Thompson brought up some property issues.

	May 2014 Activity		Year to Date	
	QTY	Revenue	QTY	Revenue
Building Permits	109	\$ 14,941.65	302	\$ 38,583.33
Plumbing Permits	12	\$ 750.00	48	\$ 5,860.00
Electrical Permits	11	\$ 890.00	52	\$ 9,375.00
Penalties	4	\$ 475.00	21	\$ 2,350.00
Stop Work Orders	5		42	\$ -
Apartment Inspections	30	\$ 2,225.00	120	\$ 5,580.00
Residential Inspections	35	\$ 4,200.00	113	\$ 12,730.00
Commercial Inspections	3		16	\$ -
Health/License Inspections	23		131	\$ -
Elevator Inspections			24	\$ 3,200.00
Not Approved for Occupancy	30		82	\$ -
Code Violations (Door Tags)	138		437	\$ -
Court Summons Issued			1	\$ -
Housing Court Fines Issued			6	\$ 350.00
Vacant Properties Registered	12	\$ 2,400.00	64	\$ 12,900.00
Vacant Properties Inspected	13	\$ 6,500.00	39	\$ 19,400.00
Contractor Registrations	35	\$ 3,500.00	154	\$ 15,515.00
Street Openings	1	\$ 300.00	2	\$ 475.00
Parkway Openings	1	\$ 200.00	1	\$ 200.00
Misc/Wrecking	3	\$ 350.00	70	\$ 17,695.00
Sewer Permit			0	\$ -
Board-Up	1	\$ 230.42	2	\$ 355.42
Garage Sale	40	\$ 200.00	48	\$ 240.00
Business Licenses Issued			0	\$ -
Zoning			1	\$ 200.00
Total		\$ 37,162.07		\$ 145,008.75

It was moved by Ald. Bilotto and seconded by Ald. Thompson to adjourn. All in favor. Meeting was adjourned at 8:16 pm.

The next meeting is scheduled for Wednesday, July 9, 2014 at 7 pm in the City Council Chambers.

Respectfully submitted,

Tom Hawley, Chairman