

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

The meeting was called to order at 7:08 pm

Present: Aldermen Hawley, Carr, Frausto and Thompson

Absent: Alderman Vieyra, Bilotto, Ostling

Also Present: Nicholas Crite, Supervisor of Buildings, Jason Berry, Muhamad Ramadan and Abdul Douba, Alan Stevo

Old Business:

Elite Marketing was a no show at the meeting. It was moved by Alderman Frausto and seconded by Alderman Carr to deny their application. All were in favor, motion carries.

New Business:

The committee then reviewed the Building Department report for June.

**PLAN COMMISSION AGENDA ITEMS**

The Plan Commission recommended denial of the application for the Special Use for 2737 Union St. for a day care center in a R1, Single Family Residential District. They are now going to appear before the Zoning Board of Appeals.

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**

At their last meeting, they recommended approval of a variation for 12851 Clinton who was 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 also recommended approval of a Special Use for Blue Island Beer Co: 13357 Olde Western Ave. for Artisan Manufacturing of beer. Also recommended for approval was a lot subdivision at 2435 New St. to subdivide the original property into two separate lots. All three items were presented and approved at City Council.

**APPROVED BUSINESS LICENSES**

No business licenses have been approved since the last CDHS meeting.

**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 and Zoning Board of Appeals on April 16, 2014 and June 16, 2014, respectively. Construction plans have been approved and the owner will receive permits once all fees are paid.

**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. The building department has performed initial health and building inspections at the property. Owner stated that minor repairs and painting will be performed throughout the dining area. Additionally, owner will be testing for food service license and will be submitting the documentation to the building department. Ald. Thompson asked about the capacity. Mr. Crite said that would be set by the Fire Department.

**Micro Tech Envios, Inc:** 2115 Vermont

The business as presented is a **PERSONAL SERVICE ESTABLISHMENT** located in the U-TOD: Uptown Transit Oriented Development District provides services for money wiring, bill payment, internet service and computer repair. They are opening a second location. Property has been inspected and the owner was given a list of items to complete prior to obtaining a business license.

**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 (they have an Oklahoma Cosmetology License and they need to get their license from Illinois).

**Scrap Metal Services, LLC:** 3000 W 139th St

The business as presented is **WAREHOUSE FACILITY FOR STORAGE OF SCRAP MATERIAL** located in the I-2: General Industry District. They are a brokerage firm for recycling of scrap material. All items would be kept inside a warehouse. As of the date of this report no inspections have been scheduled.

Ald. Hawley said there are already parking issues down on Olde Western Ave. and with the addition of at least two more potentially popular businesses will only make it worse. There has been talk about Valet parking and using the space under the bridge. Another idea is to acquire a building at Broadway and Greenwood from the bank and tear that down and make a parking lot which would be City owned. There is a possibility of a public/private opportunity. Would there be one Valet Service or would it be different ones. Mr. Berry is looking at some other cities regulations for Valet Parking. He believes offering it as a business that would include all of the regulations affecting a business would be in place. We would need an ordinance setting up this type of business in town because it would need a little more regulation than a normal business. Ald. Frausto and Ald. Hawley would like to see this move forward sooner than later as there are already issues and we need to make sure whatever we put into place is working before two more businesses open down there and add to the issues.

Mr. Crite presented the Building Department report for June 2014. Their revenues for June 2014 were \$33,363.78. Their total revenues for this Fiscal Year beginning May 1, 2014 are \$70,525.85, for the year starting January 1, 2014, revenues are \$178,372.53.

	June 2014 Activity		Year to Date	
	QTY	Revenue	QTY	Revenue
Building Permits	101	\$ 14,607.28	403	\$ 53,190.61
Plumbing Permits	8	\$ 635.00	56	\$ 6,495.00
Electrical Permits	13	\$ 840.00	65	\$ 10,215.00
Penalties	2	\$ 250.00	23	\$ 2,600.00
Stop Work Orders			42	\$ -
Apartment Inspections	23	\$ 1,175.00	143	\$ 6,755.00
Residential Inspections	20	\$ 2,325.00	133	\$ 15,055.00
Commercial Inspections			16	\$ -
Health/License Inspections			131	\$ -
Elevator Inspections	1	\$ 64.00	25	\$ 3,264.00
Not Approved for Occupancy			82	\$ -
Code Violations (Door Tags)			437	\$ -
Court Summons Issued			1	\$ -
Housing Court Fines Issued	2	\$ 200.00	8	\$ 550.00
Vacant Properties Registered	12	\$ 2,400.00	76	\$ 15,300.00
Vacant Properties Inspected	10	\$ 5,000.00	49	\$ 24,400.00
Contractor Registrations	29	\$ 2,900.00	183	\$ 18,415.00
Street Openings	1	\$ 300.00	3	\$ 775.00
Parkway Openings	1	\$ 200.00	2	\$ 400.00
Misc/Wrecking	14	\$ 1,920.00	84	\$ 19,615.00
Sewer Permit			0	\$ -
Board-Up			2	\$ 355.42
Garage Sale	52	\$ 260.00	100	\$ 500.00
Business Licenses Issued			0	\$ -
Zoning	1	\$ 287.50	2	\$ 487.50
<b>Total</b>		<b>\$ 33,363.78</b>		<b>\$ 178,372.53</b>

Ald. Hawley asked Mr. Berry and Mr. Crite about getting an overview of some of the things affecting the CDHSC that are included in the new Sign Ordinance that was passed at City Council the night before. It now is a comprehensive Sign Ordinance that is in affect for the parts of the City that are not included in the UTOD Sign Ordinance. It talks about signage in places like residential areas (church, home business, etc.), Commercial District and Industrial District. There's also special regulations for Hospitals since they have special signage needs.

There are specifically prohibited signs (animated, moving, flashing, twinkling, wind-blown, etc.). The Ordinance can always be amended if we feel it goes to far (or not far enough). The important aspect of any ordinance is enforcement. Signs in the right-of-way are not allowed except for A-frame style signs and overhead signs. Signs are not allowed in parkways and other public areas. Signs are not allowed to be made out of temporary material (vinyl, paper, etc.). Those are considered temporary and are limited to 30 days. Signs should not cover architectural elements of a building. There are also new regulations for billboards. They are allowed in industrial districts only. Any changes to billboards to the LED ones, would need a Special Use permit as would any rooftop signs. Those would go through Plan Commission, Zoning Board of Appeals and then need to be approved by City Council.

The CDHS was charged with Sign Code Variations. If there is something unique about their business or want to do a non-permitted sign, they could come to this Committee for a Variation. If this Committee denies a sign, it may be appealed to the entire City Council, but if this Committee approves it, they may get a permit the next day. These would arise from a denial from City Staff.

Non-conforming signs are a concern. There are a lot of them. The administration is asking to enforce signage and façade changes. If a sign was not properly permitted, it will not be considered a legal sign. If a business has gone through the process and gotten proper approvals and permits, it will be allowed to stay.

Discussion about the LED lights outlining the windows, etc. ensued. Everyone seemed to be OK with the outlining of windows with lights as long as they aren't too bright, or chasing, or flashing in some fashion. They did take that into account in the new sign ordinance. It is not allowed to outline architectural details of a building. They are also supposed to be turned off when the business is closed.

Discussion about window signs ensued. The code enacted the night before maximized the coverage to 40%. They are looking at how to enforce that. If there is a building with 3 bays of windows, can one full window be a sign and the other two be open? Consensus eventually was each division of glass is a window. Ald. Carr said the original intent was for safety reasons so that if something was going on inside the business, it would obstruct emergency personnel view into the business. It was also decided that enforcement is only for windows on the main store front or primary façade.

Handwritten signs have not been legal since 2006. Enforcement is difficult. It will be a gray and fuzzy area. There are other signs that are sunsetting in the UTOD area. There are a lot of now illegal signs that were legally obtained Uptown. Mr. Berry thinks we should eliminate that clause from the current UTOD Sign Ordinance. Consensus was that those signs should be allowed to stay, but if any of those signs were to come down, the City needs to be over there and let them know that their old sign was non-conforming and that a new sign would need to be approved.

Ald. Hawley has requested that a book of guidelines needs to be put together that is simpler than the entire ordinance, and easy to read. It was started and then it was put on hold for the passage of the new sign ordinance. We need one that would go with the Business Application as well as one that would go to current business owners regarding replacement of signs. Mr. Berry suggested a letter could be sent with a follow-up visit to businesses.

Muhamad Ramadan, attorney for Abdul Douba, was then asked to present their business. Since they were not on the agenda, no action will be taken at the meeting. They are looking to open a Hookah Lounge. It's a popular venue that is an alternative to your normal drinking establishment. There will be no alcohol or food served at this business. The location is a free standing building at 2002 Vermont St. (Vermont and Division). There is a good tax generating business with tobacco tax and sales taxes. They are looking to make it a nice, chic business. Ald. Carr asked about smoking in a public building and how that will work. He said it is similar to a cigar lounge. Mr. Crite said that State Statute says 80% of the revenue generated needs to be from tobacco sales and it must be a free-standing building in order to have tobacco smoked inside the building. The owner interested in opening the business owns another business in town and is very happy with working with the City and the diversity of the residents. They have submitted plans and the application to the Building Department.

Ald. Hawley said he has talked with the Mayor, Director Rita and Mr. Berry and Mr. Crite about the Zoning Ordinance revision could be something this Committee could work on. A revision was started a couple of years ago, but it stalled with the new administration due to many other pressing issues to deal with. It is thought it would be good to get that going again. It's a very important document that lays out what types of businesses can go where and it needs to be updated. A lot of work has already been done. In talking to Mr. Berry about this idea, he said it would be great to bring some issues to this committee for feedback. Ald. Hawley said it's not something that we would take on as a whole document, but that we would take on parts of it that Mr. Crite and Mr. Berry have some questions on and want feedback. It was thought that this Committee has half of the Council and is a good cross section of the City and would be a good place to get some feedback.

Mr. Berry talked about the Zoning Code. Part of the Code is the Sign Ordinance which has just been passed. Another part is the Use Table. He is working on looking at that for Zoning Conflicts: residential areas butting up to industrial uses. It causes a lot of problems for the City now. When the original Code was adopted, many people probably walked to work there and liked being so close. Now, it's different. There are two types of uses: permitted and special uses. Permitted uses, there is really nothing we can do or say to not allow it if it is permitted. A special use is like the day care center in a residential area. It's hard to think of every use possible. If it's not listed on a use table, it's assumed it is not allowed. He passed out the current Use Table and requested we take a look at it. Mr. Berry is going to workshop these things to show us how it works and get input from us. He is looking to get the current Use Table amended within the current Zoning Code. Do we have enough zoning districts? Do we need more? What kind of uses do we want? Then we would start looking at the 'conflicting' areas in town where two different zones butt up against themselves.

#### Aldermen Concerns:

Ald. Frausto and Hawley wished to bring up the need for a simple sign or something welcoming people to the Olde Western Business District. Also, Ald. Hawley would like one before the bridge that directs people over the bridge for Olde Western Business District. There are a lot of people going down the hill. Mr. Berry said the way-finding signs are picked up and are being put up around town.

Ald. Frausto asked about an overcrowding issue at 135<sup>th</sup> and Greenwood building. The Building Department needs to be 'invited in' to inspect or have some sort of complaint. He showed a picture of their dumpster. Mr. Crite said the basement was tagged as not fit for occupancy. They went over with a police officer. Has there been any follow up? Mr. Crite will check with the Police to see if there has been any problems.

2609 Broadway is also jammed with commercial equipment and it is a single family home in a residential area. Mr. Crite will look into that.

Ald. Hawley reported two lots, one at James and Greenwood and one at Grove and Greenwood, need to be cut.

It was moved by Ald. Frausto and seconded by Ald. Carr to adjourn. All in favor. Meeting was adjourned at 8:49 pm.

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

Respectfully submitted,

Tom Hawley, Chairman