

**Community Development Committee Report  
for Meeting on August 13, 2014**

The meeting was called to order at 7:04 pm

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

Also Present: Treasurer Bilotto, Clerk Heuser, Nicholas Crite, Supervisor of Buildings, Jason Berry, Planning and Community Development, Mary Poulsen, Marketing Director, Mark Miller, Project Coordinator and resident Dave Helsely

Mr. Helsely came up to ask why he needs to pay for three toters for garbage for his 3-Flat when there are only three people living in the whole building and they only use one of large toters. It was explained to him that there is an ordinance on the books from 1966 which was amended in 1986 that clearly states that there must be one garbage can per unit which, therefore, would mean there should be three garbage cans for the property. He is able to arrange for his own garbage pickup. Clerk Heuser spoke with City Attorney Raines and she said it is based on the number of units in a building, not on the amount of garbage. After much discussion, Jason and Nic will look into it a little more and see if there is anything that can be done, but at this point it looks like he will need to continue to be charged for three garbage cans.

Old Business:

Ald. Ostling asked about the Hookah Lounge that is opening on Vermont St. Mr. Berry stated it is a permitted use and there is nothing that can be done to stop the business from opening. We can look at tobacco use when we look at revising the Use Table for the Zoning Code which we will start looking at at our next meeting. Possibly making it a Special Use Permit needed type of business.

Ald. Ostling and Vieyra asked about the Jewelry Store that was approved that is now hanging clothes outside on the street. Per Mr. Berry, we have a retail business license and it isn't specific as to what they can and cannot sell. He believes it's mostly a presentation problem, which they are starting to address now.

Ald. Frausto wanted to check on the property on Broadway. Mr. Crite said he has been over there in the past couple of weeks. Ald. Frausto said it is a single family home that is operating a business with heavy equipment going on the streets, etc.

Ald. Hawley and Ald. Frausto are working with Mr. Berry on a "Welcome" sign to the Olde Western Business District.

New Business:

**PLAN COMMISSION AGENDA ITEMS**

The Plan Commission will be starting to look at and make recommendations on the Use Table in the Zoning Code.

**ZONING BOARD OF APPEALS AGENDA ITEMS**

The application for the variation of the property lot line at 12851 Clinton to allow for the construction of an addition to the home within the rear yard of the property was tabled.

**APPROVED BUSINESS LICENSES**

**Cardinal Design, Inc.** (Received: 07 28 2014) 13636 Western Ave #301A/302A.

The business as presented is MANUFACTURING facility for clothing and accessories located in the I-2: General Industry District. Business has passed all necessary inspections.

**Community Development Institute Head Start** (Received: 07 28 2014) 2519 Grove St.

The business as presented is HEAD START (CHILD CARE FACILITY) located in the C-1: Central Area Commercial District; the business license represents a change of ownership. Business has passed all necessary inspections.

**Latin Rhythm 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. Business has passed all necessary

inspections.

**Micro Tech Envios, Inc.** 2115 Vermont St.

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. Business has passed all necessary inspections

**Old Town Barbershop** 12352 Western Ave.

The business as presented is a PERSONAL SERVICE ESTABLISHMENT: BARBERSHOP located in the C-2: Highway Commercial District. Business has passed all necessary inspections.

## **PENDING BUSINESS LICENSES**

**Affordable Recovery Housing:** (Received: 07 30 2014) 13811 Western Ave.

The business as presented is a SMALL SCALE RECOVERY HOME located in the R-1: Single Family Residential District. Facility will house a maximum of 16 residents per building. The organization will be utilizing Buildings A, C and D. Inspections have been conducted, however, reports have not been finalized as of the date of this report. Applicant will need to apply for zoning relief.

**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.

**Genesis Refinish, Inc.:** (Received: 07 14 2014) 12032 Western Ave

The business as presented is a RETAIL SERVICE ESTABLISHMENT (Automotive Restoration Supplies) located in the C-2: Highway Commercial District. All inspections have been conducted and approved; however, the applicant was contacted on July 30, 2014 to complete blank portions of the application.

**Iona's On the Blu:** (Received: 07 22 2014) 12452 Western Ave

The business as presented is a FULL SERVICE RESTAURANT located in the C-2: Highway Commercial District. Inspections have been completed and a punch list of items outstanding has been given to the applicant for completion.

**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.

**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.

**Tobacco Town 2, Inc.:** (Received: 07 28 2014) 12832 Western Ave

The business as presented is a RETAIL ESTABLISHMENT (tobacco) located in the C-1: Central Area Commercial District. Upon inspection of the building a structural integrity letter has been requested from a licensed structural engineering.

Mr. Crite presented the Building Department report for July 2014. Their revenues for July 2014 were \$90,460.10. Their total revenues for this Fiscal Year beginning May 1, 2014 are \$160,985.95, for the year starting January 1, 2014, revenues are \$268,832.63.

	July 2014 Activity		Year to Date	
	QTY	Revenue	QTY	Revenue
Building Permits	102	\$ 63,649.10	505	\$ 116,839.71
Plumbing Permits	5	\$ 1,721.00	61	\$ 8,216.00
Electrical Permits	7	\$ 3,805.00	72	\$ 14,020.00
Penalties	10	\$ 875.00	33	\$ 3,475.00
Stop Work Orders	9		55	\$ -
Apartment Inspections	32	\$ 1,625.00	175	\$ 8,380.00
Residential Inspections	24	\$ 2,510.00	157	\$ 17,565.00
Commercial Inspections	13	\$ -	29	\$ -
Health/License Inspections	21	\$ -	174	\$ -
Elevator Inspections	0	\$ -	25	\$ 3,264.00
Not Approved for Occupancy	8	\$ -	92	\$ -
Code Violations (Door Tags)	169	\$ -	803	\$ -
Court Summons Issued	165	\$ -	166	\$ -
Housing Court Payments	5	\$ 250.00	13	\$ 800.00
Vacant Properties Registered	15	\$ 3,000.00	91	\$ 18,300.00
Vacant Properties Inspected	13	\$ 6,500.00	62	\$ 30,900.00
Contractor Registrations	34	\$ 3,400.00	217	\$ 21,815.00
Street Openings	0	\$ -	3	\$ 775.00
Parkway Openings	0	\$ -	2	\$ 400.00
Misc/Wrecking	18	\$ 2,790.00	102	\$ 22,405.00
Sewer Permit	0	\$ -	0	\$ -
Board-Up	0	\$ -	2	\$ 355.42
Garage Sale	67	\$ 335.00	167	\$ 835.00
Business Licenses Issued			0	\$ -
Zoning	0	\$ -	2	\$ 487.50
<b>Total</b>		<b>\$ 90,460.10</b>		<b>\$ 268,832.63</b>

There were two large permits in July, one was for the AT&T Roof repair and for the Oak Street Health facility for construction.

Mr. Crite is hoping that the Building Department will pay for itself this year.

Mr. Crite said they have 163 violations coming to Housing Court the next day. The Police Department has been writing violation notices along with the Building Department in the hopes to improve the look of properties. So far in September, they have issued 113 citations.

	<u>July 2014 Activity</u>	<u>Year to Date</u>
Apartment Inspections <b>Note:</b> Apartment Inspections are inclusive of initial and any subsequent follow-up inspections needs to ensure compliance with adopted codes and ordinances.	71	367
Residential Inspections <b>Note:</b> Residential Inspections are inclusive of initial and any subsequent follow-up inspections needs to ensure compliance with adopted codes and ordinances.	48	197
Letter of Conditions	0	0
Demand Notices	3	18
Complaints Checked	61	280
"Notice of Christmas Decorations"	0	123

Mark Miller reported that a condo unit at 2336 Union was donated to the Land Bank and they will pay the taxes and rehab it to sell it. They are also discussing vacant properties at Deer Pointe for the Land Bank to take over and develop.

He is working with IDOT on Vincennes and taking it down to one lane in each direction and adding parking. The traffic numbers are being looked at now. It looks like they are OK.

The closed Gas Station at Western and Lewis has been having some testing done on the property to see what would need to be done to build on the property. Anything happening on that property is still two to three years away.

The Francisco Bridge project is supposed to be complete September 1<sup>st</sup>. He has heard nothing about any delays to the opening.

The sidewalk at 127<sup>th</sup> and Western is in bad shape. He is working with IDOT to see what can be done.

119<sup>th</sup> St site, they are waiting to hear from the IEPA as to what our next steps will be. We are looking to get control of the abandoned properties on Vincennes to tear them down. The City should have control of the properties in early 2016.

There is a meeting with developers for the Jewel property scheduled the next day. They will find out more at that meeting. Mr. Berry said they would like to demolish the building, put in a gas station with a 10,000 sq ft Convenience Store and possibly a restaurant. This development will be a Planned Development and will need to follow that process which will be similar to a Special Use. It will go to the Plan Commission and City Council. That way, we will have more say on the final design and layout of the property. The site is too small for a typical suburban grocery store. Mariano's wants 5 acres,

Jewel property is 3.5 acres. The Menards and Meijer site on Western in Evergreen Park is a 47 acre site. It will be hard to see that property go, but, on the bright side, it will return the site to being productive and will generate sales tax revenue. Clerk Heuser said they are expecting \$2,000,000 in sales annually from that location.

Lastly, they met with CSX last Friday. They spent 2 hours with a representative. They spoke to them about the flooding, stopped trains, cisterns, the block they tore down, the horns and squeaky wheels were all addressed. They are expecting to hear something.

Mary Poulsen talked about what she is working on. The Cal-Sag Trail had groundbreaking on the western end of the trail on June 7<sup>th</sup> and will be complete in October. They will be breaking ground on the east side of the trail starting at Ashland and going east (Blue Island portion and the Cook County Forest Preserve) in the spring of 2015 and from Ashland west to Kedzie will be complete in 2016 followed by those communities east of the Forest Preserve in 2017. We are getting \$1.2 million from IDNR for the eastern communities to help pay for their share. Ald. Veyra asked who will be responsible for maintaining the trail? She said it will be each municipality's responsibility to maintain it. So it will be Blue Island Public Works and Police. We are fortunate because much of the trail in Blue Island is in active areas and should be safe and easily maintained. They are looking to move the rehabilitation of Chatham St. bridge for the Cal-Sag Trail into 2015. The letting will take place in the Spring. All signage has been designed and produced.

Events coming yet this year include two more Cruise Nights, possibly a Theatre Hike event, there will Haunted Halls at Eisenhower, the Christmas Light Parade and Rock Around the Clock. They will be working on a brochure for 2015 to get sponsorships. She is working on Christmas decorations, what is possible, etc. She will bring that to the next meeting.

IDOT wants to use a portion of the property we lease from MWRD for use on the construction of the Western Ave. bridge. It's a 5 year lease. Mark is going to be talking with them.

The Chicago Rowing Foundation is coming to Blue Island. They want to start a Rowing Club in Blue Island. There are a number of repairs that need to be done to the dock first and they are hoping to launch the Club in the Spring of 2015. They are hoping to make it available to Eisenhower students and having a year round training facility somewhere in town. This is a private competitive club and they will open it to all kids interested in participating. They are estimating it will cost \$7,000 to run the club out of Blue Island and they are looking into ways to raise the money.

Discussion on Valet Parking Ordinance. This is an ordinance setting up the structure to allow a valet business license in Blue Island to allow local businesses to contract with a Valet Service. It amends the Business License Ordinance to establish a type of Business License to allow for Valet Service. The licensee would have to apply and pay for a license. The application would specify where the transfer zone would be set up, where they are going to park the cars, the number of spaces they will require, the circulation route, the hours of operation and they would need to include a copy of any lease they have signed with a business and they also would need to show proof of insurance. It would also indemnify the City from any liability. One question is how much to charge for this license. The Community Development Committee would be charged with revoking a license or changing a Transfer Zone. There are four public lots that would be OK to park in and the Valet Service could contract with private businesses that meet certain conditions. Cars would be marked as being Valeted, the public would still be able to park there. They would be able to use up to a certain number of spaces in a public lot. The Valet Company would pay per business location. Discussion on the price of the license occurred. Ald. Frausto asked if there is a way for the City to say they aren't able to use a lot if there are problems. Mr. Berry said he would add something. Ald. Bilotto asked about limiting the number of businesses who could offer a Valet Service. Mr. Berry said we could, but he didn't think that would be necessary. Ald. Hawley asked about the Operators License Escrow language at the end. Mr. Berry said he was going to remove that section as he didn't feel as though it was something the City was set up to do. Ald. Ostling moved to approve the ordinance and send it to City Council for consideration. Ald. Frausto seconded. All were in favor. Motion passed. Ald. Thompson asked if it should go to Finance. Mr. Berry said he would put it together, email it to the Committee Chairs and then if they want it to go to their Committee, they can request it to go there.

Discussion on Property Maintenance Code Amendment. This has come out of discussions with Aldermen about problems mainly with garbage. This is for initial feedback. Ald. Hawley asked about if they were cited 5 times in a 3 month period, they would recommend an additional toter and be charged for that. Mr. Crite said if they go down and tag one day, they would follow up the next and if it wasn't rectified, they would tag again, so it's possible they could get to 5 times within 5 days if no one does anything to fix the situation. This came about because of problems with overflowing garbage cans. The ordinance also has a clause to allow toters to be out no earlier than 4 pm the day before garbage day and brought in no

later than midnight the day of garbage day. Ald. Thompson asked what if they didn't pick up the garbage on garbage day. She says this happens fairly often. She doesn't want to have to bring the garbage can back in and then put it back out. Ald. Frausto said residents can call Republic directly if they are missed and they generally will come out the same day. Something may be able to be added to allow for that. The ordinance also states that PODS could not be stored on the streets at all and are for a 30 day period in the front of the property, which may be extended. If anyone has any other issues in their ward that aren't addressed in the current Property Maintenance Ordinance or this amendment, to email Mr. Crite with those items. Ald. Frausto asked about blocking street sewers by residents in the hopes of not getting water in their basement. Mr. Crite said he would check with Director Houlf about that and that may need to be a separate ordinance.

Discussion on the Ordinance Regulating the Parking of Motor Vehicles in the City of Blue Island. Mr. Berry asked about the hour limitation. Is 2 am to 6 am OK? There is an exception along Western that gives a little more time. It also provides for overnight parking permits. There is currently a limit of 5 per year per resident. Maybe make it 7 or 9 in case someone is staying for a week. If someone needs a care giver, if they are licensed, they are exempt. If someone stays longer, you can get a special permit for that longer period. Discussion about where to go to get this longer period, it was decided to have the resident make arrangements with the Police Department. There's also a clause that makes Landlords put in a clause in their leases informing the tenants that there are these restrictions so that they get a City sticker. Ald. Hawley said the clause says if it's not in there, the lease is voidable. That will be taken out, but the requirement to have it in the lease will stay. Ald. Hawley commented on the clause that says no vehicle without a City Sticker cannot be parked for a period of more than 15 minutes. He said that would effectively make the ordinance unenforceable. Mr. Berry said it could be taken out and if it proves to be a problem, we could amend it.

There was also discussion about the language to authorize no parking on one side or both sides of streets that are narrower than 20' or 30'. Ald. Hawley asked about a process for this to happen. Do the residents need to petition and have over 50% agree to this or just Public Works has the authority to do it? Ald. Vieyra asked about it coming to City Council for approval. Maybe it should need to be an ordinance and should go through the Municipal Services Committee. Ald. Carr said it should go to the residents of the block. Mr. Berry said maybe it should be deleted. Ald. Vieyra asked about vehicles that sit on the streets for long periods of time. Ald. Thompson talked about a truck that was registered to the City of Chicago that was parked on Longwood for a long period of time and it was finally ticketed and removed. Those situations would be covered by this ordinance. It was decided that there were a number of changes to be made after tonight's meeting. It was recommended that it follow the same procedure as the Valet Parking Ordinance and be emailed to the chairs of the other Committees and if they would like it brought to their Committee, it would be before coming to City Council. It was moved by Ald. Carr and seconded by Ald. Ostling to have the changes made and emailed to the Chairs of each Committee. If none of the Chairs requested it to be brought to their Committee, it would be brought to City Council. All were in favor, motion passed.

#### Aldermen Concerns:

Ald. Vieyra asked about problems on Olde Western. Gayla's and La Finka were both closed down due to problems at their location. They have a hearing with the Mayor on Friday. There have been several calls at Gayla's leading up to Friday night. La Finka is still open but no alcohol can be served.

It was moved by Ald. Bilotto and seconded by Ald. Frausto to adjourn. All in favor. Meeting was adjourned at 9:20 pm.

The next meeting is scheduled for Wednesday, September 10, 2014 at 7 pm in the City Council Chambers.

Respectfully submitted,

Tom Hawley, Chairman