

**Community Development Committee Report
for Meeting on September 10, 2014**

The meeting was called to order at 7:04 pm

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

Absent: Aldermen Vieyra, Bilotto, Ostling

Also Present: Mayor Vargas, Clerk Randy Heuser, Ald. Stone, Ald. Johanson, Supervisor of Buildings Nicholas Crite, City Attorney Shawn-Te Raines, and resident Allan Stevo

Public Comment: Mr. Stevo said it has been a time honored tradition of fathers and sons working on their homes over the weekend. He wanted to know what under the new ordinance would require a permit. He was concerned it would discourage home improvement and maintenance in Blue Island when that is what we want to encourage. Supervisor Crite said repairs and replacements are able to be done without a permit. Taking down a wall, making an addition or building something new or changing the structure of the house, plumbing or electrical work (pulling in new service) would need a permit and inspections. Basic repairs and painting which is what most people would be doing on the weekend would not require a permit. Supervisor Crite recommended if there are any questions about whether a permit is required, stop by or call the Building Department. Building permits pricing is based on the cost of the project, if you are doing the work yourself it's based on the price of the materials.

Old Business:

Mr. Berry has made the additions and corrections to the ordinances that were discussed at the last meeting. On the Valet Parking Ordinance, after some discussion, there being no additional questions or changes, it was moved by Ald. Carr and seconded by Ald. Frausto to send the ordinance to Judiciary. Motion passed.

On the Property Maintenance Code, Supervisor Crite will be working on finalizing the Ordinance and will have it prepared for the next meeting. If you have any comments or questions, please let him know by the end of October.

On the Ordinance Regulating the Parking of Motor Vehicles in the City of Blue Island, there being no additional comments, questions or changes, it was moved by Ald. Frausto and seconded by Ald. Thompson to send the ordinance to Judiciary. Motion passed.

New Business:

Mr. Bass made a presentation on behalf of a South Suburban group who is interested in opening a Medical Marijuana Distribution Center in Blue Island. The group runs these types of facilities in Maine, Rhode Island, Connecticut and Massachusetts. They are a well respected group in those areas. They are interested in opening 5 facilities in Illinois, 3 in Cook County. This would generate tax revenue and create jobs. It is only for medical purposes. The average age of people using it is aged 45 and over. The buildings are nice looking and non-descript. It would be like a Walgreens or a CVS. Security is very high and people would come in, pick up their prescription and leave. There is no loitering. They would have normal business hours, but are open to be more restrictive if that is what the City would like. It could be taxed at a different rate (Blue Island would need to pass a referendum to charge a higher tax rate). They would need a 6,000 – 6,000 square foot building with parking. They are looking at the corner of 119th and Vincennes. Ald. Thompson, Johanson and Hawley were not in favor of the site right on the corner. They would be OK with a site off of Division St. Other cities, including Tinley Park have actively sought these facilities and are changing zoning to allow for these. Ald. Hawley was not happy with photos of buildings pictured in the book of existing facilities in other states. Mr. Bass assured this would be a new building that would be a much nicer looking building. It would generate 10 – 12 jobs with a salary of \$35,000 per year plus benefits. Applications are required to be filed with the State of Illinois on September 22nd. Concern was raised by Ald. Carr that that doesn't give us much time to consider this. City Attorney Raines clarified that the City does not have to approve it by the 22nd, we only need to make sure it is OK with Zoning. It will take a while for the State to review the applications and make decisions. They would need to be up and running by May or June 2015. As of the date of writing this report, nothing has been filed with the City as far as a business application or plans.

PLAN COMMISSION AGENDA ITEMS

The Plan Commission will be meeting with a developer interested in the Jewel property and 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.

HOUSING COURT: Thursday August 14, 2014

<u>Item</u>	<u>No. of Violations</u>
Code Violated (Appeared)	41
Code Violated (Compliance – Pre Hearing)	45
Code Violated (Failure to Appear)	26
Continuances	14
Non-suit	37
Total	163

HOUSING COURT: Thursday September 11, 2014

There are 151 Housing Court cases scheduled for the Thursday, September 11, 2014 hearing.

There was \$17,200 in fines were levied. Most were issued to the more frequent violators, the Klines Building, Simborg Building, the Libby Building and the Jewel Property.

APPROVED BUSINESS LICENSES

Cloud Hookah Bar, Inc. (Received: 6/13/14) 2002 Vermont St.

The business as presented is a RETAIL SERVICE ESTABLISHMENT (tobacco) located in the U-TOD: Uptown Transit Oriented Development District. Business has passed all necessary inspections.

Genesis Refinish, Inc.: (Received: 7/14/14) 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.

H&R Wireless (Received: 8/22/14) 12962 Ashland Ave, Unit B

The business as presented is a RETAIL SERVICE ESTABLISHMENT (cellphones and accessories) located in the C-2: Highway Commercial District. Business has passed all necessary inspections.

PENDING BUSINESS LICENSES

Affordable Recovery Housing: (Received: 7/30/14) 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: (Received: 7/28/14) 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: (Received: 5/14/14) 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.

Iona's On the Blu: (Received: 7/22/14) 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: (Received: 2/4/14) 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: (Received: 7/3/14) 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.

Three Flags (Received: 8/14) 13023 Western Ave

The business as presented is an EATING ESTABLISHMENT located in the U-TOD: Uptown Transit Oriented Development District. They want to do American, Italian and Mexican pizza. This is next to Raven's Place. Initial business inspections have been performed and the owner was given a check list of items that must be completed prior to opening.

Tobacco Town 2, Inc.: (Received: 7/28/14) 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.

Aldermen Concerns: 2609 Broadway

The property located at 2609 Broadway (PIN: 24-36-427-009-0000) is located in the U-TOD: Uptown Transit Oriented Development District and is owned, per the tax records, by Irma Chavez. Upon inspection of the property it was found that DGV Cement Contractors, Inc. a concrete company that provides services for steps, patios, sidewalks, driveways, garage floors, additions, etc. The company is a registered cement contractor. In the past two (2) years this company has done various concrete work for the city.

Mr. Crite presented the Building Department report for August 2014. Their revenues for August 2014 were \$52,955.44. Their total revenues for this Fiscal Year beginning May 1, 2014 are \$213,914.39, for the year starting January 1, 2014, revenues are \$321,788.07.

	August 2014 Activity		Year to Date	
	QTY	Revenue	QTY	Revenue
Building Permits	99	\$ 21,664.55	604	\$ 138,504.26
Plumbing Permits	6	\$ 385.00	67	\$ 8,601.00
Electrical Permits	19	\$ 1,855.00	91	\$ 15,875.00
Penalties	4	\$ 350.00	37	\$ 3,825.00
Stop Work Orders	1		56	\$ -
Apartment Inspections	20	\$ 825.00	195	\$ 9,205.00
Residential Inspections	41	\$ 4,400.00	198	\$ 21,965.00
Commercial Inspections	74		103	\$ -
Health/License Inspections	24		198	\$ -
Elevator Inspections	5	\$ 320.00	30	\$ 3,584.00
Not Approved for Occupancy	2		94	\$ -
Code Violations (Door Tags)	101		904	\$ -
Court Summons Issued	172		338	\$ -
Housing Court Payments	13	\$ 1,325.89	26	\$ 2,125.89
Vacant Properties Registered	14	\$ 2,800.00	105	\$ 21,100.00
Vacant Properties Inspected	12	\$ 6,000.00	74	\$ 36,900.00
Contractor Registrations	40	\$ 4,000.00	257	\$ 25,815.00
Street Openings	1	\$ 300.00	4	\$ 1,075.00
Parkway Openings	2	\$ 400.00	4	\$ 800.00
Misc/Wrecking	39	\$ 8,120.00	141	\$ 30,525.00
Sewer Permit			0	\$ -
Board-Up			2	\$ 355.42
Garage Sale	42	\$ 210.00	209	\$ 1,045.00
Business Licenses Issued			0	\$ -
Zoning			2	\$ 487.50
Total		\$ 52,955.44		\$ 321,788.07

	<u>August 2014 Activity</u>	<u>Year to Date</u>
Apartment Inspections	20	387
<p>Note: Apartment Inspections are inclusive of initial and any subsequent follow-up inspections needs to ensure compliance with adopted codes and ordinances.</p>		
Residential Inspections	41	238
<p>Note: Residential Inspections are inclusive of initial and any subsequent follow-up inspections needs to ensure compliance with adopted codes and ordinances.</p>		
Letter of Conditions	0	0
Demand Notices	3	21
Complaints Checked	24	304
"Notice of Christmas Decorations"	0	123

Aldermen Concerns:

Ald. Thompson asked about a garage on Longwood that has been partially torn down and looks like a hazard.

Ald. Frausto was checking on the status of the business license for 2609 Broadway. He would like the parking of the heavy equipment and other equipment on the property. Supervisor Crite said they can issue local ordinance tickets and bring them to housing court.

Ald. Frausto asked about how many inspections. Supervisor Crite said there is one Building Inspector and 3 Code Inspectors. They are looking to hire more at this time and they are looking for people who are certified.

It was moved by Ald. Carr and seconded by Ald. Frausto to adjourn. All in favor. Meeting was adjourned at 8:11 pm.

The next meeting is scheduled for Wednesday, October 8, 2014 at 7 pm in the City Council Chambers.

Respectfully submitted,

Tom Hawley, Chairman