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## DEPARTMENT ETHICS

- Approach Every situation with a positive attitude and respect for others
- Achieve success through compliance
- Treat others as you would like to be treated in a similar situation

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## INTRODUCTION

### Economic Development Department

An overriding purpose of the Economic Development Department is to help foster the long-term economic vitality and beneficial use of the Village's residential housing stock, business environment and land areas.

Supporting this overriding purpose are programs and activities designed to promote public health and safety, and to promote future development of the community.

Some of the Department's programs and activities are proactive in nature, including:

- Business Certification Program;
- Systematic Inspection Program (SIP) within neighborhood areas;
- Residential Rental Certification Program;
- Crime Free Rental Housing;
- Home Acquisition Rehabilitation Program (HARP);
- Re-Building Together; and
- Comprehensive Land Use Plan.

Other Department activities are generated by service inquiries and requests for various permits. Commonly, this will include permit review and issuance, consultations and follow up with property owners, inspectional services, and facilitation of the planning and zoning process with the Planning and Zoning Commission (PZC).

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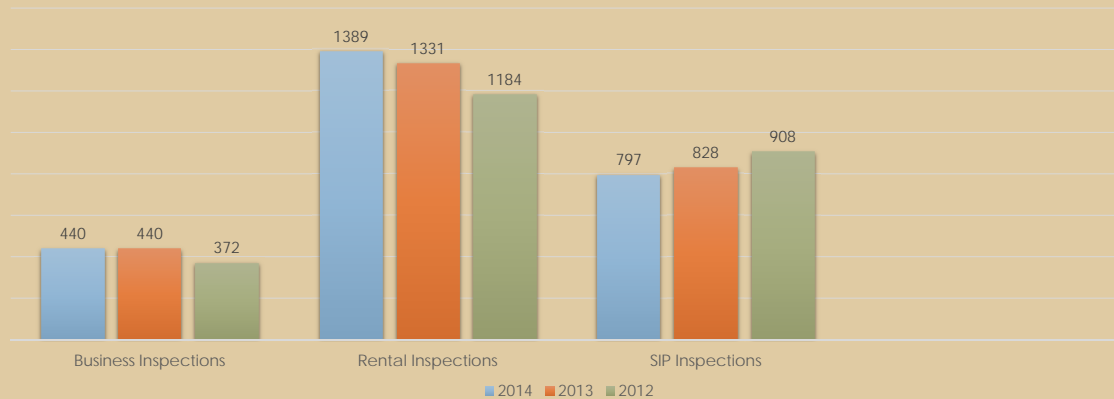
From left to right: Mark Karaszewski-Building Inspector, Margaret Sparr-Director of Inspection Services, Jon Wildenberg-Director of Economic Development, Yvonne Steward-Property Maintenance Inspector, Ana Ramirez-Clerk III

## Economic Development Team Members

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### CONTROLLED INSPECTIONS

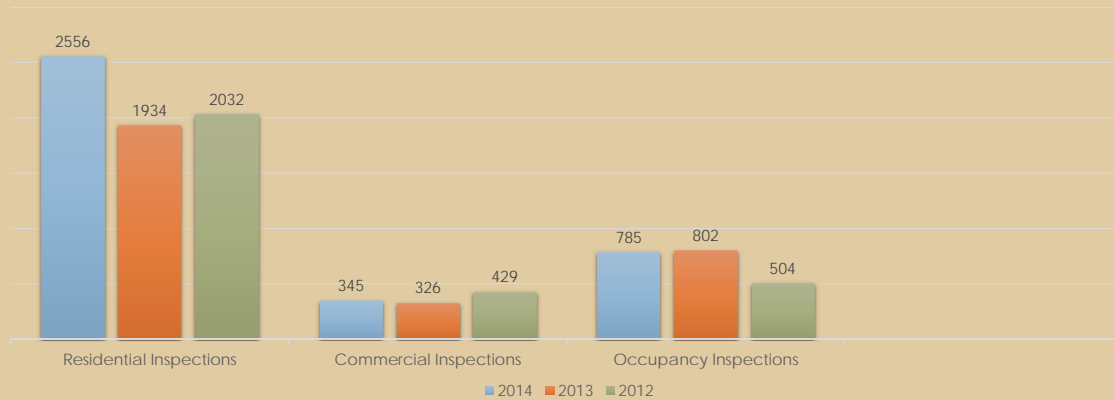
These inspections are done on an annual basis to promote the health safety and welfare of the community. Inspections are made to ensure minimum code compliance.



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## COMMUNITY DRIVEN INSPECTIONS

Inspections are performed on each permit applied for. The inspections cover life safety, mechanical, plumbing, electrical, exterior maintenance and fire safety.



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## PERMIT ACTIVITY SUMMARY

This summarizes the permits that have been issued by category.

Permit Type	2014	2013	2012
Commercial	83	82	91
Residential	949	700	739
Business Certificates	308	284	295
Rental Certificates	970	1123	935
Occupancy Permits	355	452	296

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## CRIME FREE STATISTICS

Crime Free was implemented in 2006. All new landlords are required to attend an initial training class that is 4 hours of education from the Crime Free Officer and an attorney. Every 3 years the landlords are required to attend a refresher course that is 2 hours and goes over the program and includes any new information to the program including resources available.

	2014	2013	2012
Rental Properties	1393	1184	935
Crime Free Incidents	147	94	
Evictions	16	9	

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## REBUILDING TOGETHER 2014



40 volunteers, 2 homes, donations from 7 local businesses and the Village all make a meaningful change in one day.



### 330 W Clarendon

- Reside entire house
- Minor repairs in Kitchen



### 1529 Leslie

- Repaired cracked wall
- Painted Kitchen and Living Room



Thanks to all of the volunteers that help make a difference

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## Planning and Zoning Commission

The Planning and Zoning Commission (PZC) is a recommending body to the Village Board. PZC members are appointed by the Village Board from among residents within the community. By state statute and local ordinance, the PZC conducts public hearings on matters related to the zoning code and the comprehensive plan, including: special use permits, variations, text amendments, and zoning map changes.

Department staff serves a liaison role with the PZC, interested property owners and developers to help facilitate and prepare matters going before the Commission.

**Commissioners:** Mark Bailey, *Chair*  
 Patrick Vargo  
 Linette Benes  
 Steve Vaughn  
 Audrie Parker  
 Hal Davis  
 Kevin Wallace

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## **PLANNING & ZONING COMMISSION**

In 2014, the PZC conducted public hearings and forwarded recommendations to the Village Board on the following matters:

Subject	Location	Purpose
Hardees's	380 W. Rollins	Special Use Permit for drive through service.
Medical Cannabis		Text amendments in regard to requirements for dispensaries and cultivation centers.
Meijer Stores	Rollins Rd./Mallard Creek Dr	Preliminary and Final Planned Unit Development Plans for redevelopment of 21 acres in the Mallard Creek Shopping Center to include a 192,000 sf retail store and an automotive filling station.
Sanitary Lagoons	Sunset Drive 37 acres	Final Planned Unit Development Plan for site improvements: fencing, landscaping, recycle center, capacity and operational features.
NTB	1950 N. Rt. 83	Special Use Permit to expand building and parking lot.
Buffalo Wild Wings	500 E. Rollins Rd.	Special Use Permit for wall mounted signage and lighting, exterior building renovations.
b-Line Automotive	207 W. Rollins	Special Use Permit for auto repair – withdrawn by petitioner.
Vitamin Store	1522 Cedar Lake Rd.	Variations involved with a home to retail use conversion.
Former Altman's Flower Shop	1025 Cedar Lake Rd.	Map Amendment and variations involved with re-occupancy of vacant commercial building space.
Murphy Oil USA	Walmart site, Rt. 83	Final PUD Plan amendment and Special Use Permit for an automotive filling station.
MKD Enterprises	Rollins/North Channel	Map Amendment and Special Use Permit for a proposed car wash - withdrawn by petitioner.

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### HARDEE'S 380 W ROLLINS RD

Special Use Permit for drive through service and building renovation

Opened in 2014

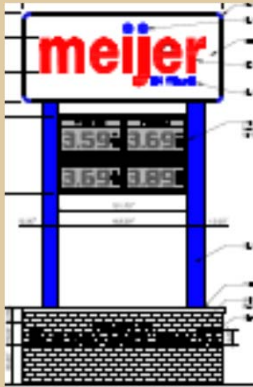


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### MEIJER STORES 750 & 752 E ROLLINS RD

Preliminary and final Planned Unit Development for redevelopment of 21 acres in the Mallard Creek Shopping Center to include a 192,000 sf retail store and an automotive filling station

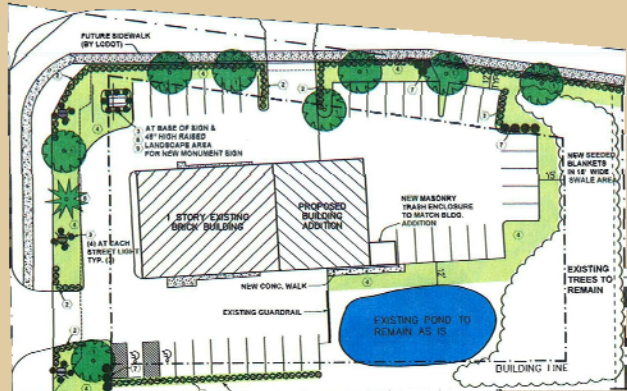
Planned 2016 Store Opening



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## NTB 1950 RT. 83

Special Use Permit to expand building and parking lot, building renovation – Planned 2015 Opening



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## BUFFALO WILD WINGS 500 E ROLLINS RD

Special Use Permit for wall mounted signage and lighting, exterior & interior building renovations – Completed 2014



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MURPHY OIL USA  
WAL\*MART, RT 83

Final PUD Plan amendment and Special Use Permit  
for an automotive filling station, new construction –  
Planned 2015 Opening



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SLEEPY'S 993 E. ROLLINS ROAD

Opened 2014

(Former Blockbuster Video)



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## O'REILLY AUTO PARTS 200 W. ROLLINS ROAD

Planned 2015 Opening



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## AVON DENTAL 23 W. ROLLINS ROAD

Opened 2014

(Former Tax Preparation Office)



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**TITLEMAX 715 W. ROLLINS ROAD**

Opened 2014



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**FROSTIE BITES 524 E. ROLLINS ROAD**

Opened 2014



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## LIBERTY TAX 15 E. ROLLINS ROAD

Completed 2014

(Home to Business Office Conversion)



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## RE/MAX UNITED 1616 CEDAR LAKE ROAD

Opened 2014

(Home to Business Office Conversion)



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## DAILY DEPARTMENT OBJECTIVES

- Achieve positive attitudes in and for the Village
- Continue to keep our village a safe and healthy environment by being proactive in our inspection programs
- Assist developers and builders to expand our commercial growth by expanding the economic vitality of the commercial corridors
- Increase the use of the Village Center including Village Hall, Civic Center, Hook Lake, Metra Station and Sports Complex
- New parks, walking paths, sidewalks and bicycle paths
- Work with landlords, residents and businesses in keeping properties clean and safe for everyone
- Education, training and certifications for all staff to be the best that we can be at our jobs
- Educating residents on code compliance through our Systematic Inspection Program, rental program, building permits and property maintenance inspections
- Work to achieve common goals with all Village Departments
- Continued efforts in making our department resident friendly by making customer service and communication a priority