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2014 Annual Report
Community Development Department

This report summarizes the major projects and activities performed by the Village of Mount Prospect's Community Development Department during the 2014 calendar year. The Community Development Department efforts focus on the built environment – what can be built and where, how it should be built, how it should be maintained, and the opportunities for redevelopment and continued investment. The Department's functions are broken down into the following areas:

- Economic Development,
- Planning and Zoning,
- Building,
- Environmental Health (property maintenance and health),

The Department is comprised of seventeen (17) full-time employees, three (3) part-time employees, and four (4) seasonal employees. The Department saw limited change to its staffing over the past year. Joe Massani joined the Department in May in a newly created part-time code enforcement inspector position. Joe's position is responsible for inspecting and enforcing code requirements primarily in the Village's commercial corridors. Part-time Building Clerk Cheryl Micholetti left the organization in September to pursue a different career opportunity and her position was filled by Karen Agoranos in December.

Economic Development

The Village of Mount Prospect continues to be an attractive place to do business. The economic base of the Village remains diverse with a wide range of commercial and industrial businesses operating within the community. The Village has seen significant activity over the past year with new businesses locating in Mount Prospect. To continue this trend, the Department has initiated efforts to further solidify the economic base of the community. Examples of these efforts include the Downtown Implementation Plan, Entrepreneur's Café, Façade and Interior Build-Out Program, and other initiatives.

Downtown

Following the adoption of the Village's Downtown Implementation Plan in December 2013, the Community Development Department has seen renewed interest from developers in investing within downtown. In 2014, a developer approached the Village regarding the redevelopment of the former Tri-State Electric property on the corner of Northwest Highway and Pine Street. The site became available for redevelopment following a roof collapse of the existing commercial building in 2013. The project received development approvals in October for a 12,500 square foot shopping center. The center will

include a drive-through Dunkin Donuts and other restaurant/retail users. Construction of the two building shopping center is anticipated to be completed in 2015.

Similarly to the Tri-State property, the former Sakura Restaurant site has become available for redevelopment following a February 2014 fire which destroyed the building. Staff has received preliminary interest from the development community in this site, in addition to the Small Triangle and Lions Park Sites identified in the Implementation Plan. It is anticipated that proposals for each will be submitted for consideration by the Village Board over the next two years. A positive sign for the future of the downtown.



Figure 1: Tri-State Redevelopment Plan

New construction is not the only investment taking place within the downtown district. Businesses continue to invest within the core area by opening new store fronts. In 2014, new businesses included the Purple Rose Florist (9 W Prospect), Good Health to You (111 E Busse), Gem Nails and Spa (102 S Emerson), and Happy Thoughts Psychiatric Services (209 S Main). A few existing businesses also relocated their operations to other storefronts within the downtown. These included Starbucks (100 E Northwest Hwy), Subway (30 E Northwest Hwy), and Picket Fence Realty (400 W Central). Central Continental Bakery operated temporarily from 17 W Prospect Ave this year as their permanent location at 101 S Main Street was rehabbed following the Sakura fire in February.

One of the largest vacancies in the downtown remains the Central Plaza shopping center. This property has been in a state of flux the last few years with no entity claiming ownership of the center. As a result, the center has not been marketed to potential businesses nor has it been adequately maintained. The Village has pursued the condemnation of the building for various code violations and is navigating the legal process to determine the center's rightful owner. These proceedings concluded at the end of 2014 without an individual taking claim. The Village is now moving forward to demolish the center sometime in 2015 and marketing this property for redevelopment. Excluding Central Plaza, the occupancy rate of the downtown would be at 90.4%. Other vacancies, such as the former Jake's Pizza, already have tenants interested in purchasing and should see additional reinvestment in 2015.

Randhurst Village

Randhurst Village continues to attract new businesses to its newly constructed facility and more development activity is anticipated in 2015. The retail space within the shopping center continues to fill with five new tenancies during the 2014 calendar year. With these new tenancies the development is 91% leased. Retail space in the shopping center is 95% occupied. The majority of the available space is limited to office vacancies in the Chase Bank building and second level of Randhurst Village Drive. Naf Naf Grill (1025 Elmhurst Rd)



Figure 2: Randhurst Village

and Northing Bundt Cakes (1071 Elmhurst Rd) opened this past year. Naf Naf Grill is a fast-casual restaurant that offers authentic Middle Eastern food. Nothing Bundt Cakes is a national chain bakery that sells specialty bundt cakes of various sizes and flavors. Other additions to Randhurst included Orange Fitness Theory (1032 Center Dr), Famous Footwear (44 Randhurst Village Dr), and Maurices (4 Randhurst Village Dr).

In addition to the above, three restaurants have applied for building permits in 2014 with occupancy for each anticipated in 2015. These include Truco Taqueria Margarita Bar, Outback Steakhouse, and Smokey Bones Bar and Fire Grill. The addition of these restaurants will add to an already robust list of tenants in the shopping center including:

Restaurants/Food Stores

- Black Finn American Grill
- Buffalo Wild Wings
- Chipotle Mexican Grill
- E&O Food and Drink
- Eggsperience
- Five Guys Burgers
- Jersey Mike’s Subs
- Menchie’s Frozen Yogurt
- Naf Naf Grill
- Nothing Bundt Cakes
- Outback Steakhouse (opening 2015)
- Panera Bread
- Pei Wei Asian Diner
- Smokey Bones Bar and Fire Grill (opening 2015)
- Steak ‘n Shake
- Subway
- Truco Taqueria Margarita Bar (opening 2015)

Retailers

- Bed, Bath and Beyond
- Carson Pirie Scott
- Carter’s
- Charming Charlie
- The Children’s Place
- Costco
- European Jewelry
- Famous Footwear
- GNC
- Home Depot
- Jewel-Osco
- Maurices
- Old Navy
- Petsmart
- Sports Authority
- T-Mobile
- T.J. Maxx
- Torrid
- Verizon Wireless
- World Market

Service/Entertainment

- AMC Theatres Randhurst 12
- Bank of America
- Chase Bank
- Hampton Inn and Suites
- Human Synergistics
- Hunter Tax Service
- Massage Envy
- Orange Theory Fitness
- PNC Bank
- Phenix Salon Suites
- Pigtails and Crewcuts
- Sports Clips
- State Farm Insurance
- TCF Bank

Leasing of the “Main Street” portion of the shopping center continues but at a slower pace than the rest of the development. In 2014, Randhurst obtained development approvals to install two electronic message center signs in an effort to attract retailers and customers to this portion of the development. The developers of Randhurst Village remain vigilant in trying to fill the remaining vacant retail space within the center.

Rand Road Corridor

The Rand Road corridor continues to see increased activity based on the success of the redevelopment of Randhurst Village. Community Development Department staff has had preliminary discussions with numerous property owners and developers regarding redevelopment opportunities in the area surrounding the mall. Examples of projects which have already



Front Elevation
Figure 3: McDonald's

occurred include the Chick-fil-a restaurant (905 N Elmhurst Rd), Toppers Pizza (1 W Rand Rd), and the Fresh Thyme Farmers Market (211 W Rand Rd). In 2014 McDonalds also received zoning approvals to relocate their existing restaurant across Rand Road onto the former Bakers Square parcel (13 W Rand Rd). Construction of the new fast food restaurant will be completed in 2015.

Mount Prospect Plaza continues to see a significant refresh of its tenancies following its acquisition by a new ownership group in 2013. During the past year Dollar Tree, Sleepy's, and Rue 21 were added to the center. These tenants followed the previous year's addition of Aldi, Ross Dress for Less, LA Fitness, and Liquid Fusion. The new owners continue to explore options to add tenants to the Village's second largest shopping center. In 2014, they sought zoning approval to add two outlot buildings to the shopping center totaling approximately 12,000 square feet. One outlot building is proposed along Rand Road and would include a drive-through while the second would be located northeast of the existing Chase Bank building. As of the end of the year no tenants were lined up to occupy the newly planned retail space but staff is anticipating construction on the new retail buildings to occur in the next year.



Figure 4: Mount Prospect Plaza Outlot Building

Menards is moving forward with the expansion of their store on Rand Road. The demolition of the former Aldi building was completed in 2013 which made way for the modernization of the Menards location. Construction on the big box retailer's expansion started in 2014. The expansion of Menards follows a similar enhancement performed by Walmart in 2009 and will help to solidify the tenancy of the major retail spaces along this corridor. Other additions to the corridor include Havana Joe's (211 E Rand), Bristol Palace Banquets (828 E Rand), Batteries Plus (905 E Rand), and Sushi Avenue (211 W Rand).

In 2015 the Village will be developing a corridor plan for Rand Road which will look at existing land use conditions and make recommendations on future enhancements to the corridor. The plan will be developed through a grant awarded to the Village by the Regional Transportation Authority (RTA) and will focus on land use, transportation, and access to transit. A series of public workshops and meetings will be held throughout the year to gather input from the community on the nature of the corridor for inclusion into the plan.

Southern Mount Prospect

A number of new businesses opened their doors in the southern half of Mount Prospect in 2014. New businesses included Fu Lai Chinese Restaurant (1188 S Elmhurst), Qulinaria Restaurant (1730 W Golf), Serv Pro (1840 S Elmhurst), Medina Mufflers (2028 S Elmhurst), Currency Exchange (1698 S Elmhurst), Posh Tots (1754 W Golf), Mobile Life (1776 W Algonquin), and Los Arcos (1707 W Algonquin).

No new commercial construction activity took place in the southern portion of the Village this past year. The Community Development Department however continues to work with owners of the Golf Plaza II shopping center following the shuttering of the former Dominick's grocery. No perspective tenants have been lined up to replace the former grocer and the space remains the largest vacant storefront within the community. The owner has approached the Village with preliminary plans to potentially redevelop the center but has made no formal submittals to date.

Industrial Sector

Several existing industrial tenants made significant investments in existing and new facilities in Mount Prospect in 2014. CVS Caremark continues to have a strong presence within the community after they performed remodeling projects in both of their facilities (1780 Wall St and 800 Biermann Ct). CVS remains the largest employer in Mount Prospect with over 1,250 employees. Industrial activity also included the expansion and remodeling of Atlas Material Testing's offices at 1500 Bishop Court. Mizkan (1661 Feehanville), Netrix (1331 Business Center), Z-Colo (800 Business Center), and Walgreens (1084 Mt Prospect Plz). New additions to the community included Technotrans America (1441 Business Center), Bladeroom (900 Business Center), and United Way of Metropolitan Chicago (431 Lakeview Ct). The health of the industrial/office market in Mount Prospect remains a focal point for the Department. In 2015 the Village will be performing upgrades to amenities in the Kensington Business Center in an effort to spur additional reinvestment in the business park.

Residential Projects

The local residential construction market is undergoing a bit of a resurgence following the low periods after the great recession. The Department is seeing increased activity in potential residential projects throughout the community. In 2014, construction on the Founders Row row-home development was completed. The original development rights for the project were purchased by Compass Real Estate who was able to complete the fourteen (14) unit project. Compass Real Estate also purchased the development rights for the Prospect Avenue Brownstone project and began constructing this twelve (12) unit development this past year. It is anticipated that residents will be able to move into this development by fall 2015.



Figure 5: Prospect Avenue Brownstones

The Alden Foundation completed the construction of their senior housing project near the intersection of Wolf and Kensington Roads. The three-story Mount Prospect Horizon project includes a total of ninety-two (92) independent living units for seniors aged 62 and older. Providing adequate housing options for the senior population has been a long term goal for the Village to ensure residents are able to age in place, without having to relocate to new unfamiliar communities if housing options are not available to them locally. At the end of the year Alden reported they had over 200 individuals on their waiting list to move into the development – further signifying the demand for this housing type in the community.



Figure 6: Alden Foundation Senior Housing Development

In 2014 the majority of the large single-owner apartment complexes in the community transferred ownership. BWIP has purchased Alpine, Cottonwood, Redwood, Timberlake, and the Colonial Greens. These five complexes comprise 19.67% (1,038 units) of the Village’s rental housing stock. Home Properties, which currently owns the Colony apartment complex, recently purchased the Mount Shire Apartments and now controls 24.5% (1,295 units) of the rental multi-family units in the community. The Forest Cove development (300 units) also underwent an ownership change this year. In each case the new owners are planning to upgrade these complexes with work already commencing in 2014. Improvements have included complete refreshes/upgrades to individual units (i.e. new cabinets, bathrooms, appliances) and upgrades to exterior grounds (i.e. landscaping, recreational amenities, and building facades). The ownership changes and subsequent improvements are a positive sign that the development community views Mount Prospect as a location within which to invest. The upgrades will improve the quality of rental housing stock offered in the Village.

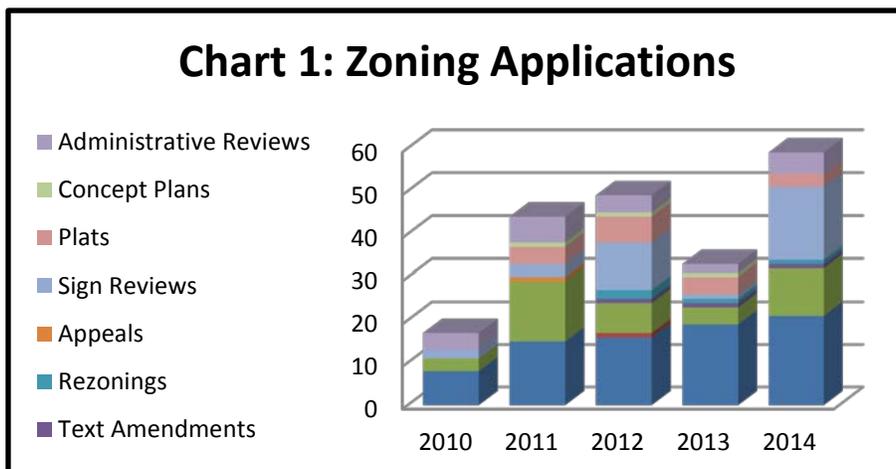
The Department is also noticing a trend of increased investment in the single-family housing stock within the community. The total construction valuation on single-family rehab projects increased by over \$3.2 million compared to 2013. Additionally, the Village saw six (6) new homes constructed in 2014 compared to a total of three (3) for the last two years combined.

Planning Division

The Department’s Planning Division oversees long range planning activities, current planning (review of development projects), zoning actions, grant applications, the Community Development Block Grant Program, and economic development efforts. Activity in 2014 included the following projects:

Zoning Reviews

The number of zoning applications reviewed by the Department continued their upward trend with a third annual increase over the past four years. While 2013 saw a slight decline in the number of applications from the prior year, activity in 2014 was nearly double from the prior year. The overall upward trend can be attributed to the improving economy. Staff anticipates activity in 2015 will remain at these recent levels based on initial discussions the Department has had with developers regarding potential projects within the community.



Planning & Zoning Commission Recap

The Planning and Zoning Commission holds regular meetings on the 4th Thursday of each month to review various zoning requests. In 2014 the Commission held ten (10) meetings. The Commission is comprised of seven (7) voting members and one (1) associate position. In 2014, Commissioner Jackie Hinaber stepped down from her role on the commission after serving for approximately three years. She was replaced by Norbert Mizwicki. Agostino Filippone was also appointed to the Commission as the associate member.

Website Updates / Experience Mount Prospect

In an effort to provide clear and precise information online regarding the Department's services, staff continued its efforts to update our portion of the Village's website. Business tab improvements included pages that show recent development activity and ribbon cutting request information. Available property data is provided and is updated on a regular basis. Modifications were also performed to the Community Development portion of the website and should be ready for viewing in early 2015.

Staff also continues to update the Experience Mount Prospect webpages by adding new businesses to the online directory. A 2014 campaign spurred by the Village Newsletter and Experience Mount Prospect business cards encouraged residents to subscribe to the monthly E-newsletters. As a result, the number of email subscribers to the program increased by nearly 50% this past year. Approximately 40 business owners also registered to participate in the Experience Mount Prospect program which includes a directory listing and options to include specials in the monthly E-newsletters.

Entrepreneur's Café

The goal of the Entrepreneur's Café is to provide prospective and new business owners with the tools to help ensure their success in Mount Prospect. Working with the Mount Prospect Chamber of Commerce, the Mount Prospect Library, and the Illinois Small Business Development Center at Harper College (ISBDC), the Village co-hosted four Entrepreneur's Café meetings this year, one per quarter. The 2014 meetings focused on cash management, restaurant operation, local rules and regulations, and library resources for businesses. An Entrepreneur's Café E-newsletter was also launched, providing business-oriented news and links to its subscribers.

Elgin-O'Hare Western Access

The department continued to serve on the Local Advisory Committee of the Elgin O'Hare Western Access construction project. Construction activity continues on the new Illinois Route 390 with the anticipated completion schedule of portions between US 20 to Illinois Route 83 by late 2017. Improvements at the Oakton Street and Elmhurst Road interchange are included in the project as are access improvements to the interchange of I-90 and Elmhurst Road. Construction of the new southbound portion of the Elmhurst Road Bridge has been completed and temporary traffic signals installed. The demolition of the old Elmhurst Road Bridge and the start of construction on the new northbound bridge started in late 2014 and will continue into 2015. The plans for the intersection at Elmhurst Road and Oakton include reconstruction and widening for additional lanes, and should be complete in 2015.



Figure 7: I-90 and Elmhurst Road Interchange

Des Plaines River Trail Corridor Study

The Department began serving on the Steering Committee for a transportation plan along the Des Plaines River Trail. The Northwest Municipal Conference (NWMC) received a grant from the Chicago Metropolitan Agency for Planning (CMAP) to develop the plan, and hired a consultant team of Houseal Lavigne, Active Transportation Alliance and Gewalt Hamilton. The plan, which encompasses the corridor between Lake-Cook Road and Higgins Road, includes recommendations to improve access and usability of the Des Plaines River Trail for people of all ages, abilities and modes of transport. The plan was completed and adopted by the Northwest Municipal Conference in September 2014. There are several Trail Crossing Recommendations for the portion of the trail nearest Mount Prospect; however, the majority of the improvements fall within unincorporated Cook County.

Community Development Block Grant Program

2014 was a transitional year for the Village of Mount Prospect's Community Development Block Grant (CDBG) Program. In April 2013 the Village Board approved a Resolution authorizing the Village of Mount Prospect's participation in Cook County's HOME Investment Partnerships Program Consortium. The Village will continue to receive a direct allocation of CDBG funds from the Department of Housing and Urban Development (HUD), however in electing to join the Cook County HOME Consortium the Village was required to modify its existing CDBG Program Year to conform with the Consortium's Program Year which runs from October 1 through September 30. Previously, the Village operated under a January 1 through December 31 Program Year.

To facilitate the nine (9) month gap in CDBG funding which resulted from the Program Year shift (January-September 2014), Cook County provided non-federal dollars in the amount of \$83,298 for Administration, Public Services, and the Emergency Repair Program to take the Village through to our new Program Year start of October 1, 2014. Carry-over CDBG funds and Program Income were allocated for Public Improvement projects and other rehabilitation work. The following services/programs were funded during this transition period:

- Public Service Organizations (\$31,499) – Funds were utilized to support seven public service organizations which addressed Village-identified community needs and priorities as established in the 2010-2014 Consolidated Plan.
- Search Inc. (\$15,000) – Funds assisted with the remodeling of one of Search Inc.'s group homes within the community. Search Inc. is an organization that helps disabled individuals live fully integrated lives within the community. Work at another group home is underway.
- Public Parkway Tree Replacement (\$24,985) – One hundred-forty 1.5" diameter trees of a variety of species were bought and planted within low- to moderate income census tracts where ash trees and or storm damaged trees have been removed.
- Kensington Road Sidewalk Improvements (\$37,500) – Sidewalk work was completed on the north side of Kensington Road between Hemlock Lane and Westgate Drive. Additional sidewalk work between Burning Bush Lane and Fire Station 14 is underway.
- Mt. Prospect Horizon Senior Living Community (\$50,750) – Funds were utilized by the Alden Foundation to assist with property acquisition costs for this senior housing project. The Horizon development provides 92 senior apartment units (including one unit for a live-in manager) and serves low income residents age 62 and older.
- Single Family Rehab and Weatherization Programs (\$60,970) – Two Single Family Rehab Loan projects, one Weatherization Grant and one Emergency Repair project were completed during this nine month period. Three additional projects were started.

Northwest Suburban Housing Collaborative

The Northwest Suburban Housing Collaborative (the “Collaborative”) was formed via an intergovernmental agreement (IGA) in 2011 to develop sub-regional solutions that address the short and long-term housing needs of the participating communities. The participating communities include Arlington Heights, Buffalo Grove, Mount Prospect, Palatine and Rolling Meadows. The Collaborative has received operational funding from The Chicago Community Trust, BMO Harris Bank and Wintrust Financial through Village Bank and Trust.

In 2013, the Collaborative completed a Senior Housing Needs Assessment which reviewed housing options and programs in each of the communities and provided recommendations on where the Collaborative could focus its efforts. In response to this assessment, the Collaborative worked to address identified housing needs of the senior population in 2014 under the following initiatives:

- Realizing home maintenance is a primary concern for many seniors the NWSHC in conjunction with the North West Housing Partnership launched a new Handyman Program in May 2014 for residents 65+ years of age. Feedback has been positive and the number of seniors using the program continues to grow each month. In 2014, 144 individuals were served by the program with sixty (60) of those customers residing in Mount Prospect.
- Many seniors are unaware of the services and housing options available to them. The Collaborative is currently working on a Senior Resource Guide which will provide information on transportation, housing, and senior services offered throughout the northwest suburbs. This comprehensive guide will be completed and available early 2015.
- In the upcoming year, the Collaborative will continue to explore ways to improve transportation options and determine how seniors can make their homes safer and easier to live in as they age.

Building Division

The Building Division is responsible for managing the Village’s building permit process, reviewing, and approving construction permit submittals, scheduling/performing inspections, contractor licensing, and elevator licensing. In the past year, the community experienced a surge in construction activity. The Department continues to see significant development activity at the residential and commercial level. In 2015, we will have four large multi-family projects that will completely rehab the individual rental units within each complex.

Table 1: Five Year Permit Analysis

Year	Permits Issued	Construction Valuation	Fees Collected
2010	2,658	\$70,798,928	\$827,470
2011	2,662	56,045,517	1,036,636
2012	2,244	57,961,919	2,306,078
2013	2,383	52,488,634	1,178,926
2014	2,596	63,372,511	1,382,026

Chart 2: Permits Issued by Month

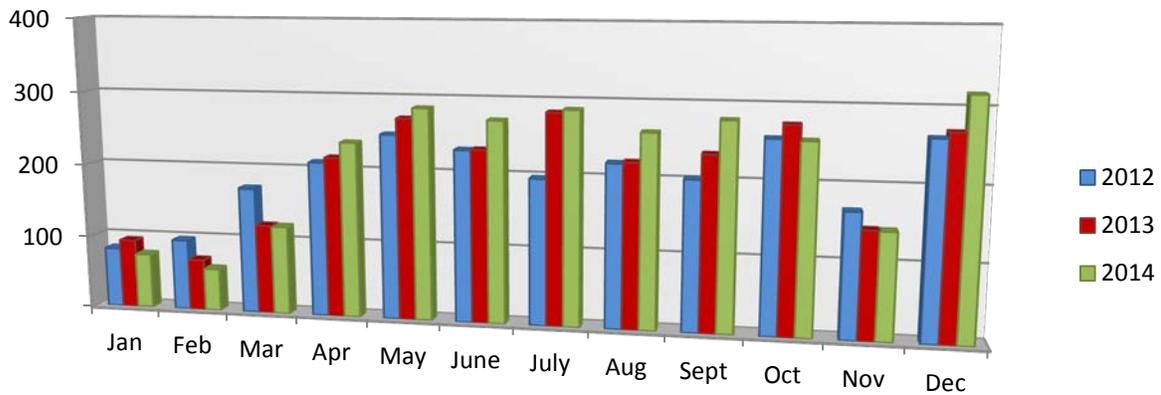


Table 2: Building Permits Issued and Construction Valuation

Select Permit Types	2013 Permits	2013 Valuation	2014 Permits	2014 Valuation
Single family detached – new construction	2	\$625,000	6	\$2,040,000
Single family attached – new construction	2	11,550,000	1	2,400,000
Single family detached alterations and additions	1198	9,735,574	1264	13,020,322
Single family attached alterations	56	1,322,004	109	2,185,102
New business/commercial (retail/service/office)	6	7,300,002	3	675,001
Business alteration – addition	134	14,893,306	137	28,728,103
New Institutional	0	0	0	0
Institutional Alteration	3	510,931	3	29,001
Elevator	11	441,518	22	209,188
Garages (detached)	17	275,069	12	222,631
Swimming pools	12	74,655	5	139,116
Sheds	49	73,308	58	116,496
Decks	25	123,817	23	174,591
Signs	73	n/a	114	n/a
Flatwork (driveways, sidewalk, patio)	378	2,376,757	442	5,047,210
Fences	243	644,206	241	735,877
Other	174	2,537,349	156	7,649,873
TOTAL	2,383	\$52,488,634	2,596	\$63,372,511

Table 3: Single Family Residential Five Year Construction Activity

	2010	2011	2012	2013	2014
Single Family Teardowns	2	5	2	4	7
New Single Family Residences Constructed	3	5	1	2	6

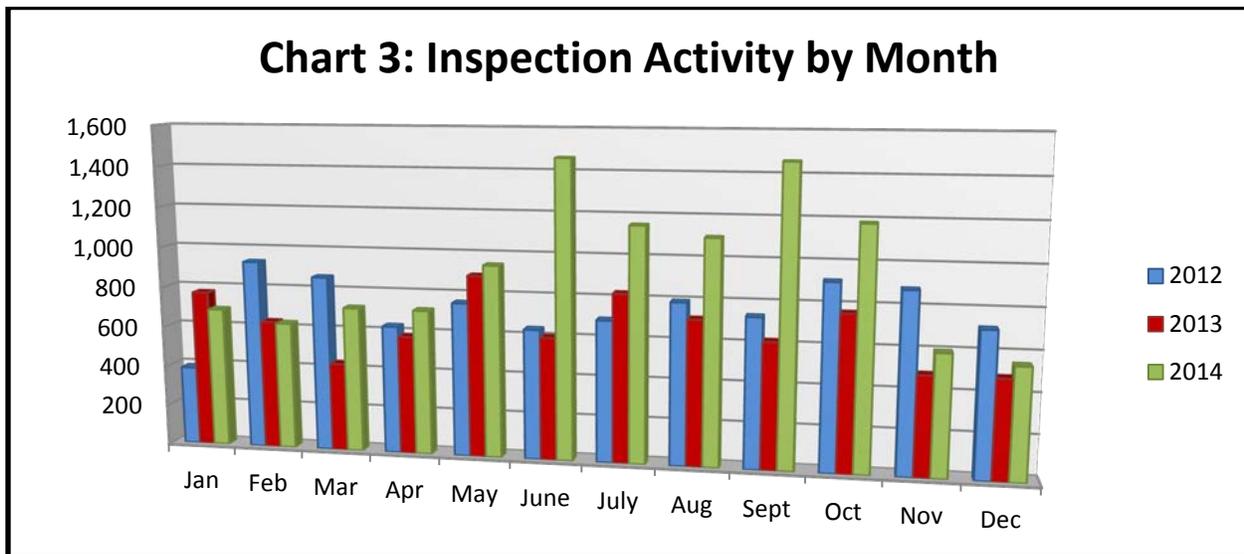
Inspection Services

There was a significant increase in inspections in 2014 from prior construction seasons and specifically an increase of over 40% compared to 2013. The increase is directly related to several multi-family projects which were under construction during the year including the Alden Senior Housing project, Founders Row, and some large apartment complexes which were rehabbing existing units. Staff anticipates inspection numbers will increase again in 2015 as additional residential complexes are scheduled for upgrades. The Department continues to contract out our building inspection and large plan review services to TPI. The outsourcing of inspections to this third party has allowed the Village to reduce its inspection time from 2-3 days to next day service. Even with the increase in overall inspections this past year, the Department was able to effectively handle the additional workload without negatively affecting other construction projects.

Table 4: Five Year Inspection Analysis

	2010	2011	2012	2013	2014
Total Permits issued	2,658	2,662	2,244	2,383	2,596
Building Inspections Conducted	8,783	8,708	8,939	7,824	11,195

Chart 3: Inspection Activity by Month



Environmental Health Division

The Environmental Health Division is responsible for performing property maintenance inspections throughout the Village to ensure properties are properly maintained to code standards. The EH Division organizes its work around three primary activities:

1. *Public Health Program* – The Division conducts semi-annual inspections of all restaurants located within the community to ensure these establishments are properly handling food which is served to the public.
2. *Housing Inspections* – The Division licenses and inspects all rental dwellings within the community. This includes assisting the Police Department in the administration of the Crime Free Housing Program. The Village requires that all rental dwellings within the community be licensed.
3. *Property Maintenance Service Requests* – Code enforcement efforts are triggered by “service requests” created by residents, businesses, or staff. Service requests can be submitted to the Division either by calling the Department or through the Village’s website.

Restaurant and food store inspections are now completed in the Village’s ERP computer software system similar to other inspections performed by the Department. The use of iPads in the field by inspectors for service requests has improved efficiencies. The Department continues to work with the software provider on ways to improve the software in order to make our processes even more effective.

This year a part-time inspector was hired which replaced a previous full-time position. Duties include zoning, sign, and property maintenance code enforcement along main commercial corridors of the Village. Pro-active inspections to address neglected properties continue by other full-time staff by surveying blocks when time permits.

The Department also continues to act as a leader in the code enforcement industry as staff acted as a co-presenter with Village Attorneys at the annual Illinois Municipal League conference on effective code enforcement. Additionally, staff was invited as a panelist by the Metropolitan Mayors Caucus to discuss best practices on addressing vacant structure problems that communities face during foreclosure. The panel was held at multiple locations throughout Cook County.

The following tables provide detailed statistical information regarding the day-to-day operations of the Environmental Health Division over the past five years:

Table 5: Public Health Program

Restaurants and Food Stores	2010	2011	2012	2013	2014
Inspections	400	395	368	393	399
Re-inspections	330	328	320	318	241
Number of Establishments	207	195	201	209	213

Table 6: Rental Property Owner License Analysis

Category	2010	2011	2012	2013	2014
Licensed Rental Dwelling Owners	837	900	988	980	975
Licensed Rental Dwelling Units	5,988	6,079	6,175	6,173	6,168
Inspected Owners ¹	230	230	230	230	230
New Licenses ²	65	81	88	(8)	(5)

1. Owners of three or more units in a building (5,286 units total)
2. Number of Licensed Owners subtracted from Number of Inspected Owners

Table 7: Service Requests and Resulting Actions

Year	Systematic Program Service Requests	Systematic Program Service Actions	Total Service Requests	Total Service Actions
2010	600	2,114	2,217	9,552
2011	711	1,978	2,155	10,604
2012	514	917	2,087	7,499
2013	159	201	2,085	8,478
2014	97	97	2,241	8,210

Non-complying Vacant Structure Registry

The Vacant Structure Registry program encourages property owners to maintain vacant properties or they have to register with the Village and pay an annual fee of \$500 if 1) openings are boarded for more than 30 days, 2) violations exist on a property for more than 30 days, 3) structure is not secure for more than five (5) days, and 4) new violations occur within 180 days of the last notice given. Most vacant structures are maintained after the first notice of a violation and promptly comply with Village regulations upon learning of the Village’s program. Rarely does a bank or property preservation company let the violations continue to occur after registering the property in order to avoid future bills. In this sense, the program continues to be a success for the Village.

Table 8: Vacant Property Registrations

Year	Issued	Repeat
2011	8	0
2012	16	0
2013	7	0
2014	12	0

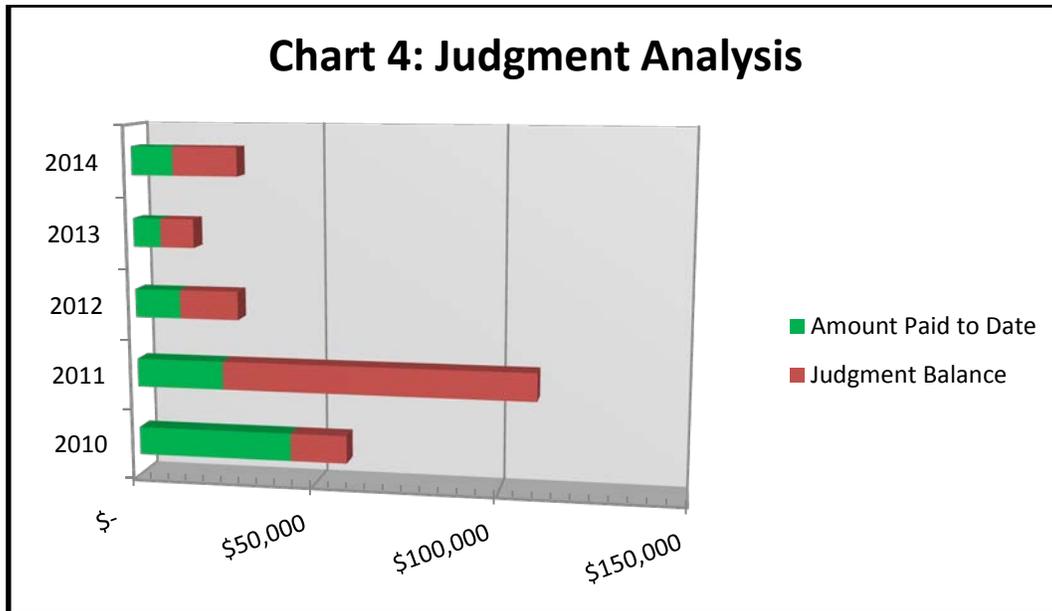
Administrative Adjudication

The Department continues to process our property maintenance violations through the administrative adjudication process. This process has proven to be an efficient and successful means for achieving compliance on property maintenance issues. The previous use of the Cook County Circuit Court caused delays in processing, and required a large amount of staff time to achieve compliance. Through the adjudication process, the Village has seen a number of judgments be issued which have motivated violators to address their issues. Judgments are typically recorded against a property as a lien and are paid to the Village at the time the property is transferred.

Table 9: Analysis of Tickets and Violations Reviewed Through Adjudication and Judgments Issued

Year	Tickets Issued	Total Violations	Judgments	Paid
2010	171	184	\$58,542	\$43,002
2011	161	238	110,000	24,180
2012	89	164	28,800	12,600
2013	141	163	16,848	7,625
2014	128	148	29,250	11,500

* The collection process is ongoing and the amount paid increases as collection efforts continue



Conclusion

The year proved to be a very busy and productive year for the Community Development Department. The commercial and real estate markets have shown signs of life and the Department has seen several prospects for new developments in the near future. Randhurst Village continues to act as a catalyst for development within the commercial sector. The project already has influenced the redevelopment of the Holiday Inn property, construction of the Chick-fil-a, addition of Fresh Thyme Market, and redevelopment of McDonald's. Staff envisions additional projects will begin to take shape in the coming months in the area surrounding this project and within the Rand Road Corridor. This reinvestment will only help to maintain future property values within the community. Additionally, the Downtown Implementation Plan has spurred renewed interest from developers in the core area and the Village will likely see several redevelopment projects move forward on the opportunity sites identified in that document.

Respectfully Submitted,

William J. Cooney Jr., AICP
 Director of Community Development