



# Village President and Board of Trustees Study Session

Thursday, May 25, 2006  
Community Room 101

8:00pm – 10:00 pm

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The President and Board of Trustees welcome you. This is a working session of the Village Board and no public comment will be taken.

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## Agenda

**1. Follow-up Meeting with Harrison Street Business District and Neighborhood**

Per the Village Board Study Session of May 18, 2006, this is a follow-up meeting related to Harrison Street area.

**A. Review of Request for District Support and Review of a Method to Review All-District Funding Requests**


The Village Board received a request for funding from the Harrison Street Business District. During this meeting the Board will review this request. In addition, the Board will review a potential method that could be applied for all business district requests.

**B. Review of Potential Streetscape Improvements & Timeline**

The Board will re-review a potential timeline to pursue streetscape improvements in this area. This project was temporarily put on hold in January in order for the Board to meet with the residents and business owners in this area. A revised timeline and potential outcomes will be presented.

Adjourn

# Memo

**To:** President Pope and Board of Trustees  
**From:** Loretta Daly, Business Services Manager   
**CC:** Ray Wiggins, Interim Manager  
**Date:** May 23, 2006  
**Re:** Business District Requests

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In anticipation of the Board's discussion regarding Harrison St's request for additional funding, the following report has been developed to assist the Board in your review of this request. The report details the specific Harrison St. requests, as well as a staff report on the potential for similar requests from other business districts. Additionally, staff has provided several alternative funding structures for the Board's review.

It should be noted that over the course of the last several months, and at the Public Meeting held on February 27<sup>th</sup>, 2006 a number of suggestions for the appropriate use of the "Catalyst Fund" have been received. This report concentrates on the specific requests for funding from the Harrison St. Business Association to enhance their event planning and execution, to more aggressively recruit business to their area, and to mitigate the effect of long standing vacant property. This report does not detail the use of the "Catalyst Funds" for projects such as street scaping, or property acquisition.

The report contains information on the specific request from the Harrison St. Business Association, the potential funding implications from a community wide perspective, information on current business association organizational statuses, and a detail of all programs currently available to business districts.

The following attachments are also included:

## Background Information

- ◆ A chart of current programming available to Business Districts (Attachment A)
- ◆ A chart detailing the current organizational status of each business district (Attachment B)

## Harrison St. Request

- ◆ 2 letters from Harrison St. requesting additional funding (Attachment C1 & C2)
- ◆ Charts detailing funding implications from a community wide perspective (Attachment D1 & D2)

### Harrison St Funding Requests

The Village has received two written requests for additional funding from The Harrison St. Business Association in conjunction with the anticipated "Catalyst" project for this area. The first request is for additional funding for the area for the following purposes:

#### **\$30,000 funding request to be utilized for the following:**

- ◆ Event Coordination: A portion of the \$30,000 would be utilized to hire an event coordinator to provide additional support for event coordination including the sale of sponsorships.
- ◆ Event Advertising: A portion of the \$30,000 would be used for more aggressive event marketing to build participation in the events.
- ◆ Business Recruitment: A portion of the \$30,000 would be used to coordinate a business recruitment effort for the Harrison St. Area.

Additionally, Harrison St. has asked for the assistance of the Village in efforts to mitigate the effect of long term vacancies in their area; however no specific dollar amount has been identified for this effort.

The following staff report explores these requests, and attempts to provide a basis for the Board's discussions surrounding the Harrison St. funding requests, as well as potential funding requests from other business areas.

## Event Coordinator

### Harrison St. Association Request (Please see attachments C1 & C2)

The Harrison Street Business Association has requested that the Village provide the financial resources necessary to hire an event coordinator for their area and to pay the expenses involved in developing events that will draw participants from the entire Village and surrounding towns.

### Staff Response

Harrison Street currently manages 3 major events annually, What's Blooming on Harrison, Art on Harrison, and Holiday Lights. Currently, the Association relies exclusively on their membership and the sale of sponsorships to finance these events. The Association has been extremely successful in these endeavors, and would most certainly benefit from a more structured approach to event planning.

While the area would benefit from this resource it is essential that this request be put in context of the community as a whole. There are currently three (3) other business districts that are coordinating and financing events throughout the year. At the very least, the Village should anticipate each of these districts would submit similar requests either in 2006 or 2007. Additionally, three (3) other districts could be in a position to request this resource within the next two years.

### Funding Potential (See attachment D1)

As the attached charts indicate it is estimated that the Village could receive similar requests for funding from a number of additional business districts that could total over \$340,000 by 2008. It is important to note that under this scenario there is no anticipated end date to this funding, and the Village could anticipate receiving funding requests of at least \$160,000 well beyond 2008.

**Staff Recommendations:** Staff is recommending the Board consider the following alternative funding structures.

#### **A) Event Facilitator Position**

A new position of Event Facilitator could be created at Village Hall. The position would be charged with providing event planning and coordination services to all business districts. It would most likely require a new full time position as many event plans are developed and coordinated in the "off season" months.

#### **Staff Concerns**

- ◆ Currently, most business districts solicit event sponsorships, and sell advertising promotions to local and non-local entities; this could be seen as inappropriate for Village Staff.
- ◆ The addition of a full time staff member.
- ◆ Many organizations throughout the Village develop and coordinate events as part of their normal activities. There could be a call for this service beyond the Business Community which would require additional staff.

#### **Implementation Schedule**

It is unlikely that this position could be filled in 2006, and would need to be added to the 2007 Budget.

B) **Event Sponsorship/ Association Development Seed Funds** (Please see attachment D2)

These alternatives envision the creation of ongoing Village sponsorship of business district events, as well as the provision of a one-time grant to business associations.

**1) Village Event Sponsorships**

The Village would agree to act as an ongoing sponsor for all Business Association Events. By acting as a "guaranteed" major sponsor for all business events associations would have a greater capacity to advertise each event and to more aggressively sell sponsorship opportunities. Funds would be available on a 50/50 matching basis and would not exceed \$10,000 annual per district.

**Fiscal Impact/Village Event Sponsorships** (See attachment D2)

Utilizing the event status information assembled in attachment D2, the Village could anticipate funding requests of approximately \$36,000 in 2006, \$45,000 in 2007, and 52,000 in 2008 and beyond.

**District Qualifications/Event Sponsorship:**

- ◆ Districts would need to demonstrate a benefit to the community at large as well as within their district resulting from the event
- ◆ Districts would need to demonstrate individual support for their events through matching sponsorship or investment dollars provided by the District, or through the sale of sponsorships.

**2) Association Seed Funding/Grants**

In this scenario, the Village would agree to provide qualifying Business Associations with a one time grant of up to \$20,000 to assist with the organization of the Association.

**Fiscal Impact** (See attachment D2)

Under this funding structure staff anticipates an initial fiscal impact of approximately \$145,000 in 2006, \$42,000 in 2007 and in 2008. This funding would be a one time infusion of resources and would not be available beyond 2008.

**District Qualifications**

- ◆ District would need to have By-Laws adopted, and a Board of Directors in place before funding would be available.
- ◆ Districts would be required to provide a budget for these expenditures.

**Implementation Schedule:**

Both event sponsorships and association seed money structures could be implemented in 2006. Budget amendments for these programs would be required.

## **Business Recruitment**

### **Harrison St. Request**

The Harrison St. Business Association has also requested resources to assist with the recruitment of businesses looking for an environment such as theirs.

### **Staff Concerns**

While additional attention to business recruitment would be a tremendous benefit to Harrison St., the same can be said for all of our business areas. This being the case, it is important that the Village have a coordinated effort at business recruitment as opposed to twelve (12) individual efforts underway simultaneously.

**Staff Response:** Staff is recommending the Board consider the following business recruitment structure:

### **Village Business Recruitment Structure**

An immediate review of all recruitment efforts should be conducted with Village Partners to identify currently available resources and to determine how to best utilize these resources. A coordinated and effective recruitment structure could be developed in partnership with OPDC, the Chamber and all appropriate agencies. This structure would provide for a more proactive approach to business recruitment throughout the community, and would provide a structure through which interested parties could obtain the appropriate data on the Village.

In conjunction with the above review, and in addition to the work that is currently underway and planned for GreatNeighborhoodsOakPark, the Village, OPDC, the Chamber, and the Visitors Bureau would produce high profile recruitment tools that could be utilized by Village Staff & Board, our partners, and business districts in all of our recruitment efforts.

Several mediums could be utilized in this effort including a print brochure and the development of an appropriate CD Rom.

### **Fiscal Impact**

While it is not anticipated that additional staff would be required for this effort initially, funds for high profile marketing efforts are not currently budgeted. Estimated cost for these would be identified through the review process.

### **Implementation Schedule**

Resource review and program development would take place throughout 2006 with appropriate budget requests forwarded to the Board during the 2007 budget process.

## Long Term Vacancy Mitigation

A recommendation has also been received to consider the development of a program that would encourage the rehabilitation of long vacant property in addition to the current Retail Support Grant Program. A loan forgiveness program for the rehabilitation of space that has been vacant at least 5 years could be considered. A loan forgiveness program could be set up with each catalyst project with the Board determining the appropriate budget and the period of time that these resources would be available. The following is a possible structure for this type of program.

Loans facilitated through OPDC or the Village which would be forgiven over a period of time.

### Potential Loan Structure

- ◆ 10 year loans
- ◆ After 5 years the remainder of the loan is forgiven or loan repayment over a 10 year period is reduced or forgiven
- ◆ Potential loan penalty if business closes or vacates location

### Fiscal Impact

As stated above this loan forgiveness program is envisioned as a part of each catalyst project and as such would be available only in those areas identified for catalyst projects. This budget could be developed individually for each area in direct correlation to the area's needs and could be capped appropriately. Additionally, sunset clauses could be built into this program to spur timely participation.

## Village Program Status

	Plan	Catalyst	Non-Capitol Enhancement	TIF	Sign Program	Holiday Decor Grant	Retail Support Grant	Commercial Loan Subsidy	Enhanced Commercial Loan Subsidy	Construction Mitigation Requests
Downtown Oak Park	Adopted	2006/2007		Yes	Yes	\$5,000	Yes	Yes		Requested 2000-2004
The Avenue	Adopted			Yes	Yes	\$5,000	Yes	Yes		
Harrison St	Accepted	2006/2007	Art Benches	Yes	Yes	400	Yes	Yes		
South Marion	Adopted			Yes	Yes		Yes	Yes		
Chicago/Marion					Yes	300	Yes	Yes		
Roosevelt Road	Adopted	2007					Yes	Yes		Yes
North Avenue		2007	Banner Program				Yes	Yes		Yes
Madison St	Pending		Median Work	Yes		\$5,000	Yes	Yes		Yes
South Town Oak Park	Accepted				Yes		Yes	Yes		
Chicago/Austin	Adopted	2006			Yes		Yes	Yes		
Lake/Austin		2006			Yes		Yes	Yes		Yes
Harlem Garfield					Yes		Yes	Yes		

## CURRENT ASSOCIATION STATUS

	By-Laws Adopted	Board of Directors	Regular Schedule Meetings	Dues Structure in Place	Community Events Scheduled	Independent Funding Structure
Downtown Oak Park	X	X	MONTHLY	\$50	3+	SSA
The Avenue	X	X	MONTHLY	\$250	3+	
Harrison St	X	X	MONTHLY	\$350	3+	
South Marion	X	X	QUARTERLY			
Chicago/Marion			MONTHLY		1+	
Roosevelt Road	X	X	MONTHLY	\$50		
North Avenue	X	X	MONTHLY	\$50		
Madison St	X	X	MONTHLY	\$125		
SouthTown Oak Park						
Chicago/Austin						
Lake/Austin						
Harlem Garfield						

*Attachment B*

January 14, 2006

Village President and Board of Trustees  
Village of Oak Park  
Village Hall  
123 Madison Street  
Oak Park, IL 60302

The Harrison Street Business Alliance (HSBA), which consists of forty businesses, property owners, and organizations located on Harrison Street, would like to thank you for the opportunity to provide our input into the investment catalyst process funded through the Village's 2006 budget.

The HSBA recommends that these funds be used to promote direct and sustainable investment in the business district. Our understanding is that these funds are intended for additional construction and streetscaping projects. With all due respect, our members unanimously agree that cosmetic improvements to the infrastructure, which has been tried before, will not address the problems facing our mixed business and residential neighborhood.

Our first priority is to address the chronic and growing number of vacant properties in the district. To achieve this, we recommend that the bulk of the money be used to fund a partnership with the Oak Park Development Corporation (OPDC) with the goal of purchasing vacant properties and establishing a management presence on Harrison to attract new businesses and investment.

The second priority for our membership is to entice appropriate retail and arts-related businesses into our neighborhood. We request that some of the catalyst money be used to hire a resource person or service to recruit businesses looking for an environment such as our neighborhood offers.

We also suggest, as our third priority, that some of the funds be used to hire a resource person to promote existing businesses within the district through advertising and marketing programs.

HSBA is committed to working with the Village of Oak Park to move the investment catalyst process forward. We would like to discuss these recommendations in further detail prior to any actions being taken. We look forward to working with the Village of Oak Park on plans to develop and improve this important neighborhood as part of the Oak Park community.

Sincerely,

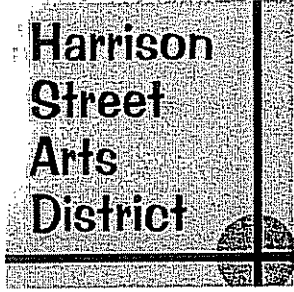
Harrison Street Business Alliance Board of Directors

cc: John Eckenroad, Oak Park Development Corporation  
Loretta Daly, Village of Oak Park liaison

Attachment C

Writer copied Bd directly

rec'd 4-10-06/jws  
4-10-06/jws



COPY

M. Ray Higgins  
Loretta Daly  
Greg Peters

145 HARRISON STREET OAK PARK, IL 60304

April 5, 2006

Village President and Board of Trustees  
Village of Oak Park, Village Hall  
123 Madison Street  
Oak Park, IL 60302

The Harrison Street Business Alliance (HSBA), which consists of 40 businesses, property owners, and organizations located on Harrison Street, would like to thank you for hosting the study session for the Harrison Street Catalyst Project on Monday, February 27<sup>th</sup>.

We were encouraged by the overwhelming agreement among the residents and business owners at the meeting that what the Harrison Street business district needs most is development of vacant properties and improved parking. We were also pleased to see the support for maintaining the business district as an arts district and promoting the unique artistic character of the neighborhood as a way to attract new businesses.

As Doris Weinbaum, owner of Bead in Hand and Treasurer of the HSBA, said at the meeting, the HSBA budget is very tight. We need financial support to initiate a larger effort to revitalize the neighborhood. While our members pay \$300 per year in dues and our loyal sponsors give regularly, we are still not able to raise the funds to promote our three annual events per year in a way that would maximize attendance, and we are not able to do any additional events. We were encouraged to see support among the village board members to funnel some of the catalyst money to the HSBA to meet those immediate needs.

We are asking for \$30,000 to help with the HSBA's operating costs. These funds will be used to hire a coordinator and pay the expenses involved in developing events that will draw participants from the entire village and surrounding towns. These events will promote the Harrison Street Arts District and demonstrate to business owners the value of starting or relocating businesses to Oak Park, thus reducing the vacant properties on Harrison Street. We hope that our efforts will coincide with development of increased parking by the Village and rehabilitation of vacant properties by the Village and the Oak Park Development Corporation.

We look forward to working with all of you to move forward with the Catalyst Project and to making Harrison Street one of the great neighborhoods in Oak Park.

Sincerely, *Dave King*

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|--|---------------------------|
| Harrison Street Business Alliance Board of Directors |                           |
| Dave King – President                                | Paul Hamer – Director     |
| Liz Gaylord – Vice President                         | Richard Huff – Director   |
| R.D. Hunting – Secretary                             | Karen Morava – Director   |
| Doris Weinbaum – Treasurer                           | Pamela Penney – Director  |
|  | Lisa Nordstrom - Director |

cc: John Eckenroad, Loretta Daly

Attachment C2

**CURRENT EVENT ACTIVITY AND POTENTIAL FUNDING REQUESTS**

District	Event Status	Requesting Year	Request	Request Status
Harrison St	3 Large Events, 2 Smaller Events	2006	\$30,000	Submitted
Downtown Oak Park	3 Large Events, Many Smaller Events	2006/2007	\$30,000	Estimated
The Avenue	Several Smaller Events, 1 Large Event Planned	2006/2007	\$30,000	Estimated
Chicago Ave/Harlem	2 Small Events	2006/2007	\$10,000	Estimated
Roosevelt Road	2 Small Events	2007	\$10,000	Estimated
North Avenue	2 Small Events	2007	\$10,000	Estimated
Chicago Ave/Austin	No Current Events	2007/2008	\$5,000	Estimated
South Marion	No Current Events	2007/2008	\$5,000	Estimated
Southtown Oak Park	No Current Events	2007/2008	\$5,000	Estimated
Madison St	No Current Events	2007/2008	\$5,000	Estimated

Please note, this chart represents the potential for funding requests based on an assumption that Village support of this nature would spur increase event activity

**INDIVIDUAL BY DISTRICT EVENT COORDINATOR - POTENTIAL FINANCIAL REQUESTS 2006 - 2008**

	2006	2007	2008
Harrison Street	\$30,000	\$30,000	\$30,000
Downtown Oak Park	\$30,000	\$30,000	\$30,000
The Avenue	\$0	\$30,000	\$30,000
Chicago/Harlem	\$0	\$10,000	\$10,000
Roosevelt Road	\$0	\$10,000	\$10,000
North Avenue	\$0	\$10,000	\$10,000
Chicago/Austin	\$0	\$0	\$10,000
South Marion	\$0	\$0	\$10,000
SouthTown Oak Park	\$0	\$0	\$10,000
Madison St.	\$0	\$0	\$10,000
<b>TOTAL ANNUAL 2006 - 2008</b>	<b>\$60,000</b>	<b>\$120,000</b>	<b>\$160,000</b>

**\$340,000**

Attachment D1

D1

**EVENT SPONSORSHIP FUNDING (On-Going beyond 2008)**

District	Event Status	2006	2007	2008
Harrison St	2 Large Events, 2 Smaller Events	\$10,000	\$10,000	\$10,000
Downtown Oak Park	3 Large Events, Many Smaller Events	\$10,000	\$10,000	\$10,000
The Avenue	Several Smaller Events	\$10,000	\$10,000	\$10,000
Chicago Ave/Harlem	2 Small Events	\$2,000	\$3,000	\$4,000
Roosevelt Road	2 Small Events	\$2,000	\$3,000	\$4,000
North Avenue	2 Small Events	\$2,000	\$3,000	\$4,000
Chicago Ave/Austin	No Current Events	\$0	\$1,000	\$2,000
South Marion	No Current Events	\$0	\$1,000	\$2,000
Southtown Oak Park	No Current Events	\$0	\$1,000	\$2,000
Madison St	No Current Events	\$0	\$1,000	\$2,000
<b>TOTAL ESTIMATED SPONSORSHIP INVESTMENT 2006 - 2008</b>		<b>\$36,000</b>	<b>\$45,007</b>	<b>\$52,008</b>
				<b>\$133,015</b>

The above assumes that funding would not exceed 1/3 the overall cost of event and would not exceed a total of \$10,000 Annually

**1-TIME SEED FUNDING/GRANTS**

District	Association Status	2006	2007	2008
Harrison St	By-Laws and Board in Place	\$20,000	\$0	
Downtown Oak Park	By-Laws and Board in Place	\$20,000		
The Avenue	By-Laws and Board in Place	\$20,000		
Chicago Ave/Harlem	Working on By-Laws and Officers		\$20,000	
Roosevelt Road	By-Laws and Board in Place	\$20,000		
North Avenue	By-Laws and Board in Place	\$20,000		
South Marion	By-Laws and Board in Place	\$25,000		
Southtown Oak Park	No Current Structure		\$20,000	
Madison St	By-Laws and Board in Place	\$20,000		
Chicago Ave/Austin	No Current Structure			\$20,000
Chicago/Lake	No Current Structure			\$20,000
Harlem/Garfield	No Current Structure			\$20,000
<b>TOTAL ESTIMATED SEED FUNDING 2006 - 2008</b>		<b>\$145,000</b>	<b>\$42,007</b>	<b>\$42,008</b>
				<b>\$229,015</b>

The above assumes that one-time seed grant funding would be available only upon adoption of by-laws and election of officers

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Village of Oak Park  
Department of Public Works  
Engineering Division

**MEMORANDUM**

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May 23, 2006

TO: Village President and Board of Trustees  
FROM: Jim Budrick, Village Engineer   
RE: Harrison Street Catalyst Project  
NOTED: Village Managers Office

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This is a follow up to my memo of May 8, 2006 outlining the basic time frame for implementing a Streetscape project. If the Board wished to begin the process for Harrison Street the time frame would be as follows:


- Issue RFP for Planning Consultant Mid-June, 2006
- Award Contract for Planning Consultant Early September, 2006
- Consultant works with Community on Schematic Plans September thru November, 2006.
- Board approves schematic plans Mid-December, 2006
- Engineering Plans Prepared for bidding January 2007 thru March, 2007.
- Project bid April, 2007
- Construction takes place June, 2007 thru November, 2007

The key to any successful Streetscape project is the schematic planning process. The completion of this planning process determines the schedule for the actual design and construction phases.

Detailed surveys of Harrison Street has already been performed which will help in getting both the schematics and designs done in the timeframe shown above. If it is the Boards wishes to move forward with a streetscape planning process staff will issue an RFP for a Planning Consultant.

Should you have any questions or need any additional information related to this feel free to contact me at 708-358-5722 or by e-mail at [budrick@oak-park.us](mailto:budrick@oak-park.us) .

# Memorandum

**To:** Village President and Village Board of Trustees  
**Through:** M. Ray Wiggins, Interim Village Manager  
**Cc:** Lisa Shelley, Deputy Village Manager  
**From:** Steve Witt, Director, Building & Property Standards   
**Subject:** **Harrison Street Inspections**  
**Date:** 05/23/06

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In response to the Board's request for information related to inspection of buildings along Harrison Street, staff has researched our files for records related to all buildings from 11 to 350 Harrison Street. The attached spreadsheet is a summary of the records found dating back to 2002. The results show that most buildings were in compliance at the time of last inspection or that corrective work was in progress. Please note that the list does not include building inspections that were performed as a result of construction permits being issued for work performed on any of the properties listed.

With respect to the building at 213 Harrison Street, this building has undergone several inspections by Building & Property Standards along with the Fire Department within the past two years regarding the condition of the existing roof structure. The attached spreadsheet indicates the latest inspection. Toward the end of last year, a structural analysis of the roof structure was ordered to be submitted to the Building Department for review. Upon review of the analysis, additional shoring of the structure was ordered in January, 2006 and it was promptly installed by the owner. Therefore there is no failed or un-inspected roof of this building as identified in the recent public meeting.

We believe that most of the photographs that were submitted at the recent Board meeting were of property conditions at the 213 Harrison Street site. A detailed exterior inspection of the property was performed on May 4, 2006. Violations were noted and reported to the property owner with a re-inspection date established for June 9, 2006.

Unlike residential buildings within the Village and prior to 2006, commercial buildings were not covered by a regular inspection program such as the Annual Building Inspection program for rental buildings, the Annual Condo Inspection program for condominium buildings or the Neighborhood Walk program for 1- and 2-Family residential structures. The commercial buildings are subject to regular fire/life-safety and business licensing inspections however, there was no program in place for inspection of the overall building infrastructure or property condition other than in response to complaint calls received or secondary inspections

performed as part of a plan review process when building improvements were proposed for the property.

The Board approved a new inspector position within the Building and Property Standards Department for 2006 to begin a commercial building inspection program. Although we have interviewed several people for the position, a viable candidate has not yet surfaced. Once this position is filled, it is our intent that all commercial buildings are inspected on a 2-year cycle based on an even/odd address system. At that time, all aspects of the building will be inspected for code compliance.

## HARRISON STREET INSPECTIONS

Address	Date	Type	Action	Inspector	Results
9 Harrison	3/7/2006	Annual Building Inspection	Annual Building Inspection Re-inspection	J. Isaacs	Corrective work in progress
11 Harrison		2 story Commercial	No Building Inspection on Record		
13-15 Harrison		1 Story Business	No Building Inspection on Record		
17-21 Harrison/906-08 S. Humphrey		Annual Building Inspection	No Building Inspection on Record		
27-35 Harrison/905-911 S. Humphrey	10/25/2005	Annual Building Inspection	Annual Building Inspection Appointment	J. Isaacs	Complied
37 Harrison	5/28/2004	Annual Building Inspection	Annual Building Inspection Re-inspection	J. Isaacs	Complied
41-47 Harrison/900-911 S. Lyman		Annual Building Inspection	No Building Inspection on Record		
101-105 Harrison/905-911 S. Lyman	2/11/2002	Annual Building Inspection	Letter - Progress No 4	P. Murphy	
107-109 Harrison	10/14/2005	Annual Building Inspection	Annual Building Inspection Appointment	J. Isaacs	Complied
111-113 Harrison	7/29/2004	Annual Building Inspection	100% Sale Re-inspection	J. Isaacs	Complied
115-117 Harrison	2/16/2006	Annual Building Inspection	Annual Building Inspection Re-inspection	J. Isaacs	Complied
137-139 Harrison	2/22/2006	Annual Building Inspection	Annual Building Inspection Re-inspection	J. Isaacs	Corrective work in progress
141 Harrison		1 Story Commercial	No Building Inspection on Record		
145-147 Harrison	8/10/2004	Annual Building Inspection	Annual Building Inspection Appointment	J. Isaacs	Complied
149 Harrison/ 904-906 Lombard		2 Story Commercial & Apts	No Building Inspection on Record		
201-211 Harrison		1 Story Commercial	No Building Inspection on Record		
213 Harrison	Jan/2006	1 Story Commercial	Roof Truss Inspection	D. Jakes/S. Witt	Shoring added to support roof trusses.
	5/4/2006		Property Inspection	B. Sutton	30-day notice issued. Re-inspection date scheduled for
217 Harrison		1 Story Commercial	No Building Inspection on Record		
225 Harrison		Annual Building Inspection	No Building Inspection on Record		
229 Harrison	8/12/2004	Annual Building Inspection	Annual Building Inspection	J. Isaacs	Corrective work in progress
235 Harrison	3/20/2003	1 Story Commercial	Business License Inspection	B. Hudson	No violations Cited
237-239 Harrison		1 Story Commercial	No Building Inspection on Record		
241 Harrison		Single Family Residence	No Building Inspection on Record		
301-307 Harrison/901-909 Highland	4/18/2002	Annual Building Inspection	Sales Inspection	J. Isaacs	Work in progress
309-311 Harrison		Annual Building Inspection	No Building Inspection on Record		
313 Harrison	2/20/2002	Single Family Residence	Complaint Inspection		Open
315-317 Harrison	12/20/2005	Annual Building Inspection	Sales Inspection	J. Isaacs	Open
319-325 Harrison/ 900-904 S. Cuyler		Annual Building Inspection	No Building Inspection on Record		
327-331 Harrison/ 901-905 S. Cuyler		Annual Building Inspection	No Building Inspection on Record		
333 Harrison	1/20/2005	1 Story Commercial	BICFT Running Action Sheet	J. Isaacs	Cell Site
335 Harrison	7/7/2005	1 Story Commercial	Backflow protection device inspection failed		System was off upon arrival. Informed customer that device is non-serviceable and will have to be replaced.
339-343 Harrison		2 Story Commercial	No Building Inspection on Record		
12 Harrison/ 844-846 S. Humphrey	3/28/2005	Going Condo	100% Sale Inspection	J. Isaacs	Work in progress
36-38 Harrison/ 845-847 S. Humphrey	7/9/2002	Condo	Letter - Court	M. Hampton	
40 Harrison	7/19/2005	Annual Building Inspection	Annual Building Inspection Re-inspection	M. Hampton	Complied
108-110 Harrison		Annual Building Inspection	No Building Inspection on Record		

126-138 Harrison	9/7/2004	1 Story Commercial	No Building Inspection on Record	B. Hudson	Premises dark and closed - no apparent occupancy at this time
140-144 Harrison		Annual Building Inspection	No Building Inspection on Record		10:22p.m.
146-148 Harrison		1 Story Commercial	No Building Inspection on Record		
200-210 Harrison		1 & 2 Story Commercial	No Building Inspection on Record		
226 Harrison		1 Story Residential	No Building Inspection on Record		
332 Harrison		1 Story Commercial	No Building Inspection on Record		
334 Harrison	4/16/2003	2 Story Commercial & Res	Annual Building Inspection	B. Hudson	
336 Harrison		1 Story Commercial	No Building Inspection on Record		
338 Harrison		1 Story Commercial	No Building Inspection on Record		
340-342 Harrison		1 Story Commercial	No Building Inspection on Record		
344-350 Harrison		Annual Building Inspection	No Building Inspection on Record		