

**COMMUNITY DEVELOPMENT DEPARTMENT
MONTHLY REPORT – JANUARY 2017**

PLANNING MONTHLY REPORT

Name	Location	Project Summary	Status	Tentative Schedule
Text Amendments to Section XII (Legacy Code) of the Zoning Ordinance (Boutique Alcohol Uses)	Village-wide	Consider proposed Text Amendments to Section XII (2011 Legacy Code) of the Tinley Park Zoning Ordinance related to 'boutique alcohol' uses.	On hold. Received recommendation for approval by the Plan Commission. Awaiting final approval from the Village Board. Will include as part of the Legacy Code review.	<ul style="list-style-type: none"> • Plan Commission 11/5/2015 (Workshop) • Plan Commission 11/19/2015 (Public Hearing) • Village Board TBD
The Reserve	NE Corner of 183 rd Street and Oak Park Avenue	Seeking Site Plan Approval for property located at the northeast corner of Oak Park Avenue and 183 rd Street (PIN 28-31-416-005-0000) and within the NF (Neighborhood Flex) Zoning District and the Village's Legacy District. The Petitioner is proposing to construct a three-story, forty-seven (47) unit multi-family residential building with related site improvements, including landscaping and stormwater detention.	Plan Commission referred the project back to the Planning Department for further review.	<ul style="list-style-type: none"> • Plan Commission 1/21/2016 (Workshop) • Plan Commission 2/4/2016 (Workshop)
Text Amendments to Section XII (Legacy Code) of the Zoning Ordinance	Within the Legacy District	Consider proposed Text Amendments to Section XII (2011 Legacy Code) of the Tinley Park Zoning Ordinance and Rezoning (Map Amendment) certain properties relative to the Legacy Code Zoning Districts along with any necessary conforming amendments to figures within the Code.	Staff is working with the Citizen Advisory Committee (CAC) to provide recommendations to the Plan Commission. A total of 10 workshops with the CAC have been held since March 2016. A series of workshops will be held with the Plan Commission prior to final recommendation to the Village Board; recommendations will be presented at a Public Hearing.	<ul style="list-style-type: none"> • Plan Commission 6/16/2016 (Public Hearing) • Plan Commission 11/3/2016 (Workshop) • Plan Commission 2/2/2017 (Workshop) • Plan Commission 2/16/2017 (Workshop) • Plan Commission 3/2/2017 (Public Hearing) • Village Board TBD • Village Board TBD

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Name	Location	Project Summary	Status	Tentative Schedule
Residences at Brookside Glen	Along Magnuson Lane/ Greenway Boulevard near the Southwest Corner of 191 st Street and 80 th Avenue	Seeking Site Plan Approval and a Special Use Permit for a multi-family residential project.	Currently in the staff review process. Awaiting revised plans from the Petitioner.	<ul style="list-style-type: none"> • Plan Commission TBD • Plan Commission TBD • Village Board TBD • Village Board TBD
Text Amendments to Section II and IX (Definitions and Sign Regulations) of the Zoning Ordinance (Sign Regulations)	Village-wide	Consider proposed Text Amendments to Section II and IX (Definitions and Sign Regulations) of the Zoning Ordinance to clarify and improve the Village’s Sign Regulations.	Staff has had preliminary discussions with the Zoning Board of Appeals. Currently conducting workshops with the Plan Commission and Zoning Board of Appeals.	<ul style="list-style-type: none"> • Plan Commission 9/15/2016 (Workshop) • Plan Commission 10/6/2016 (Workshop) • Plan Commission 10/20/2016 (Workshop) • Plan Commission 11/17/2016 (Workshop) • Plan Commission 1/5/2017 (Workshop) • Plan Commission 1/19/2017 (Workshop) • Plan Commission 2/2/2017 (Workshop) • Plan Commission 2/16/2017 (Public Hearing) • Village Board TBD • Village Board TBD

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PLANNING MONTHLY REPORT

Name	Location	Project Summary	Status	Tentative Schedule
Text Amendments to Section II and III (Definitions and General Provisions) of the Zoning Ordinance (Fence Regulations)	Village-wide	Consider proposed Text Amendments to Section II and IX (Definitions and Sign Regulations) of the Zoning Ordinance to clarify and improve the Village’s Sign Regulations.	Staff is currently conducting workshops with the Plan Commission and Zoning Board of Appeals.	<ul style="list-style-type: none"> • Plan Commission 9/15/2016 (Workshop) • Plan Commission 10/6/2016 (Workshop) • Plan Commission 10/20/2016 (Workshop) • ZBA 2/9/2017 (Workshop) • Plan Commission TBD • Plan Commission TBD • Village Board TBD • Village Board TBD
Mobilitie DAS at Hollywood Casino Amphitheatre	19100 Ridgeland Avenue	Seeking a Special Use Permit and Site Plan Approval for new antennas and ground equipment accessory to a Distributed Antenna System (DAS) at 19100 Ridgeland Avenue (Hollywood Casino Amphitheatre) within the ORI PD (Office and Restricted Industrial, Planned Unit Development) Zoning District. The proposed DAS includes antennas that will be mounted on the existing structures, related ground equipment, and a privacy fence and landscaping that surrounds the ground equipment lease area. The proposed DAS will provide improvements to cellular service within the vicinity.	Site Plan Approval was granted by the Plan Commission. The Plan Commission recommended approval of the Special Use Permit, but the Special Use Permit must have final approval from the Village Board.	<ul style="list-style-type: none"> • Plan Commission 1/19/2017 (Workshop) • Plan Commission 2/2/2017 (Public Hearing) • Village Board 2/21/2017 (First Reading) • Village Board 3/7/2017 (Vote)

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PLANNING MONTHLY REPORT

Name	Location	Project Summary	Status	Tentative Schedule
First Baptist Church	7025 179 th Street	Seeking annexation to the Village and connection to Village utilities.	Currently in the staff review process.	<ul style="list-style-type: none"> • Planning Committee March 14 • Village Board 2/21 , (First Reading) • Village Board (Vote 3/7)
McDonald's	17171 Harlem Avenue	Seeking Site Plan Approval and Variations for a remodel of the existing McDonald's. Changes to the site include: the addition of a second drive-thru lane, alterations to the parking lot, relocating the dumpster enclosure, additional landscaping, an exterior remodel of the restaurant, and new wall signage. Variations are requested for signage, parking, and drive aisle width.	Currently in the staff review process.	<ul style="list-style-type: none"> • Plan Commission TBD • Plan Commission TBD • Village Board TBD • Village Board TBD
Martino	17804 Bishop Road	Seeking a four-foot, six-inch (4'6") Variation from Section III.H.1. (Permitted Encroachments in Required Yards within Residential Zoning Districts) of the Zoning Ordinance where a fence is permitted to encroach ten feet (10') into the required setback on a non-addressed front yard on a corner lot. This Variation would allow the Petitioners to install a new five-foot (5') tall open-style aluminum fence at a five-foot, six-inch (5'6") setback from the north (Radcliffe Place) side of this corner lot at 17804 Bishop Road in the R-3 PD (Single-Family Residential, Planned Unit Development) Zoning District and within the Radcliffe Place subdivision.	Scheduled for a Public Hearing with the Zoning Board of Appeals. Awaiting a recommendation from the Zoning Board of Appeals and final approval from the Village Board.	<ul style="list-style-type: none"> • Zoning Board of Appeals 2/23/2017 (Public Hearing) • Village Board 3/7/2017 (First Reading) • Village Board (Vote 3/21)

**COMMUNITY DEVELOPMENT DEPARTMENT
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PLANNING MONTHLY REPORT

Name	Location	Project Summary	Status	Tentative Schedule
DuPage Medical Center	17495 La Grange Road	Seeking a fifty-nine (59) square foot Variation from Section IX.D.4.a. (Sign Regulations for Wall Signs in the B-4 Zoning District) of the Zoning Ordinance where the maximum allowable sign face area for a wall sign in the B-4 Zoning District is sixty (60) square feet. This Variation would allow the Petitioner to install a new wall sign with a total sign face area of one hundred nineteen (119) square feet on the west (La Grange Road) side of the building at 17495 La Grange Road in the B-4 (Office and Service Business) Zoning District. The proposed wall sign will replace the “Pronger Smith Medical Care” wall sign.	Scheduled for a Public Hearing with the Zoning Board of Appeals. Awaiting a recommendation from the Zoning Board of Appeals and final approval from the Village Board.	<ul style="list-style-type: none"> • Zoning Board of Appeals 2/23/2017 (Public Hearing) • Village Board 3/7/2017 (First Reading) • Village Board 3/21/2017 (Vote)
Aurelio’s Pizza	15901 Oak Park Avenue	Seeking a variance for a second wall sign that would be located on the north side of the building. This sign would replace the existing sign on the north side of the building but be lowered from the edge of the roof to the wall.	Currently in the staff review process.	<ul style="list-style-type: none"> • Zoning Board of Appeals 3/9/2017 (Public Hearing) • Village Board 3/21/2017 (First Reading) • Village Board 4/4/2017 (Vote)

**COMMUNITY DEVELOPMENT DEPARTMENT
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ECONOMIC DEVELOPMENT MONTHLY REPORT

Name	Location	Project Summary	Status
Lincoln-Way School Site	Near the SW Corner of 191 st Street and Harlem Avenue	71-acre commercial site has been advertised by the Lincoln-Way School District. Public bids due February 15, 2017.	Key Southside commercial development site on the market for sale. Village is contacting key developers.
Hillwood Investment Properties; Benda Manufacturing and Stromberg Allen	18504 West Creek Drive & Tinley Park Corporate Center (18801 Oak Park Avenue)	<ol style="list-style-type: none"> Hillwood Investments purchased the Stromberg-Allen building and proceeding with remodeling half the building for an expansion by Benda Manufacturing. 40,000 sf of the Stromberg-Allen building will be marketed to another tenant, and Hillwood also owns the Benda building and is seeking a buyer or tenant. Update: Benda has agreed to take an additional 8K SF and Stromberg is going to remain in the adjacent 32K. Hillwood is considering development of a 300,000-sf speculative industrial building beginning in February or March for spring 20017 construction, completion by late 2017, including a Class 8 Property Tax Reclassification. 	Benda Manufacturing will be expanding in March 2017; Stromberg-Allen downsizing to stay in place; & new spec. bldg. planned for construction spring 2017.
Kmart	16300 Harlem Avenue	Although the Kmart has closed, there are on-going discussions to replace Kmart with one or more retailers that have expressed interest in the location.	Negotiations in progress.
Tinley Park Plaza	159 th -163 rd along the east side of Harlem Avenue	Efforts to secure a multi-screen movie theater/restaurant business was rejected; developers seeking other retail junior box tenants.	Discussions on-going.
Old Bogart's Building (Primal Cut Steakhouse)	17344 Oak Park Avenue	The owners are remodeling to open the Primal Cut Steakhouse in early 2017.	Remodeling in process.
Historic Vogt Building	6811 Hickory Street	The Village and an investment group are in active discussions for opening of a new hospitality business that would occupy the building and remodeling would preserve the architectural heritage of this downtown iconic building.	Application for TIF assistance scheduled for Feb. 14 Fin. & Econ. Dev. Com.; Feb. 27 for ECC; Village Board in March.

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ECONOMIC DEVELOPMENT MONTHLY REPORT

Name	Location	Project Summary	Status
Demus and Graystone Properties	191 st Street	The Village, brokers and property owners are in active discussions to seek developers for these prominent business properties. Staff met with the property owner and broker for the Demus site to discuss development potential of their 40 acre site.	Discussions on-going; received new listing materials; developer contacts parallel Lincoln-Way site promotion.
Tinley Corporate Crossings	8402 West 183 rd Street	Evergreen Technologies was granted an occupancy permit for the vacant 36,000 sq. ft. in this multi-tenant building.	Evergreen Technologies was granted an occupancy permit in November.
Eagle/China Buffet	18305 LaGrange Road	New owners of this closed buffet are planning to re- model the building to accommodate 2 restaurants, one being Big Boss Buffet and the other unknown.	Change of use application filed with Village.
Conigan Partners	17511-15 Duvan Drive	Vacant industrial building purchased in January with permits and remodeling in process for speculative industrial space – one occupancy of 18,000 sf, or can be divided. The property was approved for a Class 6B in October.	Conigan purchased the building in mid-January. Available for lease when remodeling complete.
South Street Mixed-Use Project	6775 South Street	Mixed-use development project at the site formerly known as the Bremen Cash Store. Preliminary discussions on-going with staff.	Development agreement and plan review to be undertaken beginning in early 2017.
Springfort Hall	17200 Oak Park Avenue	Vacant bank owned 9,000 sq. ft. first floor previously occupied by Cardinal Fitness is back on the market for a long term lease. The property had been off the market due to lender disputes. A minor lease on the first floor is under contract for a driving school.	Seeking downtown retail use for prime property.
Tinley Park Mental Health Center	Harlem and 183 rd (NWC)	State owned site(280 acres); Doug Farr (Farr & Associates) hired to investigate the feasibility of purchasing the site and develop a master plan. Strategic planning committee tentatively scheduled for March 20.	Project continuing the planning process with Farr & Associates.

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ECONOMIC DEVELOPMENT MONTHLY REPORT

Name	Location	Project Summary	Status
Central Middle School	67 th Court & 173rd	Vacant parcel under Village ownership. Seeking townhome development.	No viable development scenarios at this time. Staff continues to review any submitted proposals as well as investigate interest from other developers
Cal Atlantic – Panduit Ridgeland	17301 Ridgeland	Redevelopment parcel owned by Panduit, and Panduit has a letter of intent for the property to be redeveloped by Cal Atlantic for residential use. Preliminary discussions on-going with staff.	Staff will review development scenarios with Cal Atlantic.
Summary Comments	Consulting contract with Mannheim solutions concluded on February 1; Roger Hopkins will continue providing minor consulting services for the Village. Patrick Hoban, Economic Development Manager, began employment with the Village on February 6 th and is working on 88 active prospects for economic development retention, expansion and attraction to the Village.		

**COMMUNITY DEVELOPMENT DEPARTMENT
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BUILDING MONTHLY REPORT

Name	Location	Project Summary	Status
Architectural Glassworks	18535 West Creek Drive	Interior remodel	Certificate of Occupancy Issued
Banging Gavel	6811 Hickory Street	Change of Use	Waiting for architectural plans
Benda Manufacturing	18504 West Creek Drive	Interior Remodel	Permit approved, waiting for contractor information
Benda Manufacturing	18504 West Creek Drive	Parking Lot	Waiting for architect to submit revisions
Big Boss Buffet	18305 LaGrange Road	Install demising wall to create separate tenant space	Permit approved, waiting for payment
Breathe Fitness	7545 159 th Street	Interior remodel	Waiting for revised plans from architect
Butera Market	16000 Harlem Avenue	Change of Owner (former Eurofresh)	Pending re-inspections

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BUILDING MONTHLY REPORT

Name	Location	Project Summary	Status
CDE Collision	7400 Duvan Drive	Change of Owner	Pending re-inspections
Center for Autism & Related Disorders	8505 183 rd Street – Unit D	Interior Remodel	In Plan Review
Chey's Lips, Lashes & Locks	16575 Oak Park Avenue	New Tenant/Change of Use	Certificate of Occupancy issued
Chak De Fuyzon	7895-7984 167 th Street	New Tenant/Change of Use (Restaurant)	Remodel permits required
Citywide Title	16345 Harlem Avenue	Interior remodel	Certificate of Occupancy Issued
Darla's Deli & Café	6800 183 rd Street	Interior Remodel	Final Inspections Pending
Deep Earth Technologies	8201 183 rd Street – Unit C	New Tenant/Change of Use	Re-inspections pending

**COMMUNITY DEVELOPMENT DEPARTMENT
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BUILDING MONTHLY REPORT

Name	Location	Project Summary	Status
Dental One	15909 Harlem Avenue	Build-Out for Dental Practice	Inspections progressing
Diamond Formal Wear	9528 179 th Street	New Tenant/Change of Use	Re-inspections pending
Dunkin Donuts	7086 183 rd Street	Interior Remodel	Permit approved, waiting for contractor information
E & B Liquors	16948 Oak Park Avenue	Façade Improvements	Pending final inspection
E & B Liquors	16948 Oak Park Avenue	Interior Remodel	Waiting for contractor information
Experigreen	8200 185 th Street	Change of Use	Re-inspections pending
Gallery Auto	17511-17515 Duvan Drive	Change of Owner of Property/New Tenant	Re-inspections pending

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BUILDING MONTHLY REPORT

Name	Location	Project Summary	Status
Good Heart Wilcox	18604 West Creek Drive	Interior Remodel – Office	Plans in review
Hailstorm Brewery	8060 186 th Street	Demo Office area for storage space	Permit issued, inspections pending
Happy Bites	8021 183 rd Street – Suite E	Interior Remodel – Restaurant	Permit approved, waiting for contractor information
Health PCP	8505 183 rd Street – Unit G	Interior Remodel - Office	Plans in review
Lucky Hot Dogs, Inc	8020 171 st Street	New Tenant/Change of Use	Inspections pending
IMortgage	18311 North Creek Drive	New Tenant/Change of Use	Re-inspections pending
ITS Technologies	16335 Harlem Avenue	New Tenant/Change of Use	Re-inspections pending

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BUILDING MONTHLY REPORT

Name	Location	Project Summary	Status
Medizone Pharmacy	6700 167 th Street	New Tenant/Change of Use	Certificate of Occupancy issued
Movement Consulting Group	16537 Oak Park Avenue	New Tenant/Change of Use	Re-inspections pending
NK Artistry	16541 Oak Park Avenue	New Tenant/Change of Use (beauty salon)	Re-inspections pending
North Creek Dental	18425 West Creek Drive	Interior Remodel – Dental Clinic	Inspections proceeding
Optimal Dental Clinic	15944 Harlem Avenue	Interior Remodel – Dental Clinic	Inspections proceeding
Orlan Creek Apartment Buildings	15919 Centerway Walk	Remodel clubhouse and pool	Inspections Proceeding
OSHA Office	8505 183 rd Street – Units B & C	Interior remodel – office	Plans in review

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BUILDING MONTHLY REPORT

Name	Location	Project Summary	Status
Panduit	17301 Ridgeland Avenue	Interior Lab remodel	Final re-inspection pending
Panduit	17301 Ridgeland Avenue	Remodel Office Space	Plans in review
Primal Cut Steakhouse	17344 Oak Park Avenue	Interior Remodel	Permit issued, inspections pending
Quick India	16707 Oak Park Avenue	New Tenant/Change of Use (Restaurant)	Inspections pending
Sam's Club	16100 Harlem Avenue	Interior remodel	Revised plans in re-review
Soundgrowler Brewing Co.	8201 183 rd Street	Interior Remodel	Plans in review
Stella's Place	16205 Harlem Avenue	Interior remodel	Certificate of Occupancy Issued

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BUILDING MONTHLY REPORT

Name	Location	Project Summary	Status
Stella's Place	17123 Harlem Avenue	Interior remodel	Permit approved, waiting for contractor information
Target	7300 191 st Street	Interior Remodel	Revised plans in re-review
Tinley Duvan, LLC	17511-17515 Duvan Drive	Interior Remodel for future tenant space	Plans in review
Tinley Park Park District	8221 171 st Street	Add water slide	Inspections pending
Ultimate Skills Sports Club	17500 Duvan Drive	Interior remodel	Inspections proceeding
United Gymnastics Academy (United Athletics)	6805 159 th Street	New Tenant/Change of Use	Special Use Approved. Waiting for remodel plans to be submitted.
University Medical Center	16301 Harlem Avenue	Addition/Interior remodel	Final inspections progressing

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BUILDING MONTHLY REPORT

Name	Location	Project Summary	Status
Vector Marketing	6787 159 th Street	New Tenant/Change of Use	Re-inspections pending
Vernon Development	18440 Thompson Court	Interior Remodel	Inspections progressing
VIP Nails	9501 171 st Street – Units H101-H103	Expansion of business	Letter sent to architect 1/18/2017 for revised plans
Whistle Bar	6787 159 th Street	Interior Remodel	Permits issued, inspection pending
WoodSpring Suites Hotel	18644 West Creek Drive	New Construction	Plans in review

**COMMUNITY DEVELOPMENT DEPARTMENT
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CODE COMPLIANCE MONTHLY REPORT

**Complaints & Citations
by the Numbers
(January)**

Complaints:

Total complaints in January 2017, compared to January 2016, show a 31% decrease (11 less complaints for the year).

- 24 complaints were received during January 2017
 - In summary, complaints were about garbage and debris, outside storage, junk or inoperable vehicles, an unprotected pool, and a dangerous tree.
- 10 citations were issued for the month of January.
- Court appearances on January 4, 2017 addressed 35 citations (includes continued cases) involving 15 different cases.
 - Fines imposed totaled \$6,750.00.
 - 1 defendant was found guilty
 - 2 defendants failed to appear
 - Other cases were either dismissed, found not guilty, or were continued.

Other Activities

Attended monthly South Suburban Environmental Health Council meeting. Met with other Code Officers to discuss current issues.

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ZONING MONTHLY REPORT

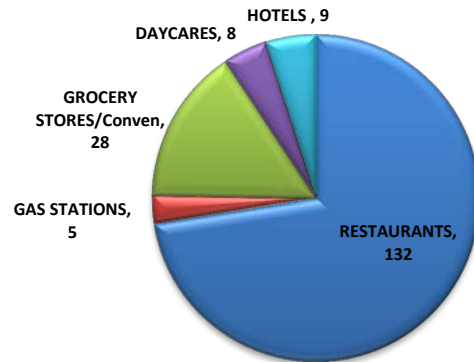
**Monthly Activities
for January**

- Approximate Number of Signs Removed from Village Right-of-Way: 13
- Businesses Visited Relating Zoning Violations: 10
- Residences Visited Relating Zoning Violations: 0
- Change of Use/Owner Inspections (new and re-inspections): 53

**COMMUNITY DEVELOPMENT DEPARTMENT
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HEALTH & CONSUMER PROTECTION MONTHLY REPORT

Food Safety Report



**Types of
Businesses
Inspected**

Total Food Inspections in January 2016	
Score	Number of Inspections
100-90 - Excellent	22
89-80 - Good	10
79-70 – Acceptable	9
69-50 – Poor/Possible Closure	0
Follow- ups	7
Consumer Complaints	3

**Other Activities
and Services**

Educational Tools:

1. Discussed proper method of hand washing and when to wash hands. Gave out hand washing signs.
2. Discussed proper storage of personal items and how to label items in the refrigerator and storing personal food separately from restaurants food.
3. Demonstrated how to properly stock food in walk- in cooler and gave signs to post.

Special Events/Meetings:

- Attended meeting hosted by the South Suburban Environmental Health Council – met with other local inspectors and discussed food code changes, updates, and upcoming educational opportunities.
- Inspected and permitted five new food trucks for the new permit year.