

**COMMUNITY DEVELOPMENT DEPARTMENT
MONTHLY REPORT – MARCH 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 and a Public Hearing was held with the Plan Commission prior to final recommendation to the Village Board. Awaiting final approval from the Village Board.	<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 (First Reading) 4/11/2017 • Village Board (Vote) 4/18/2017

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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 discussions about signage with the Zoning Board of Appeals. Staff has conducted workshops with the Plan Commission and a Public Hearing is scheduled for April 20, 2017.	<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) • Plan Commission 3/16/2017 (Public Hearing) • Plan Commission 4/6/2017 (Workshop) • Plan Commission 4/20/2017 (Public Hearing) • Village Board TBD • Village Board TBD

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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 III (Definitions and General Provisions) of the Zoning Ordinance to clarify and improve the Village’s Fence 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 • Village Board TBD • Village Board TBD
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 5/1/17 • Village Board 5/1/17 (First Reading) • Village Board 5/16/2017 (Vote)
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 4/20/2017 (Workshop) • Plan Commission 5/4/2017 (Public Hearing) • Village Board 5/16/2017 (First Reading) • Village Board 6/6/2017 (Vote)

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Name	Location	Project Summary	Status	Tentative Schedule
St. Stephen	17500 84 th Avenue	Seeking Site Plan Approval and a nine foot, ten inch (9’10”) Variation from Section V.B. Schedule II (Schedule of District Requirements) where thirty-five feet (35’) is the maximum building height permitted for structures in the R-3 Zoning District. This Variation would allow the Petitioner to construct the proposed addition at a maximum building height of forty-four feet, ten inches (44’10”) tall. The property is located at 17500 84th Avenue and is within the R-3 PD (Single-Family Residential, Planned Unit Development) Zoning District.	Awaiting Plan Commission workshop and Public Hearing.	<ul style="list-style-type: none"> • Plan Commission 4/6/2017 (Workshop) • Plan Commission 4/20/2017 (Public Hearing) • Village Board 5/2/2017 (First Reading) • Village Board 5/16/2017 (Vote)
Parallel Infrastructure/ Verizon Wireless Cell Tower	6775 Prosperi Drive	Seeking Site Plan Approval and a Special Use Permit for a new personal wireless service facility (cell tower) at the southeast side of the property at 6775 Prosperi Drive. The proposed cell tower is ninety-five feet (95’) tall (plus a five foot (5’) tall lightning rod) and would provide space for up to three (3) carriers with Verizon Wireless being the initial carrier using the proposed structure. This cell tower would primarily service the Hollywood Casino Amphitheatre area.	Currently in the staff review process.	<ul style="list-style-type: none"> • Plan Commission TBD • Plan Commission TBD • Village Board TBD • Village Board TBD
Banging Gavel	6811 Hickory Street	Seeking a Special Use Permit for a Brewery at 6811 Hickory Street (Vogt Building) within the DC (Downtown Core) Zoning District. The proposed brewery will also include a restaurant, space for private events, and an outdoor patio. The upper floor will continue to have a residential unit.	Awaiting Plan Commission workshop and Public Hearing.	<ul style="list-style-type: none"> • Plan Commission 4/6/2017 (Workshop) • Plan Commission 4/20/2017 (Public Hearing) • Village Board 5/2/2017 (First Reading) • Village Board 5/16/2017 (Vote)

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PLANNING MONTHLY REPORT

Name	Location	Project Summary	Status	Tentative Schedule
Tuleja	17800 Highland Avenue	Seeking a Map Amendment (Rezoning) from R-1 (Single-Family Residential) to R-2 (Single-Family Residential).	Currently in the staff review process.	<ul style="list-style-type: none"> • Plan Commission 4/20/2017 (Workshop) • Plan Commission 5/4/2017 (Public Hearing) • Village Board 5/16/2017 (First Reading) • Village Board 6/6/2017 (Vote)
Aurelio's Pizza	15901 Oak Park Avenue	Seeking a Variation from Section IX.D.3.a. of the Zoning Ordinance to allow a second wall sign on the building when only one (1) wall sign is allowed per building frontage. This Variation would allow the Petitioner to replace the existing wall sign on the north side of the building, which is one (1) of two (2) existing signs on the building, at 15901 Oak Park Avenue in the B-3 (General Business and Commercial) Zoning District. The proposed second wall sign measures approximately one foot, eight inches (1'8") tall by nine feet, three inches (9'3") wide for a total sign face area of 15.36 square feet.	Currently in the staff review process.	<ul style="list-style-type: none"> • Zoning Board of Appeals 3/23/2017 (Public Hearing) • Village Board 4/4/2017 (First Reading) • Village Board 4/18/2017 (Vote)

**COMMUNITY DEVELOPMENT DEPARTMENT
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ECONOMIC DEVELOPMENT MONTHLY REPORT

NEW BUSINESSES/RELOCATIONS/EXPANSIONS

Name	Location	Project Summary	Status
A-Team	16910 Oak Park Avenue	Auto parts store.	Change of Use/Owner application filed.
Classy Flowers	16708 Oak Park Avenue	Full-service florist.	Change of Use/Owner application filed.
El Salon	16741 Oak Park Avenue	Hair Salon	Change of Use/Owner application filed.
Grindex Pump	8402 183 rd Street	Distributor of electric submersible pumps.	Change of Use/Owner application filed.
PCS Industries	7979 183 rd Street	Janitorial supplies distributor.	Change of Use/Owner application filed.
Speedy Burrito	7112 171 st Street	Expansion of Mexican restaurant.	Change of Use/Owner application filed.

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ECONOMIC DEVELOPMENT MONTHLY REPORT

PROSPECT ACTIVITY

Name	Location	Project Summary	Status
183rd Street & Convention Center Drive	183 rd Street & Convention Center Drive	Interest in site.	Researching.
7050 171st Street	7050 171 st Street	Interest in site.	Researching.
Banging Gavel Brewery	6811 Hickory Street	Micro Brewery has been in operation for 18 months, and has established a significant regional clientele for its craft beer. With the purchase of the historic Vogt Building at 17400 S. Oak Park Avenue, the company plans to establish a Brewery, Restaurant, Tap Room and special event room, and upstairs office.	Incentive approved.
Estancia Executive Center	West Creek Drive	Schultz Properties sent information on five (5) available properties totaling 27,000 square feet.	Seeking use for property.
Family Harvest Church	18500 92 nd Avenue	FHC would like to develop vacant land.	Researching community gardens and Urban Farms.
Former Central Middle School Site	67 th Court & 173 rd Street	Vacant parcel under Village ownership. Seeking townhome development.	Staff continues to review any submitted proposals as well as investigate interest from other developers. Renewed interest from a residential developer.

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Former Kmart	16300 Harlem Avenue	Interest in site.	Researching.
I-80 and La Grange Road	I-80 & La Grange Road	Interest in site.	Researching.
Mental Health Center	NWC of 183 rd Street & Harlem Avenue	State owned site (280 acres); Doug Farr (Farr & Associates) hired to investigate the feasibility of purchasing the site and develop a master plan.	Project continuing the planning process with Farr & Associates.
Springfort Hall	17200 Oak Park Avenue	Interest in site.	Researching.
Submarina Sandwich Shop	7101 183 rd Street	Interest in site.	Researching.
Woodman's	Near the SW Corner of 191 st Street and Harlem Avenue	Woodman's placed bid on Lincoln-Way site.	Monitor.

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ECONOMIC DEVELOPMENT MONTHLY REPORT

OTHER PROJECTS

Name	Location	Project Summary	Status
Branding	Village-wide	Develop Village Brand.	Underway.
Business Breakfast	n/a	Planning 2017 Business Breakfast with Marketing – new date of May 23, 2017. Speaker confirmed.	Planning.
3 Month Econ Plan	n/a	Create a 3 month Economic Development strategy.	Under review.
Accreditation	n/a	Retain IEDC Accreditation.	Discussed application best practices with IEDC.
BRE Program	n/a	Create Business Retention and Expansion program.	Wrote survey and established visit prioritization.
Discover Tinley	n/a	Create marketing material with planning and building for Discover Tinley.	Designed brochure.
Incentives	n/a	Understand incentive best practices.	Ongoing updates.

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ECONOMIC DEVELOPMENT MONTHLY REPORT

Love Inc. Grant	n/a	Partnering with Love Inc. on Wells Fargo Community Wins grant to purchase new office space, add two additional staff members, and expand the number of service days from three to four to better serve the Tinley Park area.	Submitted.
Strategic Plan	n/a	Creating an Economic Development Strategic Plan to accomplish Village Strategic Plan goals.	Assessing community.
Website	n/a	Update Website.	Ongoing updates.
Summary Comments	Patrick Hoban, Economic Development Manager, is working on 96 active deals, 32 development projects and 13 in-house projects for economic development retention, expansion and attraction to the Village.		

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BUILDING MONTHLY REPORT

Name	Location	Project Summary	Status
AMM Wholesale	8231 185 th Street	Change of Use	Inspections pending/will require a Special Use Permit
Artistry & Vino	16650 Oak Park Avenue	Change of Use (Old Cork and Creations)	Inspections Pending
Banging Gavel	6811 Hickory Street	Change of Use	Waiting for architectural plans
Bank of America	16301 Harlem Avenue	Exterior Site Lighting Upgrade	Plans in review
Benda Manufacturing	18504 West Creek Drive – Suite A	Interior Remodel	Permit issued, inspections pending
Benda Manufacturing	18504 West Creek Drive	Parking Lot	Revised plans received, in re-review with staff
Bradley's Barber Shop	16910 Oak Park Avenue	Change of Use	Inspections pending

**COMMUNITY DEVELOPMENT DEPARTMENT
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BUILDING MONTHLY REPORT

Name	Location	Project Summary	Status
Big Boss Buffet	18305 LaGrange Road	Install demising wall to create separate tenant space	Permit issued, inspections pending
Breathe Fitness	7545 159 th Street	Interior remodel	Permit approved, inspections pending
Bulow Group	18521 Spring Creek Drive	Interior Remodel	Permit approved, inspections pending
CDE Collision	7400 Duvan Drive	Change of Owner	Pending re-inspections
Center for Autism & Related Disorders	8505 183 rd Street – Unit D	Interior Remodel	Permit approved, inspections pending
Chak De Fuyzon	7895-7984 167 th Street	Interior Remodel	Certificate of Occupancy issued
Darla's Deli & Café	6800 183 rd Street	Interior Remodel	Certificate of Occupancy issued

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BUILDING MONTHLY REPORT

Name	Location	Project Summary	Status
Deep Earth Technologies	8201 183 rd Street – Unit C	New Tenant/Change of Use	Re-inspections pending
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, inspections pending
E & B Liquors	16948 Oak Park Avenue	Façade Improvements	Pending final inspection
E & B Liquors	16948 Oak Park Avenue	Interior Remodel	Permit pending submission of agreements
Egg & I	7164 183 rd Street	Change of Owner	Re-inspections pending
Fire King Security	8200 185 th Street	Change of Use	Inspections Pending

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Name	Location	Project Summary	Status
Good Heart Wilcox	18604 West Creek Drive	Interior Remodel – Office	Permit approved, inspections pending
Happy Bites	8021 183 rd Street – Suite E	Interior Remodel – Restaurant	Permit approved, inspections pending
Health PCP	8505 183 rd Street – Unit G	Interior Remodel - Office	Permit approved, inspections pending
iMortgage	18311 North Creek Drive	New Tenant/Change of Use	Re-inspections pending
Ingalls Hospital	6701 159 th Street	Interior Remodel	In plan review
Lucky Hot Dogs, Inc	8020 171 st Street	New Tenant/Change of Use	Re-inspections pending
North Creek Dental	18425 West Creek Drive	Interior Remodel – Dental Clinic	Final Inspections Pending

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BUILDING MONTHLY REPORT

Name	Location	Project Summary	Status
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	Permit approved, need contractor information
Panduit	17301 Ridgeland Avenue	Interior Lab remodel	Final re-inspection pending
Panduit	17301 Ridgeland Avenue	Remodel Office Space	Permit approved, inspections pending
Panduit	18900 Panduit Drive	Interior Remodel – Cafeteria	Inspections pending
Primal Cut Steakhouse	17344 Oak Park Avenue	Interior Remodel	Certificate of Occupancy issued
Quick India	16707 Oak Park Avenue	New Tenant/Change of Use (Restaurant)	Inspections pending

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Name	Location	Project Summary	Status
Reger Rentals	16060 Oak Park Avenue	Interior Remodel/Salon Suites	Permit approved, need contractor license and bonds
Sam's Club	16100 Harlem Avenue	Interior remodel	Permit approved, waiting MWRD approval and contractor information
Soundgrowler Brewing Co.	8201 183 rd Street	Interior Remodel	Plan review pending
Stella's Place	17123 Harlem Avenue	Interior remodel	Permit issued, inspections pending
Stromberg Allen	18504 West Creek – Suite B	Interior remodel	Permit issued, inspections pending
Target	7300 191 st Street	Interior Remodel	Permit issued, inspections pending
Tinley Duvan, LLC	17511-17515 Duvan Drive	Interior Remodel – Sports Center	Permit issued, inspections pending

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BUILDING MONTHLY REPORT

Name	Location	Project Summary	Status
Tinley Park Park District	8221 171 st Street	Add water slide	Inspections pending
Ultimate Skills Sports Club	17500 Duvan Drive	Interior remodel	Conditional Occupancy issued
United Gymnastics Academy (United Athletics)	6805 159 th Street	New Tenant/Change of Use	In plan review
University Medical Center	16301 Harlem Avenue	Addition/Interior remodel	Conditional Certificate of Occupancy issued
Vector Marketing	6787 159 th Street	New Tenant/Change of Use	Re-inspections pending
VIP Nails	9501 171 st Street – Units H101-H103	Expansion of business	Permit issued, inspections pending
Whistle Bar	6787 159 th Street	Interior Remodel	Permits issued, inspection proceeding

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BUILDING MONTHLY REPORT

Name	Location	Project Summary	Status
WoodSpring Suites Hotel	18636 West Creek Drive	New Construction	In plan review

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CODE COMPLIANCE MONTHLY REPORT

DEMOLITION REPORT

Location	Project Summary	Status
17226 Oak Park Avenue (Former Roger’s Hair Salon)	ComEd and Nicor Gas utilities have been disconnected. An asbestos survey was completed by Perception Environmental for the purpose of the survey to be included in the bid information packet. Code Compliance Officer Ken Karczewski met with AVM Steve Tilton and teleconferenced with Attorney Tom Condon to establish a tentative timeline for the demolition of the property as follows: <ul style="list-style-type: none"> a. Tentative bid posting to be 4/10/2017 – Optional site meeting at set time. Attorneys to draft a liability form for entering the building. b. Tentative bid opening 4/25/2017 c. Tentative contract award 5/16/2017 at 2nd Village Board meeting of the month. 	Active. Further actions are pending. There is a current court “check date” of April 14, 2017.
16836 Oak Park Avenue (gas station)	Staff prepared violation notice and attorney gave 15 day notice to start demo process. Discussions with Illinois State Fire Marshall revealed they have filed a complaint in the Chancery Division of the Circuit Court of Cook County to compel owner to remove tanks. Fire Marshall has stated that if the owner does not remove tanks and if the Village were to take possession of the property there is possibility of funding through State of Illinois.	Next status date is May 8, 2017.
6706 North Street (Regis)	Will be addressed as part of North Street/Plaza discussion	
17801 Oak Park Avenue (Carm’s Beef)	Demolition complete. Property owner planning townhome development. Same developer as Union Square.	Waiting for application
7530 161st Street	Presented at the 5/17/2016 Building Committee meeting; attorney directed to do a title search; letter sent to property owner by Attorney; partial compliance; staff continuing to monitor.	Owner contacted Staff to settle debt of fines in order to sell property.

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CODE COMPLIANCE MONTHLY REPORT

Complaints & Citations by the Numbers (March)	<p><u>Complaints:</u> 122 complaints have been received so far in 2017. Compared to 2016 at this time of the year, there is a 2% increase (3 more complaints for the year).</p> <ul style="list-style-type: none"> • 59 complaints were received during March 2017 <ul style="list-style-type: none"> ○ In summary, complaints were about garbage and debris, outside storage, junk, inoperable vehicles, sump pump discharge, animals, fences, and a line-of-sight issue. • 17 citations were issued for the month of March. • Court appearances on March 11, 2017 addressed 33 citations (includes continued cases) involving 13 different cases. <ul style="list-style-type: none"> ○ Fines imposed totaled \$3,850.00. <ul style="list-style-type: none"> ▪ 1 defendant failed to appear. ○ Other cases were either dismissed, found not guilty, or were continued.
Other Activities	<p>Code Compliance Officers Jim Calomino and Ken Karczewski:</p> <ul style="list-style-type: none"> • Attended monthly South Suburban Environmental Health Council meeting. Met with other Code Officers to discuss current issues. • Attended meeting concerning importance of mosquito abatement and became certified by the Department of Agriculture for “Special Application of Mosquito Larvicide” • Renewed International Code Council/Property Maintenance certification. (Ken Karczewski)

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ZONING MONTHLY REPORT

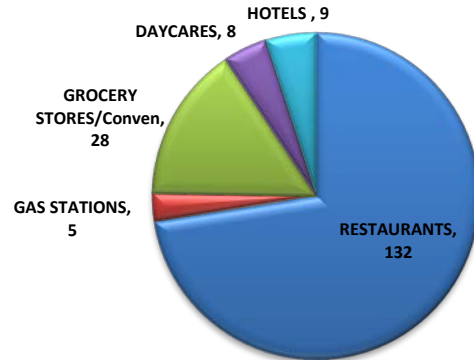
**Monthly Activities
for March**

- Approximate Number of Signs Removed from Village Right-of-Way: 23
- Businesses Visited Relating Zoning Violations: 16
- Residences Visited Relating Zoning Violations: 0
- Change of Use/Owner Inspections (new and re-inspections): 10

**COMMUNITY DEVELOPMENT DEPARTMENT
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HEALTH & CONSUMER PROTECTION MONTHLY REPORT

Food Safety Report



**Types of
Businesses
Inspected**

Total Food Inspections in March 2017	
Score	Number of Inspections
100-90 - Excellent	22
89-80 - Good	12
79-70 – Acceptable	3
69-50 – Poor/Possible Closure	2
Follow- ups	11
Consumer Complaints	6

**Other Activities
and Services**

Educational Tools:

1. Observed restaurant that did not have enough refrigeration. Food sitting out and no space for storage. Food must be kept at temperature less than 41 degrees. All food left out must be placed in refrigeration. Required all food to be moved to another space until space was available. Required to keep temperature log during transporting.
2. Screens ripped and gaps around back doors. All gaps and holes must be sealed and ensure no pests and rodents can get thru.
3. Food not at temperature at prep table. Required all food to be thrown away. Cooler must be repaired and food must be kept at less than 41 degrees at all times. Required location to keep temperature log to ensure food is being kept at temperature.

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 four new food trucks for the new permit year.
- Tinley Brew and Wine Festival- worked with the Chamber to ensure all food vendors approved and has the proper set-up at the Convention Center.
- St. Patrick’s Irish Parade- Inspected food that was being sold outside and one tent inspection.
- Primal Cut Steakhouse