

**COMMUNITY DEVELOPMENT DEPARTMENT
MONTHLY REPORT – APRIL 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
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. Revised plans were received 5/1/2017.	<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 several workshops with the Plan Commission and a continuation of the Public Hearing is scheduled for May 4, 2017.	<ul style="list-style-type: none"> • (Previous Workshops) • Plan Commission 4/6/2017 (Workshop) • Plan Commission 4/20/2017 (Public Hearing) • Plan Commission 5/4/2017 (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 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"> • Committee of the Whole 5/9/2017 • Plan Commission 5/18/2017 • Village Board 6/9/2017
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.	A Public Hearing is scheduled for May 4, 2017.	<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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PLANNING MONTHLY REPORT

Name	Location	Project Summary	Status	Tentative Schedule
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 final approval from the Village Board for the Special Use Permit.	<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)
Tuleja	17800 Highland Avenue	Seeking a Map Amendment (Rezoning) from R-1 (Single-Family Residential) to R-2 (Single-Family Residential).	A Public Hearing is scheduled for May 4, 2017.	<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)

**COMMUNITY DEVELOPMENT DEPARTMENT
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PLANNING MONTHLY REPORT

Name	Location	Project Summary	Status	Tentative Schedule
The Boulevard at Central Station	South Street	Seeking Site Plan Approval for a mixed-use development.	Currently in the staff review process.	<ul style="list-style-type: none"> • Plan Commission TBD • Plan Commission TBD • Village Board TBD • Village Board TBD
Tinley Park Distribution Center	SWC of Interstate 80 and Ridgeland Avenue	Seeking Site Plan Approval for a new industrial spec building.	Currently in the staff review process.	<ul style="list-style-type: none"> • Plan Commission TBD • Plan Commission TBD • Village Board TBD • Village Board TBD
Portillo's	15900 Harlem Avenue	Seeking Site Plan Approval for a drive-thru expansion. The proposed expansion would make a portion of the drive-thru two lanes wide.	Currently in the staff review process.	<ul style="list-style-type: none"> • Plan Commission TBD • Plan Commission TBD • Village Board TBD • Village Board TBD

**COMMUNITY DEVELOPMENT DEPARTMENT
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ECONOMIC DEVELOPMENT MONTHLY REPORT

NEW BUSINESSES/RELOCATIONS/EXPANSIONS

Name	Location	Project Summary	Status
Alverno Labs	16650 Harlem Avenue	Lab Specimen Collection.	Change of Use/Owner application filed.
Innovative Fluids	7701 183 rd Street	Whole sale distributor of windshield washer fluid and automotive anti-freeze/coolant. Working in conjunction with Lyden Oil Company whom sells delivers various automotive new oils and ancillary products.	Change of Use/Owner application filed.
Lash Out Lashes	16744 Oak Park Avenue	Lash Bar.	Change of Use/Owner application filed.
Mely's Mexican Cuisine	1673 Oak Park Avenue	Taking over existing restaurant.	Change of Use/Owner application filed.
Stromberg Allen	18504 West Creek Drive & Tinley Park Corporate Center (18801 Oak Park Avenue)	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 8,000 SF and Stromberg is going to remain in the adjacent 32,000 SF.	Benda Manufacturing will be expanding in March 2017; Stromberg-Allen downsizing to stay in place; & new spec. bldg. planned for construction Spring 2017.

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ECONOMIC DEVELOPMENT MONTHLY REPORT

NEW BUSINESSES/RELOCATIONS/EXPANSIONS *(continued)*

Name	Location	Project Summary	Status
Tinley Park Business Offices	16557 Oak Park Avenue	Professional Office use, shared workspace, private office, conference room and open area up front.	Change of Use/Owner application filed.
Tropical Smoothie Café	7101 183 rd Street	Fast Casual Concept selling smoothies, sandwiches, wraps flat breads and salads.	Change of Use/Owner application filed.
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

PROSPECT ACTIVITY

Name	Location	Project Summary	Status
7330 Duvan Drive	7331 Duvan Drive	Interest in 7330 Duvan Drive.	Researching.
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.
Family Harvest Church	18500 92 nd Avenue	FHC would like to develop vacant land.	Researching community gardens and Urban Farms.
Kmart	16300 Harlem Avenue	Interest in Kmart.	Negotiations in progress.
Mental Health Center	NW Corner of Harlem Avenue and 183 rd Street	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.
Tinley Park Plaza	Near the SE Corner of 159 th Street and Harlem Avenue	Interest in Tinley Park Plaza.	Researching.

**COMMUNITY DEVELOPMENT DEPARTMENT
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ECONOMIC DEVELOPMENT MONTHLY REPORT

OTHER PROJECTS

Name	Project Summary	Status
Branding	Develop Village Brand.	Underway.
Business Breakfast	Planning 2017 Business Breakfast with Marketing Department.	Planning.
Global Logistics Summit	Attended Summit.	Attended.
Discover Tinley	Create marketing material with planning and building for Discover Tinley.	Attended.
Incentives	Review and Implement incentive best practices.	Ongoing Updates.
LOIS	Update Village site selection database.	Ongoing updates.
Solar Research	Research Solar Farm Best Practices.	Complete.
Website	Update Website.	Ongoing Updates.
Summary Comments	Patrick Hoban, Economic Development Manager, is working on 100 active deals, 38 development projects and 14 in-house projects 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
A Team	16910 Oak Park Ave	Change of Use	Pending
Aldi's Food Store	16000 Harlem Avenue	Interior Remodel	Pending
Alverno Laboratories	16650 Harlem Avenue	Change of Use	Pending
AMM Wholesale	8231 185 th Street	Change of Use	Pending
Artistry & Vino	16650 Oak Park Avenue	Change of Use (Old Cork and Creations)	Certificate of Occupancy Issued
Avenue Animal Hospital	16736 Oak Park Avenue	Addition	Pending
Banging Gavel	6811 Hickory Street	Change of Use – Restaurant	Pending

**COMMUNITY DEVELOPMENT DEPARTMENT
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BUILDING MONTHLY REPORT

Name	Location	Project Summary	Status
Bank of America	16301 Harlem Avenue	Exterior Site Lighting Upgrade	Permit Issued
Benda Manufacturing	18504 West Creek Drive – Suite A	Interior Remodel	Permit issued
Benda Manufacturing	18504 West Creek Drive	Parking Lot	Permit Issued
Bradley’s Barber Shop	16910 Oak Park Avenue	Change of Use	Pending
Big Boss Buffet	18305 LaGrange Road	Install demising wall to create separate tenant space	Permit issued
Breathe Fitness	7545 159 th Street	Interior remodel	Permit approved, inspections pending
Bulow Group	18521 Spring Creek Drive	Interior Remodel	Certificate of Occupancy Issued

**COMMUNITY DEVELOPMENT DEPARTMENT
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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	Permit issued
Classy Flowers	16708 Oak Park Avenue	New Tenant/Change of Use	Pending
Cypress Multi-Graphics	8500 185 th Street	Change of Use – Expansion	Pending
Deep Earth Technologies	8201 183 rd Street – Unit C	New Tenant/Change of Use	Pending
Diamond Formal Wear	9528 179 th Street	New Tenant/Change of Use	Pending
Dunkin Donuts	7086 183 rd Street	Interior Remodel	Permit approved, inspections pending

**COMMUNITY DEVELOPMENT DEPARTMENT
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BUILDING MONTHLY REPORT

Name	Location	Project Summary	Status
E & B Liquors	16948 Oak Park Avenue	Façade Improvements	Permit Issued
E & B Liquors	16948 Oak Park Avenue	Interior Remodel	Pending
Egg & I	7164 183 rd Street	Change of Owner	Re-inspections pending
El Salon	16741 Oak Park Avenue	Interior Remodel	Pending
Farmers Insurance	17239 Oak Park Avenue	New Tenant/Change of use	Pending
Fire King Security	8200 185 th Street	Change of Use	Pending
Fitzsimmons Surgical Supply	8000 186 th Street	Interior Remodel	Pending

**COMMUNITY DEVELOPMENT DEPARTMENT
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BUILDING MONTHLY REPORT

Name	Location	Project Summary	Status
Good Heart Wilcox	18604 West Creek Drive	Interior Remodel – Office	Permit Issued
Grindex Pumps, LLC	8402 183 rd Street – Suite A	Change of Use	Pending
HP Products	7979 183 rd Street – Suite C	Change of Use	Pending
Happy Bites	8021 183 rd Street – Suite E	Interior Remodel – Restaurant	Permit Issued
Health PCP	8505 183 rd Street – Unit G	Interior Remodel - Office	Permit Issued
Hollsteins	17358 Oak Park Avenue	Exterior Remodel	Permit Issued
Hollywood Casino Amphitheater	19100 Ridgeland Avenue	Exterior Upgrades	Permits Issued

**COMMUNITY DEVELOPMENT DEPARTMENT
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BUILDING MONTHLY REPORT

Name	Location	Project Summary	Status
Ingalls Hospital	6701 159 th Street	Interior Remodel	Pending
Innovative Fluids, LLC	7701 183 rd Street	Change of Use	Pending
Lucky Hot Dogs, Inc	8020 171 st Street	Interior Remodel	Permit Issued
McGonigle Dental	17519 80 th Avenue	Interior Remodel	Pending
Mely's Mexican Cuisine	16731 Oak Park Avenue	Change of Use	Pending
NK Artistry	16541 Oak Park Avenue	Change of Use	Certificate of Occupancy Issued
North Creek Dental	18425 West Creek Drive	Interior Remodel – Dental Clinic	Permit Issued

**COMMUNITY DEVELOPMENT DEPARTMENT
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BUILDING MONTHLY REPORT

Name	Location	Project Summary	Status
Orlan Creek Apartment Buildings	15919 Centerway Walk	Remodel clubhouse and pool	Permit Issued
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	Change of Use - Restaurant	Pending

**COMMUNITY DEVELOPMENT DEPARTMENT
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BUILDING MONTHLY REPORT

Name	Location	Project Summary	Status
Reger Rentals	16060 Oak Park Avenue	Interior Remodel/Salon Suites	Permit Issued
Sam's Club	16100 Harlem Avenue	Interior remodel	Permit Issued
Soundgrowler Brewing Co.	8201 183 rd Street	Interior Remodel	Permit Issued
Speedy Burrito	7112 171 st Street	Interior Remodel	Pending
St. Stephan's Church	17500 84 th Avenue	Addition	Pending
Stella's Place	17123 Harlem Avenue	Interior remodel	Permit issued, inspections pending
Stromberg Allen	18504 West Creek Drive – Suite B	Interior remodel	Permit issued

**COMMUNITY DEVELOPMENT DEPARTMENT
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BUILDING MONTHLY REPORT

Name	Location	Project Summary	Status
Target	7300 191 st Street	Interior Remodel	Permit issued
Tinley Duvan, LLC	17511-17515 Duvan Drive	Interior Remodel – Sports Center	Permit issued
Tinley Park Business Offices	16557 Oak Park Avenue	Change of Use – Office Suite Sharing	Pending
Top Driver	17210 Oak Park Avenue	Change of Use – Driving Instruction School	Certificate of Occupancy Issued
Trane	7950 185 th Street – Suite E	Interior Remodel	Pending
Tropical Smoothie Café	7101 183 rd Street – Unit 102	Change of Use	Pending
United Gymnastics Academy	6805 159 th Street	Interior Remodel	Pending

**COMMUNITY DEVELOPMENT DEPARTMENT
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BUILDING MONTHLY REPORT

Name	Location	Project Summary	Status
Vandenberg Funeral Home	17248 Harlem Avenue	Change of Owner	Pending
Vector Marketing	6787 159 th Street	New Tenant/Change of Use	Pending
Village of Tinley Park	17355 68 th Court	Remodel Fire Station 1 Kitchen	Pending
VIP Nails	9501 171 st Street – Units H101-H103	Expansion of business	Permit issued, inspections pending
Vrdolyak Law Group	7711 159 th Street	Interior Remodel	Pending
Whistle Bar	6787 159 th Street	Interior Remodel	Permits issued
WoodSpring Suites Hotel	18636 West Creek Drive	New Construction	Pending

**COMMUNITY DEVELOPMENT DEPARTMENT
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CODE COMPLIANCE MONTHLY REPORT

DEMOLITION REPORT

Location	Project Summary	Status
17226 Oak Park Avenue (Former Roger’s Hair Salon)	Demolition of building is proceeding. The following is a time table of what has occurred: 1. 4/14/2017: Bid was posted. 2. 4/24/2017: Mandatory site meeting 10:00 – 11:00 AM. 3. 4/24/2017: Demo walk-through completed. 5 companies. 4. 5/1/2017: Bid opening 10:00 A.M.	Active. Further actions are pending. Contract should be awarded at the 5/16/2017 Village Board meeting.
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.

**COMMUNITY DEVELOPMENT DEPARTMENT
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CODE COMPLIANCE MONTHLY REPORT

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

Complaints:

239 complaints have been received so far in 2017. Compared to 2016 at this time of the year, there is a 17% increase (36 more complaints for the year).

- 117 complaints were received during April 2017
 - 44 were for grass and weed violations.
 - 73 were for other violations.
 - In summary, complaints were about garbage and debris, outside storage, junk, inoperable vehicles, sump pump discharge, animals, fences, grass and weeds, and unsafe balconies at 6020-6030 Lake Bluff.
- 36 citations were issued for the month of April with *possible* fines totaling \$27,000.00.
- Court appearances on April 11, 2017 addressed 34 citations (includes continued cases) involving 10 different cases.
 - Fines imposed totaled \$14,900.00.
 - 1 defendant failed to appear.
 - Other cases were either dismissed, found not guilty, or were continued.

Other Activities

Code Compliance Officers Jim Calomino and Ken Karczewski:

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

**COMMUNITY DEVELOPMENT DEPARTMENT
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ZONING MONTHLY REPORT

**Monthly Activities
for April**

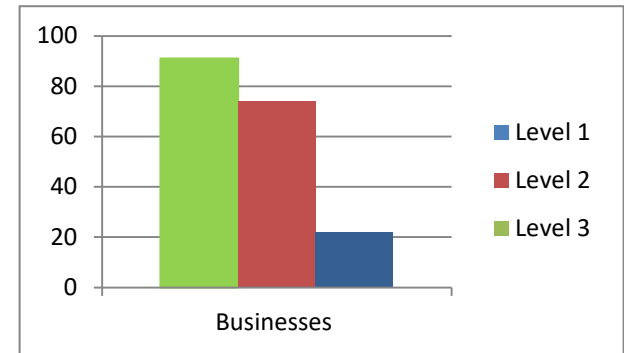
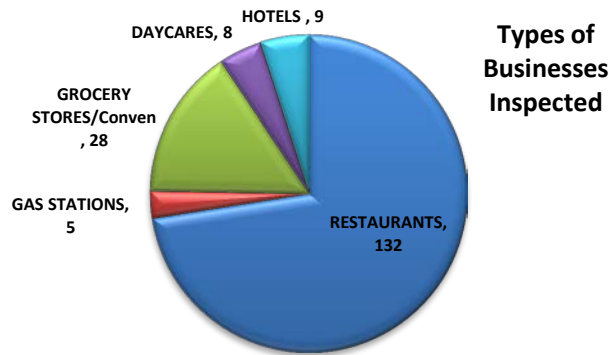
- Approximate Number of Signs Removed from Village Right-of-Way: 38
- Businesses Visited Relating Zoning Violations: 9
- Residences Visited Relating Zoning Violations: 1
- Change of Use/Owner Inspections (new and re-inspections): 8

COMMUNITY DEVELOPMENT DEPARTMENT

MONTHLY REPORT – APRIL 2017

HEALTH & CONSUMER PROTECTION MONTHLY REPORT

Food Safety Report



Total Food Inspections in April 2017	
Score	Number of Inspections
100-90 - Excellent	15
89-80 - Good	17
79-70 – Acceptable	2
69-50 – Poor/Possible Closure	0
Follow- ups	7
Consumer Complaints	11

Level 1: Inspected 3-4 times a year
Level 2: Inspected 2-3 times a year
Level 3: Inspected 1-2 times a year

All Level 1 and 2 include HACCP inspections/topic discussion

Other Activities and Services

Educational Tools:

1. Observed many personal items stored with food or in prep areas. Explained the importance to keep personal items separate and to label items personal and keep away.
2. Observed cigarette butts in kitchen area. Absolutely no smoking is allowed in the kitchen area or in building. Discussed to smoke outside and wash hands prior to working in kitchen.
3. Food not at temperature at prep table. Required all food to be thrown away. Cooler must be repaired and keep food 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.
- Attended Anderson Pest Control conference in Northbrook, IL.
- Inspected and permitted three (3) new food trucks and followed up with existing violations.
- Provided information to new potential businesses and new farmer market vendors.
- Inspected new change of uses and openings.