



COMMUNITY DEVELOPMENT DEPARTMENT

Monthly Report – September 2017

PLANNING MONTHLY REPORT

Project 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 Substantial Deviation from the Brookside Glen Planned Unit Development and any related Exceptions to develop a one hundred forty-four (144) unit multi-family residential project at the properties generally located west of Magnuson Lane and John Michael Drive.	<p>The Plan Commission recommended denial. The Village Board denied the Special Use Permit. The Applicant resubmitted plans on 10/02/2017.</p> <p>Staff met with Residents from BSG and developer on 7/20/2017, 8/4/2017, and 9/11/2017 to discuss a 4 building proposal.</p>	<ul style="list-style-type: none"> • Plan Commission 5/18/2017 (Workshop) • Plan Commission 6/1/2017 (Public Hearing) • Plan Commission 6/28/2017 (Public Hearing) • Village Board 7/11/2017 (First Reading) • Staff met with residents/Developer and discussed four building option • Plan Commission 10/19/2017 (Workshop) • Plan Commission 11/2/2017 (Public Hearing) • Village Board 11/21/2017 (First Reading) • Village Board 12/5/2017 (Vote)
The Boulevard at Central Station	South Street	Seeking Site Plan Approval and possible variations for a mixed-use development.	Currently in the staff review process. Incentive discussions continue.	<ul style="list-style-type: none"> • Plan Commission 11/16/2017 (Workshop) • Plan Commission 12/7/2017 (Public Hearing) • Village Board TBD (First Reading) • Village Board TBD (Vote)



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Project Name	Location	Project Summary	Status	Tentative Schedule
Mile 1 Fitness	17030 Oak Park Avenue	Seeking a Special Use Permit to: 1) allow a recreational business use (including group fitness classes); and 2) allow the business to open at 5:00 a.m. at 17030 Oak Park Avenue in the NG (Neighborhood General) Zoning District.	The Plan Commission will make a recommendation to the Village Board. The Village Board must approve an Ordinance for the Special Use Permit.	<ul style="list-style-type: none"> • Plan Commission 9/21/2017 (Workshop) • Plan Commission 10/5/2017 (Public Hearing) • Village Board 10/17/2017 (First Reading) • Village Board 11/7/2017 (Vote)
Banging Gavel	6811 Hickory Street	Seeking Site Plan Approval for an outdoor seating area and related landscape improvements, a Final Plat of Subdivision, variances for a freestanding sign, and a variance for a pergola.	Will be reviewed by the Plan Commission. Requires approval from the Village Board.	<ul style="list-style-type: none"> • Plan Commission 10/5/2017 (Workshop) • Plan Commission 10/19/2017 (Workshop) • Village Board 11/7/2017 (First Reading) • Village Board 11/21/2017 (Vote)
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 TBD • Plan Commission TBD • Village Board TBD (First Reading) • Village Board TBD (Vote)
Text Amendment to Chapter 91.14- Animals/Poultry	Village-wide	Discussion regarding the regulation of keeping of poultry on residential property.	Discussed draft regulations at the Community Development Committee. Presented draft regulations to the Plan Commission as a courtesy. Requires approval from the Village Board.	<ul style="list-style-type: none"> • CD Committee 9/12/2017 • Plan Commission 9/21/2017 (Courtesy) • Village Board 10/17/2017 (Vote)



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Project 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.	Will be reviewed by the Plan Commission. Requires approval from the Village Board.	<ul style="list-style-type: none"> • Plan Commission 9/21/2016 (Workshop) • Plan Commission 10/6/2016 (Workshop) • Plan Commission 10/20/2016 (Workshop) • Zoning Board of Appeals 2/9/2017 (Workshop) • Zoning Board of Appeals 9/13/2017 (Workshop) • Plan Commission 9/21/2017 (Workshop) • Plan Commission 10/5/2017 (Public Hearing) • Plan Commission 10/19/2017 (Public Hearing) • Village Board 11/7/2017 (First Reading) • Village Board 11/21/2017 (Vote)
Aldi	16000 Harlem Avenue	Seeking a Special Use Permit for a Substantial Deviation from the Park Center Plaza Planned Unit Development to allow for an increase in the size and number of signs allowed for Aldi at 16000 Harlem Avenue and within the B-3 PD (General Business and Commercial, Park Center Plaza Planned Unit Development) Zoning District. The proposed Substantial Deviation would allow a total of four (4) wall signs, a total sign face area of 211 square feet, and the main sign would be a maximum height of fifteen feet (15’).	Will be reviewed by the Plan Commission. Requires approval from the Village Board.	<ul style="list-style-type: none"> • Plan Commission 10/5/2017 (Workshop) • Plan Commission 10/19/2017 (Public Hearing) • Village Board 11/7/2017 (First Reading) • Village Board 11/21/2017 (Vote)



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PLANNING MONTHLY REPORT

Project Name	Location	Project Summary	Status	Tentative Schedule
Studio Q	17708 Oak Park Avenue	Seeking a Special Use Permit to: 1) allow a recreational business use (including group fitness classes) at 17708 Oak Park Avenue in the NG (Neighborhood General) Zoning District.	Currently in the staff review process. Will be reviewed by the Plan Commission. Requires approval from the Village Board.	<ul style="list-style-type: none"> • Plan Commission 10/19/2017 (Workshop) • Plan Commission 11/2/2017 (Public Hearing) • Village Board 11/21/2017 (First Reading) • Village Board 12/5/2017 (Vote)
McDonald's	15920 Harlem Avenue	Seeking Site Plan Approval for a façade improvement and drive-thru modification.	Currently in the staff review process.	<ul style="list-style-type: none"> • Plan Commission TBD (Workshop) • Plan Commission TBD (Public Hearing) • Village Board TBD (First Reading) • Village Board TBD (Vote)
Faith United Presbyterian Church	6200 167 th Street	Seeking a ten foot (10') variance from Section III.H.1. of the Zoning Ordinance where an accessory structure must be set back forty feet (40') within the R-1 (Single-Family Residential) Zoning District. The variance would allow the Petitioner to construct a pavilion at a thirty foot (30') setback from the west property line.	Currently in the staff review process.	<ul style="list-style-type: none"> • Zoning Board of Appeals 10/26/2017 (Public Hearing) • Village Board 11/7/2017 (First Reading) • Village Board 11/21/2017 (Vote)



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ECONOMIC DEVELOPMENT MONTHLY REPORT

NEW BUSINESSES/RELOCATIONS/EXPANSIONS

Name	Location	Project Summary	Status
Surface Shields	8451 183 rd Place	Surface Shield is interested in consolidating their 2 Orland Park facilities. 100,000 SF facility with 55 jobs.	Incentive Package approved by Will County, School District 210 and the Village of Tinley Park.

PROSPECT ACTIVITY

Name	Location	Project Summary	Status
Convention Center Lots	Convention Center Drive	Interest in Convention Center Lots.	Researching.
Hillwood Spec	18700 Ridgeland Avenue	Hillwood developing of a 300,000-sf speculative industrial building beginning.	Building permit stage.
I-80 and LaGrange Land	I-80 and LaGrange Road	Interest in site at I-80 and LaGrange.	Researching.
179th & LaGrange	179 th Street & La Grange Road	Interest in site.	Researching.
Elmore Plaza	171 st Street & Oak Park Avenue		Researching.
Kmart	16300 Harlem Avenue	Interest in Kmart.	Negotiations in progress.
South Street Mixed-Use Project	6775 South Street	Mixed-use development project on South Street.	Development agreement and plan review underway.



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ECONOMIC DEVELOPMENT MONTHLY REPORT		
OTHER PROJECTS		
Name	Project Summary	Status
Accreditation	Retain IEDC Accreditation.	Reaccreditation in process.
Incentives	Review and Implement incentive best practices.	Ongoing Updates.
CDBG Meeting	Community Development Block Grant training in Springfield.	Attended.
CMAP's The Future of Economic Opportunity	Discussion on Economic Opportunity in Chicagoland.	Attended.
Discover Tinley	Filmed Economic Update with Discover Tinley Team.	Complete.
SCORE/SBDC/SBA	Working with South Suburban Community College to expand Tinley's Entrepreneur mentoring.	Underway.
Solar Development	Solar Prep Conference at Prairie State College.	Attended.
South Suburban Airport	Met with SSA Team.	Attended.
TIF	Working on new Downtown TIF.	Underway.
Summary Comments	Patrick Hoban, Economic Development Manager, is working on 108 active deals, 53 development projects and 24 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
A Team	16910 Oak Park Avenue	Change of Use	Pending
Abuzir	6787 159 th Street	Interior Demo & Remodel	Pending
Aldi's Food Store	16000 Harlem Avenue	Interior Remodel	Permit Issued
AMM Wholesale	8231 185 th Street	Change of Use	Pending
Avalon Hospice	8041 186 th Street	Change of Use	Pending
Avenue Animal Hospital	16736 Oak Park Avenue	Addition	Permit Issued
Banging Gavel	6811 Hickory Street	Change of Use – Restaurant	Pending
Big Bull Restaurant	18305 LaGrange Road	Interior Remodel	Permit Issued
Blueberry Hill Café	9536 179 th Street	Change of Owner	Pending
Breathe Fitness	7545 159 th Street	Interior Remodel	Permit issued
By Your Side	8200 185 th Street	Interior Remodel	Pending
CDE Collision	7400 Duvan Drive	Change of Use	Pending
Chamberlin College	18624 West Creek Drive	Interior Remodel	Permit Issued
Donut Shop	15910 Harlem Avenue	New Tenant/Change of Use	Pending



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BUILDING MONTHLY REPORT

Name	Location	Project Summary	Status
DuPage Medical Group	17129 Harlem Avenue	Interior Remodel	Permit Issued
E & B Liquors	16948 Oak Park Avenue	Interior Remodel	Permit Issued
Egg & I Restaurant	7164 183 rd Street	Change of Owner	Pending
El Salon	16741 Oak Park Avenue	New Tenant/Change of use	Pending
Experigreen	8200 185 th Street	Interior Remodel	Permit Issued
Farmers Insurance	17239 Oak Park Avenue	Change of Use	Pending
Fratello's Café	7101 183 rd Street	Interior Remodel	Pending
Fire King Security	8200 185 th Street	Interior Remodel	Pending
Fitzsimmons Surgical Supply	8000 186 th Street	Interior Remodel – Office	Permit Issued
Good Heart Wilcox	18604 West Creek Drive	Interior Remodel	Permit Issued
Hailstorm Brewing	8060 186 th Street	Interior Remodel – Expansion of Space	Pending
Happy Bites	8021 183 rd Street – Suite E	Interior Remodel	Permit Issued
Hilton Garden Inn	18335 LaGrange Road	Change of Owner of Property	Pending
HP Products	7979 183 rd Street – Suite C	New Tenant/Change of Use	Pending



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BUILDING MONTHLY REPORT

Name	Location	Project Summary	Status
Ingalls Hospital	6701 159 th Street	Interior Remodel	Permit issued
Innovative Fluids, LLC	7701 183 rd Street	Interior Remodel	Permit issued
J R Lighting Design, Inc	18462 West Creek Drive	Interior Remodel	Permit Issued
Joey Cesario Met Life	16575 Oak Park Avenue – Suite 200	Change of Use	Pending
Kazda Law	17112 Oak Park Avenue	Change of Use	Pending
Landmark Construction	18522 81 st Avenue	Change of Use	Pending
Lash Out Lashes	16744 Oak Park Avenue	Change of Use	Pending
Lasik Vision Institute	16335 Harlem Avenue – Suite 200	Interior Remodel	Pending
M Block	18801 Oak Park Avenue	Interior and Exterior Remodel	Pending
McGonigle Dental	17519 80 th Avenue	Interior Remodel	Permit Issued
Mile 1 Fitness	17030 Oak Park Avenue	Change of Use	Pending
Orlan Creek Apartment Buildings	15919 Centerway Walk	Interior remodel	Permit Issued
OSHA	8505 183 rd Street	Interior Remodel	Permit Issued
Panduit	17301 Ridgeland Avenue	Interior remodel – EBC Group	Permit issued



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BUILDING MONTHLY REPORT

Name	Location	Project Summary	Status
Paws & Claws	16080 Harlem Avenue	Interior Remodel	Permit Issued
Pinnacle Flooring	18522 81 st Avenue	Interior Remodel	Pending
Popeye's	7001 159 th Street	Façade and Drive-thru lane reconfiguration	Permit Issued
Rocco's Little Italy	7907 159 th Street	Interior Remodel	Permit Issued
Royal Nails	17125 88 th Avenue	Change of Use	Pending
Sam's Club	16100 Harlem Avenue	Interior Remodel	Permit Issued
Sambor	17620 Duvan Drive	Change of Owner	Pending
SGRF Corporation	17650 Duvan Drive	Interior Remodel	Pending
Sisk Holdings 3, LLC	7050 171 st Street	Change of Owner – Purchase of property	Pending
South Chicago Marketing	7851 185 th Street	Interior Remodel – Office	Permit Issued
Speedy Burrito	7112 171 st Street	Expansion – interior remodel	Permit Issued
St. George Church	6707 175 th Street	Interior Remodel	Permit Issued
St. Stephen's Church	17500 84 th Avenue	Addition to Church	Permit issued
Studio Q	17708 Oak Park Avenue	Change of Use – Fitness Center	Pending



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BUILDING MONTHLY REPORT

Name	Location	Project Summary	Status
Sundance Development	16200 Harlem Avenue	Water Damage Repair	Permit Issued
Target	7300 191 st Street	Interior Remodel	Permit issued
Tinley Duvan, LLC	17511-17515 Duvan Drive	Change of Owner – Purchase of Property	Pending
Tropical Smoothie Café	7101 183 rd Street – Unit 102	Interior Remodel	Permit Issued
Vandenberg Funeral Home	17248 Harlem Avenue	Change of Owner	Pending
Vector Marketing	6787 159 th Street	Change of Use	Certificate of Occupancy Issued
Village of Tinley Park	17355 68 th Court	Fire Station 1/Kitchen remodel	Permit Issued
VIP Nails	9501 171 st Street – Units H101-H103	Interior Remodel –Expansion	Permit issued
Vrdolyak Law Group	7711 159 th Street	Interior Remodel	Pending
WoodSpring Suites Hotel	18636 West Creek Drive	New Hotel	Permit issued

Permit Summary	PERMIT TYPES	Year to Date 2016	Year to Date 2017	Percentage Increase/Decrease	September 2016	September 2017	Percentage Increase/Decrease
	Commercial - New	2	3	50%	0	0	NA
	Commercial Remodels	64	77	20%	5	4	-20%
	Change of Use/Owner	67	69	3%	8	7	-13%
	Single Family Residences	13	10	-23%	4	2	-50%
	Multi-Family Residences	11	12	9%	0	0	NA
	Miscellaneous Permits	2211	2322	5%	208	244	17%
	Total	2368	2493	5%	225	257	14%



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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: <ol style="list-style-type: none"> 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. 5. 7/10/2017: Per Pat Carr, KLF is in the process of obtaining County permits. 6. 8/17/2017: Demolition Permits were applied for. 7. 9/6/2017: Demolition started. 8. 9/12/2017: Demolition completed. 	Demolition completed.
16836 Oak Park Avenue (gas station)	<p>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.</p> <p>9/12/2017 Village attorneys advised that the property owners agreed to a demolition order. The order is stayed for 30 days to allow the owner the ability to demolish the property themselves. They have advised that they also will be removing the underground storage tanks. The order requires them to secure and enclose the property within 7 days. If they do not complete the demolition within the 30 days, the Village is authorized to remove the structure.</p> <p>9/21/2017: The lot was fenced in. However, the owners have not applied for any demo permits.</p>	Check to see if demo was completed by 10/12/2017.
6706 North Street (Regis)	Will be addressed as part of North Street/Plaza discussion	
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.

CODE COMPLIANCE MONTHLY REPORT

Complaints & Citations by the Numbers (September)

Complaints:

726 complaints have been received so far in 2017. Compared to 2016 at this time of the year, there is a 21% increase (106 more complaints for the 2017 year).

- 68 complaints were received during September 2017
 - 15 were for grass and weed violations.
 - 53 were for other violations.
 - In summary, complaints were about garbage and debris, outside storage, junk, inoperable vehicles, sump pump discharge, animals, fences, grass, weeds and “pot holes”.
- 38 citations were issued for the month of September with *possible* fines totaling \$23,000.00.
- Court appearances on September 12, 2017 addressed 111 citations (includes continued cases) involving 46 different offenders.
 - Fines imposed totaled \$23,500.00.
 - 10 offenders failed to appear.
 - Other cases were either dismissed, found not guilty, or were continued.

Projects & Meetings

1. Data provided for the purpose of revamping Ordinance 91.14 Keeping Certain Animals Prohibited; live poultry and fowl.
2. Attended software vendor information meeting.
3. 17226 Oak Park Avenue: demolition completed.
4. 16836 Oak Park Avenue: see demo report above.



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ZONING MONTHLY REPORT

Monthly Activities for September

- Approximate Number of Signs Removed from Village Right-of-Way: 46
- Businesses Visited Relating Zoning Violations: 13
- Residences Visited Relating Zoning Violations: 6
- Change of Use/Owner Inspections (new and re-inspections): 11

HEALTH & CONSUMER PROTECTION MONTHLY REPORT

Food Safety Report

Total Food Inspections in September 2017	
Score	Number of Inspections
100-90 - Excellent	30
89-80 - Good	9
79-70 - Acceptable	3
69-50 - Poor/Possible Closure	0
Follow- ups	7
Consumer Complaints	6

Other Activities and Services

Educational Tools:

1. Observed a pet (dog) walking around kitchen area. Absolutely no animals allowed in kitchen/areas where food is served. Discussed the importance of food safety and food handling.
2. Observed food being cooled improperly. All food must be cooled hot to 70° in 4 hours and 70° to 41° in 2 hours. Food not at temperature must be thrown away.
3. Observed no certified food handler on site or certificates that are expired. Certain amount of certified food handlers must be present according to hazard level with valid certificate. Restaurant has 30 days to provide certified food handlers or have employees enrolled in class.

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 vendors at the 350 brew festival at the Tinley Park convention center.
- Inspected new vendors at the Midwest Amphitheater
- Conducted final walk-thru for new restaurants