



COMMUNITY DEVELOPMENT DEPARTMENT

Monthly Report – October 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> <p>At the 11/2/2017 meeting the Plan Commission voted 4-3 in favor of recommending the 4 building proposal to the Village Board.</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 TBD (Workshop) • Plan Commission TBD (Public Hearing) • Village Board TBD (First Reading) • Village Board TBD (Vote)



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Project Name	Location	Project Summary	Status	Tentative Schedule
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 1/4/2018 (Workshop) • Plan Commission 1/18/2018 (Public Hearing) • Village Board 2/6/2018 (First Reading) • Village Board 2/20/2018 (Vote)
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.	Received recommendation from the Plan Commission. Awaiting Village Board approval.	<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)
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)



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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.	<p>Will be reviewed by the Plan Commission. Requires approval from the Village Board.</p> <p>Scheduling a meeting with the Chairman of the Plan Commission and Chairman of the Zoning Board of Appeals</p>	<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)
Miscellaneous Projects	<ul style="list-style-type: none"> • Policy for Public Hearing Notice Signs • Policy for Waiving First Reading • Mowing Policy - Code Compliance • Forest Glen – Building Material Waiver • Design Guidelines • Food Truck Zoning Regulations • Permit Fee Analysis • Retail Center at 7050 171st Street 			



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ZONING MONTHLY REPORT

Monthly Activities for October

- Approximate Number of Signs Removed from Village Right-of-Way: 30
- Businesses Visited Relating Zoning Violations: 11
- Residences Visited Relating Zoning Violations: 3
- Change of Use/Owner Inspections (new and re-inspections): 15



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ECONOMIC DEVELOPMENT MONTHLY REPORT

NEW BUSINESSES/RELOCATIONS/EXPANSIONS

Name	Location	Project Summary	Status
Amazon Headquarters		Amazon looking at 100,000 acres for 50,000 jobs averaging \$100,000 apiece. Project will have a \$48,000,000,000 impact on economy according to DCEO. Sent package to Cook County. Following up with DCEO.	Submitted.
The Boulevard at Central Station	South Street	165 residential unit, 40,000 SF commercial mixed-use development project on South Street.	Development agreement and plan review underway.
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.
Kmart	16300 Harlem Avenue	Interest in Kmart.	Negotiations in progress.
TPMHC	NWC of Harlem Avenue & 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. Multiple developers interested in site. Working on a request for interest to identify all interested developers.	Project continuing with the planning process with Farr & Associates.

PROSPECT ACTIVITY

Name	Location	Project Summary	Status
183rd & White Eagle	183 rd Street & White Eagle Drive	Interest in site.	Researching.
Convention Center Lots	Convention Center Drive	Interest in Convention Center Lots.	Researching.
179th & LaGrange	179th & LaGrange	Interest in site.	Researching.
I-80 and LaGrange Land	I-80 and LaGrange	Interest in Site I-80 and LaGrange.	Researching.
Elmore Plaza	171st & Oak Park Avenue	Interest in site.	Researching.



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OTHER PROJECTS		
Name	Project Summary	Status
Accreditation	Retain IEDC Accreditation.	Reaccreditation in process.
ICMA FDI	Learned about Select USA's Foreign Direct Investment Tours.	Attended.
Incentives	Created and presented Oak Park Playbook.	Ongoing Updates.
BRE Program	Create Business Retention and Expansion program.	Position hired.
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	Met with ECC.	Attended.
TIF	Working on new Downtown TIF.	Underway.
Summary Comments	Patrick Hoban, Economic Development Manager, is working on 106 active deals, 51 development projects and 25 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
BCL Tinley Park, LLC	7101 183 rd Street	Change of Owner – Purchase of Strip Mall	Pending
Big Bull Restaurant	18305 LaGrange Road	Interior Remodel	Certificate of Occupancy Issued
Blueberry Hill Café	9536 179 th Street	Change of Owner	Certificate of Occupancy Issued
Breathe Fitness	7545 159 th Street	Interior Remodel	Permit issued
Brown's Chicken	6801 159 th Street	Change of Owner	Pending
By Your Side	8200 185 th Street	Interior Remodel	Permit Issued
Carols Travel Service	7625 159 th Street	Change of Use	Pending



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BUILDING MONTHLY REPORT

Name	Location	Project Summary	Status
CDE Collision	7400 Duvan Drive	Change of Use	Pending
Centennial Lanes	16050 Centennial Circle	Change of Owner – Purchase of Property and Bowling Alley Business	Pending
Chamberlin College	18624 West Creek Drive	Interior Remodel	Permit Issued
Chicago Tribune	18501 Graphics Drive	Change of Use	Pending
Crack the Code Escape Room	17208 Oak Park Avenue	Change of Use	Pending
Crown Nails & Spa	17125 88 th Avenue	Interior Remodel	Pending
Donut Shop	15910 Harlem Avenue	Interior Remodel	Pending
DuPage Medical Group	17129 Harlem Avenue	Interior Remodel	Permit Issued
DuPage Medical Group	17148 Harlem Avenue	Change of Use	Pending
E & B Liquors	16948 Oak Park Avenue	Interior Remodel	Permit Issued
E & C Transportation	17049 Harlem Avenue	Change of Use	Pending
Egg & I Restaurant	7164 183 rd Street	Change of Owner	Pending
El Salon	16741 Oak Park Avenue	New Tenant/Change of use	Pending
Excel Forms & Graphics	7440 Duvan Drive	Change of Use	Pending



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BUILDING MONTHLY REPORT

Name	Location	Project Summary	Status
Experigreen	8200 185 th Street	Interior Remodel	Permit Issued
Farmers Insurance	17239 Oak Park Avenue	Change of Use	Certificate of Occupancy Issued
Fratello's Café	7101 183 rd Street	Interior Remodel	Pending
Fire King Security	8200 185 th Street	Interior Remodel	Permit Issued
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	Certificate of Occupancy Issued
Hi Ho Gems & Crystals	17247 Oak Park Avenue	Change of Use	Pending
HP Products	7979 183 rd Street – Suite C	New Tenant/Change of Use	Pending
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	Certificate of Occupancy Issued



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BUILDING MONTHLY REPORT

Name	Location	Project Summary	Status
Kazda Law	17112 Oak Park Avenue	Change of Use	Certificate of Occupancy Issued
Landmark Construction	18522 81 st Avenue	Change of Use	Pending
Lasik Vision Institute	16335 Harlem Avenue – Suite 200	Interior Remodel	Permit Issued
LIT Life in Translation	17036 Oak Park Avenue	Change of Use	Pending
Main Street Family Hair Care	16902 Oak Park Avenue	Change of Use	Pending
McGonigle Dental	17519 80 th Avenue	Interior Remodel	Permit Issued
Mile 1 Fitness	17030 Oak Park Avenue	Interior Remodel	Pending
Orlan Creek Apartment Buildings	15919 Centerway Walk	Interior remodel	Permit Issued
Panduit	17301 Ridgeland Avenue	Interior remodel – EBC Group	Permit issued
Paws & Claws	16080 Harlem Avenue	Interior Remodel	Permit Issued
Pinnacle Flooring	18522 81 st Avenue	Interior Remodel	Permit Issued
Popeye's	7001 159 th Street	Façade and Drive-thru lane reconfiguration	Permit Issued
Popeye's	7001 159 th Street	Interior Remodel	Pending
Proven Business Systems	8200 185 th Street	Change of Use	Pending



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BUILDING MONTHLY REPORT

Name	Location	Project Summary	Status
Rabih Chaffi Trust	17451 Oak Park Avenue	Change of Owner – Purchase of Property	Pending
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	Permit Issued
Sip Restaurant	17424 Oak Park Avenue	Change of Owner – Purchase of property/Change of Use	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. Stephen's Church	17500 84 th Avenue	Addition to Church	Permit issued
Studio Q	17708 Oak Park Avenue	Change of Use – Fitness Center	Pending
Sunbelt Rentals	17511-17515 Duvan Drive	Change of Use	Pending
Surface Shields	8450 185 th Street	Change of Use	Pending
Sundance Development	16200 Harlem Avenue	Water Damage Repair	Permit Issued



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BUILDING MONTHLY REPORT

Name	Location	Project Summary	Status
Target	7300 191 st Street	Interior Remodel	Completed
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	Pending
Trouvaille Med Spa	9501 171 st Street	Change of Use	Pending
Vandenberg Funeral Home	17248 Harlem Avenue	Change of Owner	Pending
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	October 2016	October 2017	Percentage Increase/Decrease
	Commercial - New	2	3	50%	0	0	N/A
	Commercial Remodels	71	86	21%	7	9	29%
	Change of Use/Owner	83	85	2%	16	14	-13%
	Single Family Residences	13	12	-8%	0	2	N/A
	Multi-Family Residences	11	12	9%	0	0	N/A
	Code Compliance	642	772	20%	41	45	10%
	Miscellaneous Permits	1790	1747	-2%	174	142	-18%
Total	2612	2493	4%	238	212	-11%	



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CODE COMPLIANCE MONTHLY REPORT

DEMOLITION REPORT

Location	Project Summary	Status
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> <p>11/7/2017: See status in right column.</p>	<p>Asbestos report was completed. Demo permit was applied for from Cook County. Per clients attorney, they will be contacting Com Ed concerning the power disconnect. He said it may be up to two weeks before the disconnect occurs.</p>
7530 161st Street	<p>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. Residence is being rehabbed with valid permits.</p>	<p>Work is being performed.</p>
17609 Oak Park Avenue (former Chick's)	<p>Numerous property maintenance citations have been written concerning the property. At the 10/10/2017 hearing, the property owner's attorney presented a copy of a demo proposal to remove the property.</p>	<p>Hearing was continued to 12/12/2017 for status. As of 11/7/2017, no work appears to have been started. Original violations are still present.</p>

CODE COMPLIANCE MONTHLY REPORT

Complaints & Citations by the Numbers (October)

Complaints:

787 complaints have been received so far in 2017. Compared to 2016 at this time of the year, there is a 20% increase (129 more complaints for the 2017 year).

- 45 complaints were received during October 2017
 - 0 were for grass and weed violations.
 - 45 were for other violations.
 - In summary, complaints were about garbage and debris, outside storage, junk, inoperable vehicles, fences, parking lots, and “pot holes”.
- 25 citations were issued for the month of October with *possible* fines totaling \$15,500.00.
- Court appearances on October 10, 2017 addressed 85 citations (includes continued cases) involving 33 different offenders.
 - Fines imposed totaled \$10,250.00.
 - 6 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. Letters will be sent to property owners known to be keeping chickens regarding compliance.
2. Attended software vendor information meeting.
3. 17226 Oak Park Avenue: demolition completed.
4. 16836 Oak Park Avenue: see demo report above.

HEALTH & CONSUMER PROTECTION MONTHLY REPORT

Food Safety Report

Total Food Inspections in October 2017	
Score	Number of Inspections
100-90 - Excellent	19
89-80 - Good	11
79-70 - Acceptable	5
69-50 - Poor/Possible Closure	0
Follow- ups	9
Consumer Complaints	7
Food Borne Illness Complaints	2

Other Activities and Services

Common Violations Found:

1. Chemicals stored in unmarked containers. All toxics must be labeled and stored separately from food prep and storage areas.
2. Observed ready to eat food being handled with bare hands. All r-t-e foods must be handled with a barrier such as gloves, tissue paper, or tongs.
3. Observed food and paper goods stored on the floor. All items must be stored 6" off floor.

Special Inspections:

- Had a change of ownership inspection with Centennial Lanes.
- Discussed options and gave FDA construction requirements for a food truck for Lucky Dog. Food truck would be used in Tinley Park for invited events only. Food trucks not allowed roaming Tinley Park.
- Conducted final inspection and operational inspection for Big Boss. Went out to Big Boss initially for a complaint and showed how to correct violations.
- Went out to Aldi's for initial and follow-up walk thru. Gave contractor a list to be corrected and will follow-up at final inspection.
- Met with Mely's Mexican Cuisine to discuss temporary event set-up for the Boo Bash. Inspected both Mely's and Durbins at the Boo Bash.

New upcoming restaurants:

- Stella's
- Popeye's- Remodel
- Blueberry Café
- Speedy Burrito-Expansion
- Aldi