



COMMUNITY DEVELOPMENT DEPARTMENT

Monthly Report – November 2017

PLANNING MONTHLY REPORT

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)
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 Amendments to Section II and III.V (Definitions and Personal Wireless Service Facilities) of the Zoning Ordinance (Cell Tower/Small Cell Regulations)	Village-wide	Consider recommending that the Village Board approve Text Amendments to Section II (Definitions) and Section III.V. (Regulations for Personal Wireless Service Facilities) of the Zoning Ordinance related to regulations for telecommunications service facilities, including but not limited to: regulations for new freestanding cell towers, co-locations, small cell, and distributed antenna systems.	Will be reviewed by the Community Development Committee, Plan Commission. Requires approval from the Village Board.	<ul style="list-style-type: none"> • Community Development Committee 12/12/2017 • Plan Commission 12/21/2017 (Workshop) • Plan Commission 01/04/2018 (Public Hearing) • Village Board 01/16/2018 (First Reading) • Village Board 02/06/2018 (Vote)



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PLANNING MONTHLY REPORT

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 recommending that the Village Board approve Text Amendments to Section II (Definitions) and Section III.H. (Permitted Encroachments in Required Yards) of the Zoning Ordinance related to regulations for fences.	<p>Will be reviewed by the Community Development Committee, 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 2/09/2017 (Workshop) • Zoning Board of Appeals 9/13/2017 (Workshop) • Plan Commission 9/21/2017 (Workshop) • Plan Commission 10/05/2017 (Public Hearing) • Plan Commission 10/19/2017 (Public Hearing) • Community Development Committee 12/12/2017 • Plan Commission 12/21/2017 (Workshop) • Plan Commission 01/04/2018 (Public Hearing) • Village Board 01/16/2018 (First Reading) • Village Board 02/06/2018 (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 		<ul style="list-style-type: none"> • 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 November

- Approximate Number of Signs Removed from Village Right-of-Way: 65
- Businesses Visited Relating Zoning Violations: 10
- Residences Visited Relating Zoning Violations: 2
- Change of Use/Owner Inspections (new and re-inspections): 19



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ECONOMIC DEVELOPMENT MONTHLY REPORT

NEW BUSINESSES/RELOCATIONS/EXPANSIONS

Name	Location	Project Summary	Status
Hotel Convention Center		Interest in Site. Incentive negotiations underway.	Due Diligence.
Aldi	16000 Harlem Avenue	Complete. Ribbon Cutting held.	Complete.
Surface Shields	8451 183 rd Place	Surface Shield is consolidating their 2 Orland Park facilities. 100,000 SF facility with 55 jobs.	Underway.
Fratello's		Fratello's remodel underway.	Underway.
Woodman's	Near the SW Corner of 191 st Street and Harlem Avenue	Woodman's is performing due diligence.	Underway.

PROSPECT ACTIVITY

Name	Location	Project Summary	Status
Kmart	16300 Harlem Avenue	Interest in Kmart. Looking for ideas.	Negotiations in progress.
MHC	Harlem Avenue and 183 rd Street(NWC)	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 the planning process with Farr & Associates.
183rd & White Eagle	183 rd Street & White Eagle	Interest in site.	Researching.
Convention Center Lots	Convention Center Drive	Interest in Convention Center Lots for another hotel.	Researching.
179th & LaGrange	179 th Street & LaGrange Road	Interest in site.	Researching.



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ECONOMIC DEVELOPMENT MONTHLY REPORT

PROSPECT ACTIVITY (continued)

Name	Location	Project Summary	Status
I-80 and LaGrange Land	I-80 and LaGrange Road	Interest in Site I-80 and LaGrange.	Researching.
Elmore Plaza	171st & Oak Park Avenue	Interest in site.	Researching.

OTHER PROJECTS

Name	Project Summary	Status
Accreditation	Retain IEDC Accreditation.	Reaccreditation in process.
Brownfield Research	Attended Resources for Revitalization and Redevelopment Brownfields training.	Attended.
Incentives	Created and presented Oak Park Playbook. Researching Reclassification Best Practices.	Ongoing Updates.
TIF	Working on new Downtown TIF.	Underway.

Summary Comments	<p>Patrick Hoban, Economic Development Manager, is working on 109 active deals, 51 development projects and 26 in-house projects for economic development retention, expansion, and attraction to the Village.</p> <p>Last month, Tinley Park's Business Retention and Expansion Specialist pinged 64 businesses, connected with 39 businesses, scheduled 19 visits, visited 15 businesses, and assisted 8 businesses.</p>
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BUILDING MONTHLY REPORT

Name	Location	Project Summary	Status
350 Brewing	7600 185 th Street	Change of Use	Pending
Abuzir	6787 159 th Street	Interior Demo & Remodel	Pending
Aldi's Food Store	16000 Harlem Avenue	Interior Remodel	Certificate of Occupancy Issued
Avalon Hospice	8041 186 th Street	Change of Use	Certificate of Occupancy Issued
Avenue Animal Hospital	16736 Oak Park Avenue	Addition	Permit Issued
Banging Gavel	6811 Hickory Street	Change of Use – Restaurant	Pending
Breathe Fitness	7545 159 th Street	Interior Remodel	Permit issued
Brooke Bauer Boutique	7751 159 th Street – Unit 3	Interior Remodel	Pending
Brown's Chicken	6801 159 th Street	Change of Owner	Pending
By Your Side	8200 185 th Street	Interior Remodel	Permit Issued
Car Dealership	17713 Oak Park	Change of Owner	Pending
Carols Travel Service	7625 159 th Street	Change of Use	Certificate of Occupancy Issued
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



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BUILDING MONTHLY REPORT

Name	Location	Project Summary	Status
Chamberlin College	18624 West Creek Drive	Interior Remodel	Permit Issued
Chicago Tribune	18501 Graphics Drive	Change of Use	Certificate Of Occupancy Issued
Crack the Code Escape Room	17208 Oak Park Avenue	Interior Remodel	Pending
Crown Nails & Spa	17125 88 th Avenue	Interior Remodel	Permit Issued
Cynthia Cecott	17745-17749 Oak Park Avenue	Purchase of Property	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
Echo Medical Research	16555 Oak Park Avenue	Change of Use	Pending
El Salon	16741 Oak Park Avenue	Corrections of Code Items	Permit Issued
Excel Forms & Graphics	7440 Duvan Drive	Change of Use	Pending
Fastenal Company	18450 West Creek Drive	Change of Use	Pending



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BUILDING MONTHLY REPORT

Name	Location	Project Summary	Status
Fire Protection Company	8150 185 th Street – Suite H	Change of Use	Pending
Fratello's Café	7101 183 rd Street	Interior Remodel	Permit Issued
Fire King Security	8200 185 th Street	Interior Remodel	Permit Issued
Fitzsimmons Surgical Supply	8000 186 th Street	Interior Remodel – Office	Permit Issued
Hailstorm Brewing	8060 186 th Street	Interior Remodel – Expansion of Space	Pending
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
J A Investments	6800-6806 183 rd Street/ 18240-18260 Oak Park Ave	Purchase of Property	Pending
J R Lighting Design, Inc	18462 West Creek Drive	Interior Remodel	Certificate of Occupancy Issued
Jondec Painting	17036 Oak Park Avenue – Suite C	Change of Use	Pending
Lasik Vision Institute	16335 Harlem Avenue – Suite 200	Interior Remodel	Permit Issued
Main Street Family Hair Care	16902 Oak Park Avenue	Change of Use	Pending
McDonalds	17171 Harlem Avenue	Interior Remodel/Additional Drive-thru Lane/Facade	Pending
McGonigle Dental	17519 80 th Avenue	Interior Remodel	Permit Issued



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BUILDING MONTHLY REPORT

Name	Location	Project Summary	Status
Mile 1 Fitness	17030 Oak Park Avenue	Interior Remodel	Pending
Minute Men Securities	8200 185 th Street – Suite L	Change of Use	Pending
New Concept Facility Solutions	8200 185 th Street – Suite M	Change of Use	Pending
Panduit	18900 Panduit Drive	Interior Remodel	Permit Issued
Pathways Therapeutic Services	8301 183 rd Street	Change of Use	Pending
Paws & Claws	16080 Harlem Avenue	Interior Remodel	Permit Issued
Pinnacle Flooring	18522 81 st Avenue	Interior Remodel	Certificate of Occupancy 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
Rabih Chaffi Trust	17451 Oak Park Avenue	Change of Owner – Purchase of Property	Pending
Sam's Club	16100 Harlem Avenue	Interior Remodel	Permit Issued
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



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BUILDING MONTHLY REPORT

Name	Location	Project Summary	Status
Sisk Holdings 3, LLC	7050 171 st Street	Interior Demo	Permit Issued
Sleep Center	18200 LaGrange Rodd – Suite 211	Interior Remodel	Pending
South Chicago Marketing	7851 185 th Street	Interior Remodel – Office	Permit Issued
Speedy Burrito	7112 171 st Street	Expansion – interior remodel	Certificate of Occupancy 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	Special Use Granted/Certificate of
Sunbelt Rentals	17511-17515 Duvan Drive	Change of Use	Certificate of Occupancy Issued
Surface Shields	8450 185 th Street	Change of Use	Pending
Sundance Development	16200 Harlem Avenue	Water Damage Repair	Permit Issued
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



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BUILDING MONTHLY REPORT

Name	Location	Project Summary						Status
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	November 2016	November 2017	Percentage Increase/Decrease	
	Commercial - New	2	3	50%	0	0	N/A	
	Commercial Remodels	74	90	22%	1	4	300%	
	Change of Use/Owner	89	96	8%	4	11	175%	
	Single Family Residences	14	13	-7%	1	1	0%	
	Multi-Family Residences	11	12	9%	0	0	N/A	
	Code Compliance	686	812	18%	40	34	-15%	
	Miscellaneous Permits	1861	1815	-2%	93	87	-6%	
Total	2737	2841	4%	139	137	-1%		



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CODE COMPLIANCE MONTHLY REPORT

DEMOLITION REPORT

Location	Project Summary	Status
<p>16836 Oak Park Avenue (gas station)</p>	<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>09/12/2017 Village attorneys advised 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 as well. 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>09/21/2017 The lot was fenced in. However the owners have not applied for any demo permits.</p> <p>11/21/2017 relates our Village attorneys have been in contact with the owner’s attorney at the 11/21/2017 court date. Their attorney related the permits will be applied for.</p> <p>As of 12/5/2017, no County or Village permits have been applied for.</p>	<p>Com Ed has disconnected service to the building.</p> <p>Asbestos report was completed.</p> <p>Per Cook County, no one has applied for the demolition permit.</p> <p>No one has applied for Village demolition permits.</p> <p>Court Status call set for 12/12/2017.</p>
<p>7530 161st Street</p>	<p>Residence is being rehabbed with valid permits.</p> <p>11/21/2017 Excessive work was being performed to the rear and front yard involving removing an excessive amount of dirt, and installing drain tile to eliminate storm water. Numerous complaints were received. Our inspection revealed outside work was being performed without permits for that work. Front sidewalks have been blocked with large dirt piles.</p>	<p>Stop work order was issued. Citations were written. Village had dirt removed from sidewalk.</p>
<p>17609 Oak Park Avenue (former Chick’s)</p>	<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>As of 12/5/2017, no work appears to have been started. Original violations are still present.</p> <p>Recently, owner had to be contacted about an open window. Building is an “attractive nuisance” for the area.</p>	<p>Village Court Hearing was continued to 12/12/2017 for status.</p>

CODE COMPLIANCE MONTHLY REPORT

Complaints & Citations by the Numbers (November)

Complaints:

805 complaints have been received so far in 2017. (This total includes weed complaints.) Compared to 2016 at this time of the year, there is an **18% increase (123 more complaints)** for the 2017 year.

- **34** complaints were received during November 2017
 - 0 were for grass and weed violations.
 - 34 were for other violations.
 - In summary, complaints were about garbage and debris, outside storage, junk, inoperable vehicles, fences, grass, weeds, parking lot and “pot whole” issues.
- **29** citations were issued for the month of November with *possible* fines totaling **\$21,000.00**.
- Court appearances on **November 14, 2017** addressed **32** citations (includes continued cases) involving **14** different offenders.
 - Fines imposed totaled: **\$8,000.00**
 - **5** offenders failed to appear.

Other cases were either dismissed, found not guilty, or were continued.

Projects & Meetings

1. Ken Karczewski attended meeting involving the contractor for 7530 W. 161st Street to resolve issues.
2. Attended the monthly South Suburban Environmental Health Council meeting.
3. Ken Karczewski and Jim Calomino attended monthly administrative hearings (Court).
4. Ken Karczewski attended the Community Development Committee Meeting to provide commentary about revisions to the Village grass and weed ordinance concerning the ongoing maintenance of large undeveloped parcels.
5. Attended meeting related to Poultry Ordinance.

HEALTH & CONSUMER PROTECTION MONTHLY REPORT

Food Safety Report

Total Food Inspections in November 2017	
Score	Number of Inspections
100-90 - Excellent	15
89-80 - Good	8
79-70 - Acceptable	3
69-50 - Poor/Possible Closure	0
Follow- ups	7
Consumer Complaints	4
Food Borne Illness Complaints	0

**There were fewer inspections than usual in November due to holidays and vacation time.*

New Restaurants/ Remodels/Expansions

New upcoming restaurants:

- Stella's
- Popeye's- Remodel
- Sip
- California Café
- Frosty Donuts

HEALTH & CONSUMER PROTECTION MONTHLY REPORT

Other Activities and Services

Common Violations Found:

1. Utensils stored improperly, instructed to store all handles in one direction so employees/guests grab from handle only and not contaminate the part that goes into the mouth.
2. Observed personal food, medication, and drinks stored on counter prep tops and in kitchen work areas. All personal items must be labeled and stored separately to avoid cross-contamination.
3. Observed food handler with open hair. Discussed the importance of tying hair up and wearing a hair restraint.

Special Inspections:

1. After numerous call back inspections at Aldi, the store successfully opened mid-month. Will conduct an operation inspection in one month.
2. Attended South Suburban Environmental Health Council meeting and discussed breaking news in the Public Health field and about the state transition to FDA food code.
3. Completed plan review for the Frosty Donut shop.
4. Inspected and passed Portillo's temporary holiday walk-in cooler that is located outside. The cooler is kept for one month for the overflow of holiday orders.
5. Conducted an initial walk-thru for the new business Sip.
6. Conducted an initial walk-thru for the California Café.
7. Met up with vendors that will be attending the Holiday Event on Oak Park and discussed food safety and handling.
8. Reviewed plans for Hailstorm Expansion.
9. Met and discussed Lucky Dog Food Truck.

Complaints:

1. Received complaint about El Famous Burrito. Complainant found glove inside burrito. Met with owner and manager, discussed complaint and conducted full inspection. Followed up with complainant and no further action is required.
2. Received complaint about Rubino's. Complainant stated that employees behind deli not wearing gloves with ready to eat foods. Conducted full inspection at Rubino's earlier in the week and observed proper food handling and glove use. Will continue in following inspections to observe proper techniques.
3. Received complaint about The Skillet House. Complainant stated that he was served moldy bread. Met with owner and discussed complaint. Conducted full inspection and targeted the issue and corrected immediately. Followed up with complainant and no further action required.