



COMMUNITY DEVELOPMENT DEPARTMENT

Monthly Report – December 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.	Scheduled for Plan Commission in January 2018.	<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 (including 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 (Workshop) • Plan Commission TBD (Public Hearing) • 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.	The Community Development Committee directed Staff to move forward with the Text Amendments. The Plan Commission recommended approval.	<ul style="list-style-type: none"> • Community Development Committee 12/12/2017 • Plan Commission 12/21/2017 (Workshop) • Plan Commission 12/21/2017 (Public Hearing) • Village Board 01/09/2018 (First Reading) • Village Board 01/16/2018 (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 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.	The Community Development Committee directed Staff to move forward with the Text Amendments. The Plan Commission recommended approval.	<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) • 12/21/2017 (Public Hearing) • Village Board 01/09/2018 (First Reading) • Village Board 01/16//2018 (Vote)
Southwest Chicago Christian School Bus Garage	17171 84 th Avenue	Seeking Site Plan Approval, a Special Use Permit, and a Variance to allow for a 2,400 square foot accessory structure and adjacent bus parking lot. The proposed structure includes a service bay for school bus repair, an office, break room, restrooms, mechanical room, and storage room.	Currently under staff review.	<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
Lenny's Gas N Wash	19420 Harlem Avenue	Seeking Annexation, Rezoning, and a Special Use Permit to operate a car wash, video gaming and liquor license. The site currently exists but is unincorporated.	Currently under staff review.	<ul style="list-style-type: none"> • Plan Commission TBD (Workshop) • Plan Commission TBD (Public Hearing) • Village Board TBD (First Reading) • Village Board TBD (Vote)
Miscellaneous Projects	<ul style="list-style-type: none"> <li style="width: 50%;">• Policy for Waiving First Reading <li style="width: 50%;">• Design Guidelines <li style="width: 50%;">• Mowing Policy - Code Compliance <li style="width: 50%;">• Food Truck Zoning Regulations <li style="width: 50%;">• Text Amendments to the Legacy Code <li style="width: 50%;">• Electric Car Charging Zoning Regulations <li style="width: 50%;">• Food Truck regulations <li style="width: 50%;">• Permit Fee Analysis <li style="width: 50%;">• Landscape ordinance revisions <li style="width: 50%;">• Retail Center at 7050 171st Street 			



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ZONING MONTHLY REPORT

Monthly Activities for December

- Approximate Number of Signs Removed from Village Right-of-Way: 26
- Businesses Visited Relating Zoning Violations: 11
- Residences Visited Relating Zoning Violations: 1
- Change of Use/Owner Inspections (new and re-inspections): 16



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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.
Woodman's	Near the SW Corner of 191st Street and Harlem Avenue	Woodman's is performing due diligence.	Underway.

PROSPECT ACTIVITY

Name	Location	Project Summary	Status
16705 Oak Park Ave	16705 Oak Park Ave	Interest in Site.	Researching.
17236 Oak Park Ave	17236 Oak Park Ave	Interest in Site.	Researching.
17247 Oak Park Ave	17247 Oak Park Ave	Interest in Site.	Researching.
17251 Oak Park Ave	17251 Oak Park Ave	Interest in Site.	Researching.
179th & LaGrange	179th & LaGrange	Interest in site.	Researching.
Kmart	16300 Harlem Avenue	Interest in KMart. Looking for ideas.	Negotiations in progress.
MHC	Harlem and 183rd (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.	RFQ published.
183rd & White Eagle	183rd & White Eagle	Interest in site.	Researching.



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ECONOMIC DEVELOPMENT MONTHLY REPORT

PROSPECT ACTIVITY (continued)

Name	Location	Project Summary	Status
Convention Center Lots	Convention Center Dr.	Interest in Convention Center Lots for another hotel.	Researching.
I-80 and LaGrange Land	I-80 and LaGrange	Interest in Site I-80 and LaGrange.	Researching.
Springfort Hall	17200 Oak Park Avenue	Interest in Springfort Hall. Taxes and preference by Bank owners for sale is a hurdle.	Researching.
191st and 80th Avenue	191 st and 80 th Avenue	Interest in Site.	Researching.

OTHER PROJECTS

Name	Project Summary	Status
Accreditation	Retain IEDC Accreditation.	Reaccreditation in process.
Incentives	Oak Park Playbook approved in concept. Attended DCEO update on EDGE Tax Credits.	Ongoing Updates.
TIF	Working on new Downtown TIF.	Underway.
Mid America EDC Conference	12 State Regional Economic Development Conference.	Attended.
Business Retention Expansion	BRE Specialist making retention visits.	Underway.

Summary Comments

Patrick Hoban, Economic Development Manager, is working on 112 active deals, 56 development projects and 26 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
350 Brewing	7600 185 th Street	Change of Use	Pending
Abuzir	6787 159 th Street	Interior Demo & Remodel	Pending
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	Permit issued
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
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
Come Fly With Us Kicks	17036 Oak Park Avenue	Change of Use	Pending



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BUILDING MONTHLY REPORT

Name	Location	Project Summary	Status
Crack the Code Escape Room	17208 Oak Park Avenue	Interior Remodel	Permit Issued
Crown Nails & Spa	17125 88 th Avenue	Interior Remodel	Permit Issued
Cynthia Cecott	17745-17749 Oak Park Avenue	Purchase of Property	Pending
Frosted Donut Shop	15910 Harlem Avenue	Interior Remodel	Permit Issued
DuPage Medical Group	17129 Harlem Avenue	Interior Remodel	Certificate of Occupancy issued
DuPage Medical Group	17148 Harlem Avenue	Change of Use	Pending
E & B Liquors	16948 Oak Park Avenue	Interior Remodel	Permit Issued
Echo Medical Research	16555 Oak Park Avenue	Change of Use	Pending
El Salon	16741 Oak Park Avenue	Corrections of Code Items	Certificate of Occupancy Issued
Excel Forms & Graphics	7440 Duvan Drive	Change of Use	Certificate of Occupancy Issued
Fastenal Company	18450 West Creek Drive	Change of Use	Pending
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



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BUILDING MONTHLY REPORT

Name	Location	Project Summary	Status
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	Certificate of Occupancy Issued
HP Products	7979 183 rd Street – Suite C	New Tenant/Change of Use	Pending
Inner Eye Fitness	17851 80 th Avenue	Change of Use	Pending
Jewel/Osco	17117 Harlem Avenue	Interior Remodel and Façade	Pending
Jondec Painting	17036 Oak Park Avenue – Suite C	Change of Use	Pending
Kosel Dental	17859 Oak Park Avenue	Purchase of Property and Business	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	Certificate of Occupancy Issued
McDonalds	17171 Harlem Avenue	Interior Remodel/Additional Drive-thru Lane/Facade	Pending
McGonigle Dental	17519 80 th Avenue	Interior Remodel	Permit Issued
Mile 1 Fitness	17030 Oak Park Avenue	Interior Remodel	Pending
Minute Men Securities	8200 185 th Street – Suite L	Change of Use	Pending



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BUILDING MONTHLY REPORT

Name	Location	Project Summary	Status
New Concept Facility Solutions	8200 185 th Street – Suite M	Change of Use	Pending
Nucor Grating	18401 Maple Creek Dr	Change of Use	Pending
Pathways Therapeutic Services	8301 183 rd Street	Change of Use	Pending
Paws & Claws	16080 Harlem 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
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
Sisk Holdings 3, LLC	7050 171 st Street	Interior Demo	Permit Issued
Sleep Center	18210 LaGrange Road – Suite 211	Interior Remodel	Permit Issued
South Chicago Marketing	7851 185 th Street	Interior Remodel – Office	Permit Issued
St. Stephen's Church	17500 84 th Avenue	Addition to Church	Permit issued



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BUILDING MONTHLY REPORT

Name	Location	Project Summary						Status
Sunbelt Rentals	17511-17515 Duvan Drive	Change of Use						Certificate of Occupancy Issued
Surface Shields	8450 185 th Street	Change of Use						Certificate of Occupancy Issued
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
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	December 2016	December 2017	Percentage Increase/Decrease	
	Commercial - New	3	3	0%	1	0	-100%	
	Commercial Remodels	78	92	18%	6	2	-67%	
	Change of Use/Owner	95	101	6%	8	5	-38%	
	Single Family Residences	14	13	-7%	0	0	N/A	
	Multi-Family Residences	11	16	45%	0	4	N/A	
	Code Compliance	703	827	18%	21	21	0%	
	Miscellaneous Permits	1928	1882	-2%	50	60	20%	
Total	2832	2934	4%	86	92	7%		



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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> <ul style="list-style-type: none"> • 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”. • 09/21/2017 The lot was fenced in. However the owners have not applied for any demo permits. • 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. • As of 12/5/2017, no County or Village permits have been applied for. • 1/4/2018 – Spoke with Cook County and learned a Cook County demolition permit can not be issued to the owner until back taxes totaling over \$40,000.00 have been paid. Village Attorney Tom Condon is in communication with Cook County. 	<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>Cook County Court Status call set for 1/09/2018.</p>
7530 161st Street	<p>Residence is being rehabbed with valid permits.</p>	<p>No other interior inspections were requested or completed.</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>As of 12/5/2017, no work appears to have been started. Original violations are still present. 12/12/17 application for demolition received; waiting on County permit 1/4/2018 No permits have been completed. Original violations still present.</p>	<p>Village Court Hearing scheduled for 1/9/2018.</p>

CODE COMPLIANCE MONTHLY REPORT

Complaints & Citations by the Numbers (December)

Complaints:

826 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 **17% increase (123 more complaints)** for the 2017 year.

- **21** complaints were received during December 2017
 - 0 were for grass and weed violations.
 - 21 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.
- **9** citations were issued for the month of November with *possible* fines totaling **\$6,000.00**.
- Court appearances on **December 5th, 2017** addressed **29** citations (includes continued cases) involving **10** different offenders.
 - Fines imposed totaled: **\$9,250.00**
 - **3** offenders failed to appear.

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

Projects & Meetings

1. Attended monthly South Suburban Environmental Health Council meeting.
2. Attended monthly administrative hearings (Court).
3. Attended IACE quarterly meeting.
4. Attended in-house meeting concerning proactive code enforcement

HEALTH & CONSUMER PROTECTION MONTHLY REPORT

Food Safety Report

Total Food Inspections in November 2017	
Score	Number of Inspections
100-90 - Excellent	19
89-80 - Good	9
79-70 - Acceptable	1
69-50 - Poor/Possible Closure	0
Follow- ups	4
Consumer Complaints	2
Food Borne Illness Complaints	0

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. Observed chemical containers being reused for food. All toxic chemicals must be labeled and single use containers must be thrown away after its use. Threw away product.
2. Observed hand sinks blocked and not accessible. All hand sinks must be supplied with soap and paper towels with hot/cold water. All hand sinks must be free, accessible, and used for hand washing only.
3. Observed fruit flies present in bar area. Area must be cleaned routinely and all food sources must be eliminated. Instructed to call Pest control and follow procedure to eliminate the pests.

Special Inspections:

1. Inspected vendors at the Holiday event. Attended follow-up meeting to discuss the event.
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. Had a follow-up inspection with Lucky Dog food truck post the holiday event.
4. Completed final inspection with Frosty Donuts.
5. Working with some new vendor questions for the Andrew Craft Fair.
6. Inspected food truck at Hailstorm Brewery.

Complaints:

1. Received a complaint about overflow at Dunkin Donut garbage area. Many birds and pest present. Made a site visit, observed garbage area not being maintained. Gave manager 1 day to clean area and keep area maintained at all times. Made 2 follow-up visits, area cleaned and being maintained.