

## Community Development Department Monthly Report of Active Projects – April 2016

PLANNING				
<u>Project Name</u>	<u>Project Location</u>	<u>Project Summary</u>	<u>Project Status</u>	<u>Tentative Schedule</u>
<b>International Kia – Wall Sign</b>	8301 159 <sup>th</sup> Street	<p>Seeking Variations to allow two (2) additional signs for a total of three (3) wall signs and a total sign face area of one hundred seventeen (117) square feet as part of a rebranding from the former Mini of Tinley Park to International Kia. The dealership is also undergoing a façade improvement. The sign reading “Kia” has already been approved for a building permit. The specific Variations requested are:</p> <ol style="list-style-type: none"> <li>1. A Variation from Section IX.D.1.c. of the Zoning Ordinance to allow a total of three (3) wall signs where one (1) sign shall be allowed for each principal building.</li> <li>2. A seventeen (17) square foot Variation from Section IX.D.3.b. of the Zoning Ordinance where one hundred (100) square feet is the total sign area allowed for the Subject Property.</li> </ol>	Awaiting public hearing and recommendation from the Zoning Board of Appeals and final approval from the Village Board.	<ul style="list-style-type: none"> <li>• Zoning Board of Appeals 4/28/2016</li> <li>• Village Board 5/17/2016</li> <li>• Village Board 6/7/2016</li> </ul>
<b>International Kia – Maintenance Agreement</b>	8301 159 <sup>th</sup> Street	Seeking approval of a maintenance agreement for a retaining wall.	Awaiting final approval from the Village Board.	<ul style="list-style-type: none"> <li>• Village Board 5/3/2016</li> </ul>
<b>Aetna</b>	Southwest corner of 191 <sup>st</sup> Street and Harlem Avenue	Seeking rezoning, approval of a development agreement, and approval of a plat of easement to develop a retail center. The Applicant, Mr. George Hanus of Aetna Development, seeks approval for the rezoning of a 1.96 acre vacant parcel located at the southwest corner of Harlem Avenue and 191st Street. The property was zoned R-1 upon its annexation in 2010. The Applicant is requesting rezoning to B-3, General Business and Commercial Zoning District, for purposes of constructing a 16,722 square foot multi-tenant retail structure. The property is located in the Urban Overlay District. A national furniture retailer is the only tenant identified by the Applicant at this time. The Comprehensive Plan identifies the property as commercial. The Village is also negotiating a development agreement for this project to address stormwater management issues, fees and recaptures, circulation, and required public improvements.	Public Hearing at the Plan Commission on 8/20/2015. Granted Site Plan Approval from the Plan Commission on 8/20/2015. The Plan Commission recommended approval for rezoning and plat of easement on 8/20/2015. Awaiting final approvals from the Village Board.	<ul style="list-style-type: none"> <li>• Village Board 5/3/2016</li> </ul>

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<b>Apple Chevrolet – Service Expansion</b>	8585 159 <sup>th</sup> Street	Seeking Site Plan Approval for an addition to the building to accommodate expansion for an oil change service area.	Awaiting final approval from the Plan Commission.	<ul style="list-style-type: none"> <li>• <a href="#">Plan Commission 5/5/2016</a></li> </ul>
<b>Hilti</b>	18475 Thompson Court	Seeking a Special Use Permit to allow retail/wholesale as incidental to a principal use in the ORI Zoning District.	Awaiting recommendation from the Plan Commission and final approval from the Village Board.	<ul style="list-style-type: none"> <li>• <a href="#">Plan Commission 5/5/2016</a></li> <li>• <a href="#">Plan Commission 5/19/2016</a></li> <li>• <a href="#">Village Board 6/7/2016</a></li> <li>• <a href="#">Village Board 6/21/2016</a></li> </ul>
<b>AT&amp;T Cellular at Hollywood Casino Amphitheater</b>	19100 Ridgeland Avenue	Seeking a Special Use Permit for antennas attached to the structure. A Cellular on Wheels (COW) is used on a temporary basis during concert season to provide cellular service to the antennas.	Awaiting recommendation from the Plan Commission and final approval from the Village Board.	<ul style="list-style-type: none"> <li>• <a href="#">Plan Commission 5/19/2016</a></li> <li>• <a href="#">Plan Commission 6/2/2016</a></li> <li>• <a href="#">Village Board 6/21/2016</a></li> <li>• <a href="#">Village Board 7/5/2016</a></li> </ul>
<b>Speedway</b>	18460 80 <sup>th</sup> Avenue	Seeking approval for a Plat of Vacation.	Awaiting recommendation from the Plan Commission and final approval from the Village Board.	<ul style="list-style-type: none"> <li>• <a href="#">Plan Commission 5/19/2016</a></li> <li>• <a href="#">Village Board 6/7/2016</a></li> <li>• <a href="#">Village Board 6/21/2016</a></li> </ul>
<b>7-Eleven</b>	7601 159 <sup>th</sup> Street	Seeking Site Plan Approval and a Special Use Permit for expansion of the existing fuel canopy to accommodate additional fuel dispensers.	Awaiting final approval from the Plan Commission for the Site Plan. Awaiting recommendation from the Plan Commission and final approval from the Village Board for the Special Use Permit.	<ul style="list-style-type: none"> <li>• <a href="#">Plan Commission 5/19/2016</a></li> <li>• <a href="#">Plan Commission 6/2/2016</a></li> <li>• <a href="#">Village Board 6/21/2016</a></li> <li>• <a href="#">Village Board 7/5/2016</a></li> </ul>

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<b>Bailey's – Sign</b>	17731 Oak Park Avenue	Seeking a Variation from the Legacy Code where the required setback for a monument sign is ten feet (10') from property lines and access drives. The Petitioner proposes to erect a new monument sign. The specific request for Variations will be noted in the next report.	Awaiting review by the Main Street Commission, public hearing and recommendation from the Plan Commission, and final approval from the Village Board.	<ul style="list-style-type: none"> <li>• Main Street Commission 5/18/2016</li> <li>• Plan Commission 5/19/2016</li> <li>• Plan Commission 6/2/2016</li> <li>• Village Board 6/21/2016</li> <li>• Village Board 7/5/2016</li> </ul>
<b>Attic Door – Sign</b>	17424 Oak Park Avenue	Seeking a Variation from the Legacy Code where the required setback for a monument sign is ten feet (10') from property lines and access drives. The Petitioner proposes to replace the existing monument sign. The specific request for Variations will be noted in the next report.	Awaiting review by the Main Street Commission, public hearing and recommendation from the Plan Commission, and final approval from the Village Board.	<ul style="list-style-type: none"> <li>• Main Street Commission 5/18/2016</li> <li>• Plan Commission 5/19/2016</li> <li>• Plan Commission 6/2/2016</li> <li>• Village Board 6/21/2016</li> <li>• Village Board 7/5/2016</li> </ul>
<b>Family Hyundai – Signage</b>	8101 159 <sup>th</sup> Street	Seeking Variations to allow for wall signs and a ground sign that exceed the allowable quantity and sign area. The specific request for Variations will be noted in the next report.	Awaiting public hearing and recommendation from the Zoning Board of Appeals and final approval from the Village Board.	<ul style="list-style-type: none"> <li>• Zoning Board of Appeals 5/26/2016</li> <li>• Village Board 6/7/2016</li> <li>• Village Board 6/21/2016</li> </ul>
<b>Brown</b>	17600 76 <sup>th</sup> Avenue	Seeking a Variation to allow for a fence to encroach into the required front yard setback. The specific request for Variations will be noted in the next report.	Awaiting public hearing and recommendation from the Zoning Board of Appeals and final approval from the Village Board.	<ul style="list-style-type: none"> <li>• Zoning Board of Appeals 5/26/2016</li> <li>• Village Board 6/7/2016</li> <li>• Village Board 6/21/2016</li> </ul>

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<b>Vrdolyak – Wall Signage</b>	7711 159 <sup>th</sup> Street	Seeking Variations to allow for wall signs that exceed the allowable quantity and sign area. The specific request for Variations will be noted in the next report.	Awaiting public hearing and recommendation from the Zoning Board of Appeals and final approval from the Village Board.	<ul style="list-style-type: none"> <li>• <b>Zoning Board of Appeals 6/9/2016</b></li> <li>• Village Board 6/21/2016</li> <li>• Village Board 7/5/2016</li> </ul>
<b>Englehart</b>	8667 Monaghan Drive	Seeking a Variation to allow for a fence to encroach into the required front yard setback. The specific request for Variations will be noted in the next report.	Awaiting public hearing and recommendation from the Zoning Board of Appeals and final approval from the Village Board.	<ul style="list-style-type: none"> <li>• <b>Zoning Board of Appeals 6/9/2016</b></li> <li>• Village Board 6/21/2016</li> <li>• Village Board 7/5/2016</li> </ul>
<b>Holladay Hotel</b>	18644 North Creek Drive	Seeking Site Plan Approval and a Special Use Permit to construct a four story, 48,391 square foot hotel. The project may also require variance(s).	Project submitted 4/26/2016 and awaiting review for completeness before plans are sent for a formal multi-departmental staff review.	<ul style="list-style-type: none"> <li>• Plan Commission 7/7/2016</li> <li>• Plan Commission 7/21/2016</li> <li>• Village Board 8/2/2016</li> <li>• Village Board 8/16/2016</li> </ul>

## Community Development Department Monthly Report of Active Projects – April 2016

BUILDING				
<u>Project Name</u>	<u>Project Location</u>	<u>Project Summary</u>	<u>Project Status</u>	<u>Tentative Schedule</u>
<b>Anthem Memory Care</b>	17833 Harlem	Senior Care Center/ Assisted Living	Inspections Proceeding	
<b>Bickford Senior Living</b>	17301 80 <sup>th</sup> Avenue	Senior Care Center/ Assisted Living	Inspections Proceeding	
<b>The Great Escape</b>	17231 LaGrange	Retail Pool Store	Final Inspections Pending	
<b>DaVita Dialysis</b>	16767 80 <sup>th</sup> Avenue	Dialysis Center	Certificate of Occupancy issued	
<b>Speedway</b>	18460 80 <sup>th</sup> Avenue	Canopy Expansion	Plans in Review	
<b>Target</b>	7300 191 <sup>st</sup> Street	Interior Remodel	Plans approved	
<b>Betty's Bistro</b>	15950 Harlem	Gaming Café	In plan review	

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<b>Apple Chevrolet</b>	8585 159 <sup>th</sup> St	Oil Change Garage Addition	In plan review/site plan approval	
<b>International Kia</b>	8301 159 <sup>th</sup> Street	Interior/Exterior Remodel/Parking Lot Improvements	Plans approved, need contractor information	
<b>Ultimate Skills Sports Club</b>	17500 Duvan Drive	Sports Club	Permit approved, need contractor information	
<b>Noodles &amp; Company</b>	15915 Harlem	Restaurant	Inspections pending	
<b>Blaze Pizza</b>	15903 Harlem	Restaurant	Inspections pending	
<b>University Medical</b>	16301 Harlem	Medical Building	Inspections proceeding	
<b>Progressive Radiology</b>	7711 159 <sup>th</sup> Street	Medical Building	Inspections proceeding	

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<b>Panduit</b>	18900 Panduit	Interior Remodel	Plans in review	
<b>Panduit</b>	17301 Ridgeland	Interior Remodel	Plans in review	
<b>Al-Haedaya Center</b>	7901 159 <sup>th</sup> St	Tutoring & Community Services	Plans in review	
<b>Fair Share Gaming</b>	18623 81 <sup>st</sup> Avenue	Warehouse of Gaming Equipment	Change of use	
<b>The Gaming Goat</b>	8006 171 <sup>st</sup> St	Retail Board/Computer Game Store	Certificate of Occupancy issued	
<b>The Banging Gavel Brews</b>	6811 Hickory Street	Restaurant/Pub	Change of Owner	

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ECONOMIC DEVELOPMENT				
<u>Project Name</u>	<u>Project Location</u>	<u>Project Summary</u>	<u>Project Status</u>	<u>Tentative Schedule</u>
<b>Boulevard At Central Station</b>	South Street Downtown	Mixed use development – 187 apartments with amenities and 20,000 sq.ft. of commercial.	On hold - Financing dependent on adjusted pro forma with Type 3 construction approved.	Waiting on Type 3 approval – should be ready for permit before September
<b>E&amp;B Liquors</b>	16948 South Oak Park Avenue	Relocation of downtown E&B Liquor store, some demolition of part building for more parking, added craft brew tasting room.	Special Use Permit Approved July 2015.	On hold