

**Village of Tinley Park, IL – Community Development
Monthly Report of Active Projects – September 2016**

PLANNING				
<u>Project Name</u>	<u>Project Location</u>	<u>Project Summary</u>	<u>Project Status</u>	<u>Tentative Schedule</u>
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.	<ul style="list-style-type: none"> • Plan Commission 11/5/2015 • Plan Commission 11/19/2015 • Village Board TBD
The Reserve	NE Corner of 183 rd Street and Oak Park Avenue	Seeking Site Plan Approval for property located at the northeast corner of Oak Park Avenue and 183 rd Street (PIN 28-31-416-005-0000) and within the NF (Neighborhood Flex) Zoning District and the Village’s Legacy District. The Petitioner is proposing to construct a three-story, forty-seven (47) unit multi-family residential building with related site improvements, including landscaping and stormwater detention.	Plan Commission referred the project back to the Planning Department for further review.	<ul style="list-style-type: none"> • Plan Commission 1/21/2016 • Plan Commission 2/4/2016
Text Amendments to Section XII (Legacy Code) of the Zoning Ordinance	Within the Legacy District	Consider proposed Text Amendments to Section XII (2011 Legacy Code) of the Tinley Park Zoning Ordinance and Rezoning (Map Amendment) certain properties relative to the Legacy Code Zoning Districts along with any necessary conforming amendments to figures within the Code.	Awaiting public hearing and recommendation from the Plan Commission and final approval from the Village Board.	<ul style="list-style-type: none"> • Plan Commission 6/16/2016 • Plan Commission TBD • Village Board TBD
WoodSpring Suites (Holladay Properties)	18644 North Creek Drive	Seeking Site Plan Approval, a Special Use Permit for a Substantial Deviation from the approved PUD (Ordinance 91-O-083) (including any exceptions to the underlying zoning districts), and Subdivision Plat Approval.	Awaiting public hearing at the Plan Commission. Awaiting recommendation for approval by the Plan Commission. Awaiting final approval from the Village Board.	<ul style="list-style-type: none"> • Plan Commission 8/18/2016 • Plan Commission 9/15/2016 • Village Board 10/4/2016 • Village Board 10/18/2016

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MACK Companies	6787 159 th Street	Seeking approval for a Special Use Permit to allow for a residential use to be added above a principal use in the B-3 Zoning District.	Petitioner must submit revised plans to Planning Department. Awaiting first meeting at the Plan Commission. Awaiting recommendation for approval by the Plan Commission. Awaiting final approval from the Village Board.	<ul style="list-style-type: none"> • Plan Commission TBD • Plan Commission TBD • Village Board TBD • Village Board TBD
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 multi-family residential project.	Currently in the staff review process. Awaiting revised plans from the Petitioner.	<ul style="list-style-type: none"> • Plan Commission TBD • Plan Commission TBD • Village Board TBD • Village Board TBD
Text Amendments to Section II, III, and IX (Definitions, General Provisions, and Sign Regulations) of the Zoning Ordinance (Sign Regulations and Fence Regulations)	Village-wide	Consider proposed Text Amendments to Section II, III, and IX (Definitions, General Provisions, and Sign Regulations) of the Zoning Ordinance to clarify and improve the Village's Sign Regulations and Fence Regulations.	Staff has had preliminary discussions with the Zoning Board of Appeals. Awaiting a workshop with the Plan Commission.	<ul style="list-style-type: none"> • Plan Commission 9/15/2016 • Plan Commission TBD • Village Board TBD • Village Board TBD
Causley	6801 180 th Court	Seeking a fourteen foot (14') Variation from Section XII.3.G.6.b. (Fencing) of the Zoning Ordinance where the required setback for a six foot (6') tall solid fence is fifteen feet (15'). This Variation would allow the Petitioner to replace an existing fence with a new six foot (6') tall wood privacy fence at a one foot (1') setback on the east (Oak Park Avenue) side of this corner lot.	Must be heard by the Plan Commission because the property is within the Legacy District. Awaiting recommendation from the Plan Commission. Awaiting final approval from the Village Board.	<ul style="list-style-type: none"> • Plan Commission 10/6/2016 • Plan Commission 10/20/2016 • Village Board 11/1/2016 • Village Board 11/15/2016

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Covic	6401 Terrace Drive	Seeking a fifteen foot, six inch (15'6") Variation from Section V.B. Schedule II (Schedule of District Requirements) of the Zoning Ordinance where the front yard setback requirement is twenty-five feet (25'). This Variation would allow the Petitioner to install a new four foot (4') tall chain-link fence in alignment with the existing home at a nine foot, six inch (9'6") setback on the east (Ridgeland Avenue) side of this corner lot.	Received a positive recommendation from the Zoning Board of Appeals. Awaiting final approval from the Village Board.	<ul style="list-style-type: none"> • Zoning Board of Appeals 8/25/2016 • Village Board 9/6/2016 • Village Board 9/20/2016
Schneider	6220 Carlsbad Drive	Seeking a fifteen-foot (15') Variation from Section V.B. Schedule II (Schedule of District Requirements) of the Zoning Ordinance where the front yard setback requirement is twenty-five feet (25'). This Variation would allow the Petitioner to install a new six foot (6') tall PVC privacy fence at a ten foot (10') setback on the east (Beverly Avenue) side of this corner lot at 6220 Carlsbad Drive in the R-4 (Single-Family Residential) Zoning District and within the Lancaster Highlands Subdivision. The proposed fence would replace the existing deteriorating wood fence that was installed at a zero foot (0') setback along the east (Beverly Avenue) side of the property.	Awaiting recommendation from the Zoning Board of Appeals. Awaiting final approval from the Village Board.	<ul style="list-style-type: none"> • Zoning Board of Appeals 10/13/2016 • Village Board 11/1/2016 • Village Board 11/15/2016

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BUILDING			
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7-Eleven	7601 159 th Street	Replace gas tanks, expand fuel canopy	Permit issued, inspections proceeding
Apple Chevrolet	8585 159 th Street	Addition/interior remodel	Plans approved; need additional documents before issuing permit
Architectural Glassworks	18535 West Creek Drive	Interior remodel	Permit issued, inspections proceeding
Betty's Bistro	15950 Harlem Avenue	Interior remodel	Permit issued, inspections proceeding
Bickford Senior Living	17301 80 th Avenue	New Senior Care Center/Assisted Living/Memory Care Facility	Certificate of Occupancy issued
Buffalo Wild Wings	7301 183 rd Street	Interior remodel and outdoor canopy	Waiting for final inspection
Dental One	15909 Harlem Avenue	Build out for dental practice	Plans in review

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Dick's Sporting Goods	7370 191 st Street	Interior remodel	Plans in review
Doddy's Deli & Cafe	6800 183 rd Street	Interior remodel	Plans in review
Family Hyundai	8101 159 th Street	Existing Car Dealership – Façade and interior remodel	Permit issued, inspections proceeding
Fidelity National	8200 183 rd Street	Interior remodel	Permit issued, inspections proceeding
Graphicsland	18621 81 st Avenue	Interior remodel	Permit approved; awaiting payment
Hampton Inn	18501 North Creek Drive	Existing Hotel – Façade Improvements	Permit issued, inspections proceeding
Hilti	18475 Thompson Court	Interior remodel	Permit issued, inspections proceeding

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International Kia	8301 159 th Street	Existing Car Dealership - Interior/Exterior Remodel	Permit approved; awaiting payment
Lansing Building Products	7950 185 th Street	Interior remodel	Permit issued, inspections proceeding
Orlan Creek Apartments	15919 Centerway Walk	Remodel clubhouse and pool	Permit issued, inspections proceeding
Panduit	17301 Ridgeland Avenue	Interior remodel	Plans in review
Patel Property (Liquor Store)	16948 Oak Park Avenue	Partial demo of building/Interior remodel for 2 commercial units/adding 2 apartments on second floor/ re-engineering parking lot	Plans in re-review
Quinn & Company	18322 West Creek Drive	Interior remodel	Permit issued, inspections proceeding
Sam's Club	16100 Harlem Avenue	Interior remodel	Plans in review

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Speedway	18460 80 th Avenue	Fuel Canopy Expansion	Plans in review
Stella's Place	16250 Harlem Avenue	Interior Remodel	Permit issued, inspections proceeding
Stella's Place	17123 Harlem Avenue	Interior Remodel	Permit approved; awaiting payment
Target	7300 191 st Street	Interior Remodel	Permit issued, inspections proceeding
Tinley Park Park District	8221 171 st Street	Additional water slide	Plans in review
Ultimate Skills Sports Club	17500 Duvan Drive	Interior/exterior remodel	Permit issued, inspections proceeding
University Medical Center	16301 Harlem Avenue	Addition and exterior/interior remodel	Inspections proceeding on main building; interior build out plans for addition are in review

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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>
South Street: “Boulevard At Central Station”	South Street	Mixed-use development – 187 apartments with amenities and 20,000 sq.ft. of commercial.	Preliminary discussions on revised plans for the 187 unit 5-story proposal along South Street. Revised plans will provide first floor commercial uses and underground parking.	TBD
Tinley Park Mental Health Center	NWC of 183 rd Street and Harlem Avenue	Doug Farr Associates is under contract for the master planning and development opportunity study for the Tinley Park Mental Health Facility (TPMHC), closed by the State of Illinois in 2012. The site comprises 280 acres. The study will include recommendations on whether the Village should purchase the property and thereby control its destiny. Even if the Village does not purchase the site, the site should still be planned and zoned for in order to maintain control of the development on the site.	The master planning process has been suspended to consider proposals for a subarea study which will consider whether a large sportsplex is feasible for the site. A RFP was published with 12 respondents; interviews are currently underway with a second round anticipated to be complete by 9/16/16.	TBD
Panduit Pond	17301 Ridgeland Avenue	Development of an approximate 8 acre storm retention pond plan as part of a stormwater management plan that will accommodate stormwater needs for portions of the downtown and residential areas west of the Panduit Facility.	Design studies are being analyzed by the Village engineers for the pond; Staff is working with representatives from Panduit on the transfer of the land to the Village for the pond as well a Panduit’s future plans for demolition.	TBD
Former Central Middle School Site	Intersection of 67 th Court, 67 th Avenue, 172 nd Street, and 173 rd Street	The is a vacant 3.3 acre site that the Village previously solicited and rejected development proposals due to the level of incentive requests by potential developers.	Village has received interest from two developers expressing interest in the site. Warburg Equities have provided conceptual plans for the site inclusive to their North Street proposal (see below –‘North Street’) and ODAWA have also provided very preliminary concept plans for multi-family housing. Staff will be meeting with the developers later this month to discuss their proposals.	TBD

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North Street: 'Tinley Park Place' (Warburg Equities)	North Street, east of Oak Park Avenue	Redevelopment of several parcels along North Street requiring land assemblage (some of which is Village owned).Recent proposals include the Central Middle school site.	Recent submittal of a mixed use proposal to include 320 multi-family units and 16 townhomes	TBD

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PROPERTY MAINTENANCE

<u>Property Address</u>	<u>Status</u>
17100 Harlem Avenue	Demo bid awarded; waiting on Cook County permits. Slated for demo by end of August or early September.
6825 171st Street	Demo bid awarded; waiting on Cook County permits. Slated for demo by end of August or early September.
6573 167th Street	Demo bid awarded; waiting on Cook County permits. Slated for demo by end of August or early September.
16836 Oak Park Avenue	Went to Committee (5/17/2016); Attorney directed to enter order for demo; Attorney conducting title search and drafting complaint.
17226 Oak Park Avenue	Went to Committee (5/17/2016); Attorney directed to enter order for demo; Attorney conducting title search and drafting complaint.
6706 North Street	Went to Committee (5/17/2016); Staff directed to work with owner; Denler agreed to demo.
17801 Oak Park Avenue	Staff met with Owner; she is considering demolishing – looking for development options.
17609 Oak Park Avenue	Code enforcement is actively monitoring. Possible candidate for demo.
7530 161st Street	Presented at the 5/17/2016 Building Committee meeting; Attorney directed to do a title search and then report back to committee.