

**COMMUNITY DEVELOPMENT DEPARTMENT
MONTHLY REPORT – OCTOBER 2016**

PLANNING MONTHLY REPORT

Name	Location	Project Summary	Status	Tentative Schedule
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 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.	Staff working with the Citizen Advisory Committee to provide recommendations to the Plan Commission. A series of workshops will be held with the Plan Commission prior to final recommendation to the Village Board; recommendations will be presented at a public hearing.	<ul style="list-style-type: none"> • Plan Commission 6/16/2016 • Plan Commission WORKSHOP 11/3/2016 • Village Board TBD
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 recently submitted revised plans to Planning Department. Staff review in progress.	<ul style="list-style-type: none"> • Plan Commission 11/17/2016 • Plan Commission 12/1/2016 • Village Board 12/20/2016 • Village Board 1/3/2017

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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 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. Currently conducting workshops with the Plan Commission.	<ul style="list-style-type: none"> • Plan Commission 9/15/2016 • Plan Commission 10/6/2016 • Plan Commission 10/20/2016 • Plan Commission 11/17/2016 • 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.	Plan Commission recommended approval.	<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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Name	Location	Project Summary	Status	Tentative Schedule
United Athletics	6805 159 th Street	Seeking a Special Use Permit for a commercial indoor recreation use occupying space greater than 3,500 square feet in area at 6805 159 th Street within the B-2 PD (Community Shopping, Brentowne Mall Planned Unit Development).	Under staff review. Plan Commission workshop and public hearing is scheduled.	<ul style="list-style-type: none"> • Plan Commission 11/17/2016 • Plan Commission 12/1/2016 • Village Board 12/20/2016 • Village Board 1/3/2017
2016 Zoning Map	Village-wide	Adopt the official zoning map including all map amendments and corrections up until 12/31/2016.	Currently in the staff review process.	<ul style="list-style-type: none"> • Plan Commission 1/5/2017 • Village Board 1/17/2017 • Village Board 2/7/2017
Verizon Co-Location at Tinley Park Police Station Cell Tower	7850 183 rd Street	Seeking Site Plan Approval for changes to the ground equipment associated with a co-location for Verizon on an existing cell tower located on Village property. A new lease agreement may be required because the Applicant is proposing changes to the boundaries of the leased area.	Currently in the staff review process. Awaiting Site Plan Approval at the Plan Commission. May require Village Board action for possible changes to the lease agreement.	<ul style="list-style-type: none"> • Plan Commission TBD • Plan Commission TBD
Lukaszczyk	17658 Highland Avenue	Seeking a thirty foot (30') Variation from Section V.B. Schedule II (Schedule of District Requirements) of the Zoning Ordinance where the front yard setback requirement is thirty feet (30'). This Variation would allow the Petitioner to replace an existing dilapidated wood fence with a new six foot (6') tall wood privacy fence at a zero foot (0') setback on the south (177 th Street) side of this corner lot at 17658 Highland Avenue in the R-2 (Single-Family Residential) Zoning District and within the Elmore's Ridgeland Avenue Estates Subdivision.	Under staff review; public hearing scheduled for 11/10/2016.	<ul style="list-style-type: none"> • Zoning Board of Appeals 11/10/2016 • Village Board 12/6/2016 • Village Board 12/20/2016

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Name	Location	Project Summary	Status	Tentative Schedule
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.	Under staff review; public hearing scheduled for 11/10/2016.	<ul style="list-style-type: none"> • Zoning Board of Appeals 11/10/2016 • Village Board 12/6/2016 • Village Board 12/20/2016
Hickey	16309 66 th Court	Seeking a twenty-five foot (25') 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 open-style aluminum fence at a zero foot (0') setback on the north (163 rd Place) side of this corner lot at 16309 66 th Court in the R-4 (Single-Family Residential) Zoning District and within the Tinley Terrace Subdivision.	Under staff review; public hearing scheduled for 11/10/2016.	<ul style="list-style-type: none"> • Zoning Board of Appeals 11/10/2016 • Village Board 12/6/2016 • Village Board 12/20/2016
First Baptist Church	7025 179 th Street	Seeking annexation to the Village and connection to Village utilities.	Under staff review.	<ul style="list-style-type: none"> • Planning Committee TBD • Village Board TBD

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ECONOMIC DEVELOPMENT MONTHLY REPORT

Name	Location	Project Summary	Status
Conigan Partners	17511-15 Duvan Drive	Class 6B Re-classification will lead to the acquisition of a vacant industrial building.	Staff has referred 2 prospects for location in the building
Hillwood Investment Properties	Tinley Park Corporate Center & Business Parks South of 183 rd Street	Hillwood Investments has been active in the purchase of several investment grade industrial properties. Discussions are ongoing to retain and expand companies that are their client tenants.	Two development projects are in discussion
Kmart	Harlem Avenue	Although the Kmart has announced its closing in December, there are on-going discussions to replace Kmart with one or more retailers that have expressed interest in the location	Negotiations in progress
Tinley Park Plaza	Harlem Avenue	Several large vacancies north of Walt's have attracted one or more new potential retailers	Discussions on-going
Old Bogart's Building	Oak Park Avenue	The owners and the Village are active in discussions for opening of a new restaurant to replace the recently closed El Coco Mio	Discussions on-going
Historic Vogt Building	Oak Park Avenue	The Village and an investment group are in active discussions for opening of a new business that would occupy the building and remodeling would preserve the architectural heritage of this downtown iconic building.	Discussions on-going
Demus and Graystone Properties	191 st Street	The Village, brokers and property owners are in active discussions to seek developers for these prominent business properties	Discussions on-going; received new listing materials

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ECONOMIC DEVELOPMENT MONTHLY REPORT

Name	Location	Project Summary	Status
Tinley Corporate Crossings	8402 West 183 rd Street	Foresite Realty Partners reports that this 36k sq. ft. building is under contract for sale to a new business to Tinley Park	Announcement pending closing
Eagle – China Buffet	LaGrange Road	New owners of this closed buffet are planning to re-open the restaurant as a Chinese buffet in the near future	Change of use application filed with Village
Summary Comments	Chris Manheim and Roger Hopkins are working on 74 active prospects for economic development retention, expansion and attraction to the Village. They are also keeping the Village’s sites and building available up to date. They are preparing an analysis of the Village’s economic development incentive policies and practices for a discussion requested by the Economic and Commercial Commission.		

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BUILDING MONTHLY REPORT

Name	Location	Project Summary	Status
7-Eleven	7601 159 th Street	Replace gas tanks, canopy, piping and pumps	Permit issued, final re-inspections scheduled
Architectural Glassworks	18535 West Creek Drive	Interior remodel	Final inspections pending
Betty's Bistro	15950 Harlem Avenue	Interior remodel	Permit released, inspections proceeding
Breath Fitness	7545 159 th Street	Interior remodel	Plans in review
Chey's Lips, Lashes & Locks	16575 Oak Park Avenue	New Tenant/Change of Use	Pending Certificate of Occupancy
Citywide Title	16345 Harlem	Interior remodel	In plan review
Dental One	15909 Harlem Avenue	Build-out for Dental Practice	Permit release, inspections progressing

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BUILDING MONTHLY REPORT

Name	Location	Project Summary	Status
Doddy's Deli & Café	6800 183rd Street	Interior Remodel	Inspections progressing
Fluid Process Systems	18460 West Creek Dr	New Tenant/Change of Use	Certificate of Occupancy issued.
Graphicsland	18621 81st Avenue	Interior remodel	Permit released, inspections proceeding
Hampton Inn	18501 North Creek Drive	Exterior/Façade	Final inspections pending
Hilti	18475 Thompson Court	Interior remodel	Conditional Certificate of Occupancy issued
Lansing Building Products	7950 185th Street	Interior Remodel	Final inspections pending
Medizone Pharmacy	6700 167th Street	New Tenant/Change of Use	Final inspections pending

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BUILDING MONTHLY REPORT

Name	Location	Project Summary	Status
North Creek Dental	18425 West Creek	Interior Remodel	Permit holding for contractor information
Optimal Dental Clinic	15944 Harlem Ave	Interior Remodel	Permit released, inspections pending
Orlan Creek Apartment Buildings	15919 Centerway Walk	Remodel clubhouse and pool	Inspections Proceeding
Panduit	17301 Ridgeland Avenue	Interior Lab remodel	Inspections proceeding
Patel Property	16948 Oak Park Avenue	Partial demo of building/Interior remodel for 2 commercial units/adding 2 apartments on second floor/ re-engineering parking lot	Waiting for revised plans for re-review
Pixie Graphics	7905 159 th Street	New Tenant/Change of Use	Permit issued, inspections proceeding
Sam's Club	16100 Harlem Avenue	Interior remodel	Plans in re-review

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BUILDING MONTHLY REPORT

Name	Location	Project Summary	Status
Simply Serve	16651 80 th Avenue	New Tenant/Change of Use	Plans in review for remodel
Speedway	18460 80 th Avenue	Canopy Expansion	
Software Tech	18440 Thompson Court	Interior remodel	Plans in review
Soundgrowler Brewing Co	8201 183 rd Street	New Tenant	Certificate of Occupancy issued
Stella's Place	16205 Harlem Avenue	Interior remodel	Plans in review
Stella's Place	17123 Harlem Avenue	Interior remodel	Permit released, inspections proceeding
Target	7300 191 st Street	Interior Remodel	Permit submission pending.

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BUILDING MONTHLY REPORT

Name	Location	Project Summary	Status
Tinley Park Park District	8221 171 st Street	Add water slide	Permit issued, inspections proceeding
Ultimate Skills Sports Club	17500 Duvan Drive	Interior remodel	Permit issued, inspections proceeding
United Gymnastics Academy	6805 159 th Street	New Tenant/Change of Use	Permit released, inspections proceeding
University Medical Center	16301 Harlem Avenue	Addition/Interior remodel	permit released, inspections pending
Vrdolyak Law Group	7711 159 th Street	Interior Remodel	Permit released, inspections proceeding
Zettlmeier's Bakerei	17016 Oak Park Avenue	New Tenant/Change of Use	Permit submission pending

**COMMUNITY DEVELOPMENT DEPARTMENT
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CODE COMPLIANCE MONTHLY REPORT

Location	Project Summary	Status
6825 171 st Street	Demolition of property.	Demolition began 11/3/2016
17226 Oak Park Avenue (former Roger's Hair Salon)	Demolition prospect.	Legal proceedings have begun in reference to the abandoned /vacant building.
Complaints & Citations by the Numbers (October)	<ul style="list-style-type: none"> • Total complaints from January to October 2016, compared to January to October 2015, show a 2% increase (13 more complaints). <ul style="list-style-type: none"> ○ 42 complaints were received during October 2016 <ul style="list-style-type: none"> ▪ 7 were for grass and weed violations <ul style="list-style-type: none"> • This represent a 75% increase (3 more complaints) compared to the month of August 2015 ▪ 35 were for other violations, such as high grass and weeds, overgrown and dead trees, inoperable vehicles, unsanitary pools, garbage and debris, abandoned buildings/residences, fence issues, unfounded home business. <ul style="list-style-type: none"> • This represent a 13% decrease (5 less complaints) compared to last year 2015 • 19 citations were issued for the month of October. <ul style="list-style-type: none"> ○ Court appearances on November 2, 2016 addressed 71 citations involving 34 different cases. The majority of the violations were for grass, weeds, landscaping, and home maintenance issues. ○ Fines assessed totaled \$17,750.00. (Some of these fines can / will be vacated as a result of the offender abating any outstanding violations by the next hearing date). 	

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ZONING MONTHLY REPORT

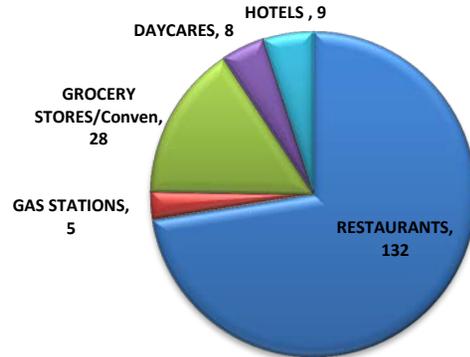
**Monthly Activities
for October**

- Approximate Number of Signs Removed from Village Right-of-Way: 40
- Businesses Visited Relating Zoning Violations: 20
- Residences Visited Relating Zoning Violations: 3
- Change of Use/Owner Inspections: 9

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HEALTH & CONSUMER PROTECTION MONTHLY REPORT

Food Safety Report



**Types of
Businesses
Inspected**

Score	Total Number of Inspections
100-90 - Excellent	22
89-80 - Good	9
79-70 – Acceptable	0
69-50 – Poor/Possible Closure	0
Follow- ups	3
Consumer Complaints	4

**Other Activities
and Services**

Educational Tools:

1. Observed roaches, fruit flies, gnats, and ants in various establishments. Discussed on how to work with pest control operator and have a strict cleaning schedule. All food and water sources should be eliminated. All establishments were re-inspected and successfully eliminated pests.
2. Discussed and showed different ways to organize personal items in kitchen area.
3. Discussed how all toxic chemicals and/or spray bottles need to be labeled at all times and kept separate from food, food prep, and food storage areas.

Special Events/Meetings:

- Attended meeting hosted by the South Suburban Environmental Health Council – met with other local inspectors and discussed food code changes, updates, and upcoming educational opportunities.
- Inspected and permitted two new food truck vendors and followed-up with 2 existing one.
- Inspected and permitted vendors at Boo Bash.