

**COMMUNITY DEVELOPMENT DEPARTMENT
MONTHLY REPORT – NOVEMBER 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 (Workshop) • Plan Commission 11/19/2015 (Public Hearing) • 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 (Workshop) • Plan Commission 2/4/2016 (Workshop)
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 (Public Hearing) • Plan Commission 11/3/2016 (Workshop) • Plan Commission TBD • 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 (Workshop) • Plan Commission 12/1/2016 (Public Hearing) • Village Board 12/20/2016 (First Reading) • Village Board 1/3/2017 (Vote)

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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 (Workshop) • Plan Commission 10/6/2016 (Workshop) • Plan Commission 10/20/2016 (Workshop) • Plan Commission 11/17/2016 (Workshop) • Plan Commission TBD • Village Board TBD • Village Board TBD
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, Brementowne 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 (Workshop) • Plan Commission 12/1/2016 (Public Hearing) • Village Board 12/20/2016 (First Reading) • Village Board • 1/3/2017 (Vote)

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Name	Location	Project Summary	Status	Tentative Schedule
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 (Public Hearing) • Village Board 1/17/2017 (First Reading) • Village Board 2/7/2017 (Vote)
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
Mobilitie DAS at Hollywood Casino Amphitheatre	19100 Ridgeland Avenue	Seeking Site Plan Approval for a distributed antenna system (DAS) that includes a new ground equipment area and corresponding antennas, which will be mounted on existing structures at the site.	Currently in the staff review process. Awaiting Site Plan Approval at the Plan Commission.	<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.	Received positive recommendation from the ZBA on 11/10/2016. Awaiting Village Board approval.	<ul style="list-style-type: none"> • Zoning Board of Appeals 11/10/2016 • Village Board 12/6/2016 (Waive First Reading, Vote)

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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.	Received positive recommendation from the ZBA on 11/10/2016. Awaiting Village Board approval.	<ul style="list-style-type: none"> • Zoning Board of Appeals 11/10/2016 • Village Board 12/6/2016 (Waive First Reading, Vote)
Hickey	16309 66 th Court	Seeking a twenty-three foot (23') 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 two foot (2') 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.	Received positive recommendation from the ZBA on 11/10/2016. Awaiting Village Board approval.	<ul style="list-style-type: none"> • Zoning Board of Appeals 11/10/2016 • Village Board 12/6/2016 (Waive First Reading, Vote)
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
Lincoln-Way School Site	Near the SW Corner of 191 st Street and Harlem Avenue	71-acre commercial site has been advertised by the Lincoln-Way School District. Public bids due February 15, 2017.	Key Southside commercial development site on the market for sale. Village is contacting key developers.
Hillwood Investment Properties	18504 West Creek Drive & Tinley Park Corporate Center (18801 Oak Park Avenue)	<ol style="list-style-type: none"> 1. Hillwood Investments purchased the Stromberg-Allen building and plans to remodel half the building for an expansion by Benda Manufacturing. 40,000 sf of the Stromberg-Allen building will be marketed to another tenant, and Hillwood also owns the Benda building and is seeking a buyer or tenant. 2. Hillwood will be pursuing approval for a 300,000-sf speculative industrial building beginning in January, for spring 20017 construction, completion by late 2017. 	Benda Manufacturing will be expanding in March 2017; new spec. bldg. planned for construction spring 2017.
Kmart	16300 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	159 th -163 rd along the east side of Harlem Avenue	Several large vacancies north of Walt's have attracted one or more new potential retailers.	Discussions on-going
Old Bogart's Building (Primal Cut Steakhouse)	17344 Oak Park Avenue	The owners are pursuing remodeling to open the Primal Cut Steakhouse in early 2017.	Demolition underway; permits in process.
Historic Vogt Building	6811 Hickory Street	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.	Application for TIF assistance expected in January 2017.

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ECONOMIC DEVELOPMENT MONTHLY REPORT

Name	Location	Project Summary	Status
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
Tinley Corporate Crossings	8402 West 183 rd Street	Foresite Realty Partners reports that this 36,000 sq. ft. building is under contract for sale to a new business to Tinley Park.	Announcement pending permits for Change of Use/Owner.
Eagle/China Buffet	18305 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
Classic Car Sales	17511-15 Duvan Drive	A commercial user is looking at the building and may seek a Class 7 Reclassification if negotiations prove successful. The property had been approved for a Class 6B in October.	Conigan encountered problems with the purchase and cancelled the sale. The building is back on the market.
South Street Mixed-Use Project	6775 South Street	Mixed-use development project at the site formerly known as the Bremen Cash Store.	Development agreement and plan review to be undertaken beginning in January 2017.
Summary Comments	Chris Manheim and Roger Hopkins are working on 77 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 provided an analysis of the Village's economic development incentive policies and practices for a discussion by the Economic and Commercial Commission at the November meeting.		

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BUILDING MONTHLY REPORT

Name	Location	Project Summary	Status
Architectural Glassworks	18535 West Creek Drive	Interior remodel	Final inspections pending
Benda Manufacturing	18504 West Creek Drive	Interior Remodel/Parking Lot	Waiting for revised plans from architect
Betty's Bistro	15950 Harlem Avenue	Interior remodel	Final Inspections Pending
Breathe Fitness	7545 159 th Street	Interior remodel	Waiting for revised plans from architect
Chey's Lips, Lashes & Locks	16575 Oak Park Avenue	New Tenant/Change of Use	Pending Certificate of Occupancy
Citywide Title	16345 Harlem Avenue	Interior remodel	Waiting for revised plans from architect
CYC	7901 159 th Street	Interior remodel	Inspections proceeding

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BUILDING MONTHLY REPORT

Name	Location	Project Summary	Status
Dental One	15909 Harlem Avenue	Build-out for Dental Practice	Inspections progressing
Darla's Deli & Café	6800 183rd Street	Interior Remodel	Final Inspections Pending
Dick's Sporting Goods	7370 191 st Street	Interior remodel	Inspections proceeding
E & B Liquors	16948 Oak Park Avenue	Façade Improvements	Pending final inspection
E & B Liquors	16948 Oak Park Avenue	Demolition Rear of Building	Waiting for revised plans from architect
E & B Liquors	16948 Oak Park Avenue	Interior Remodel	Waiting for revised plans from architect
Hilti	18475 Thompson Court	Interior remodel	Conditional Certificate of Occupancy issued

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BUILDING MONTHLY REPORT

Name	Location	Project Summary	Status
Medizone Pharmacy	6700 167th Street	New Tenant/Change of Use	Final inspections pending
North Creek Dental	18425 West Creek Drive	Interior Remodel	Inspections proceeding
Optimal Dental Clinic	15944 Harlem Avenue	Interior Remodel	Inspections proceeding
Orlan Creek Apartment Buildings	15919 Centerway Walk	Remodel clubhouse and pool	Inspections Proceeding
Panduit	17301 Ridgeland Avenue	Interior Lab remodel	Inspections proceeding
Pixie Graphics	7905 159 th Street	New Tenant/Change of Use	Final Inspections Pending
Primal Cut Steakhouse	17344 Oak Park Avenue	Interior Demolition	Demolition Permit waiting for contractor license and bond.

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BUILDING MONTHLY REPORT

Name	Location	Project Summary	Status
Sam's Club	16100 Harlem Avenue	Interior remodel	Waiting for revised plans from architect
Simply Serve	16651 80 th Avenue	New Tenant/Change of Use	Certificate of Occupancy issued
Software Tech	18440 Thompson Court	Interior remodel	Certificate of Occupancy issued
Soundgrowler Brewing Co	8201 183 rd Street	New Tenant – Change of Use	Waiting for remodel plan submission
Stella's Place	16205 Harlem Avenue	Interior remodel	Inspections proceeding
Stella's Place	17123 Harlem Avenue	Interior remodel	Inspections proceeding
Target	7300 191 st Street	Interior Remodel	Plans in review

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BUILDING MONTHLY REPORT

Name	Location	Project Summary	Status
Tinley Park Park District	8221 171 st Street	Add water slide	Inspections proceeding
Ultimate Skills Sports Club	17500 Duvan Drive	Interior remodel	Inspections proceeding
United Gymnastics Academy (United Athletics)	6805 159 th Street	New Tenant/Change of Use	Special Use Approval pending, remodel plans to be submitted.
University Medical Center	16301 Harlem Avenue	Addition/Interior remodel	Inspections progressing

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CODE COMPLIANCE MONTHLY REPORT

Location	Project Summary	Status
6825 171 st Street	Demolition of property.	Demolition is complete.
7351 Duvan Drive (B&B Warehousing)	A resident is complaining about a strong odor throughout the Village emanating from B&B. A contract was signed with Clean Air Sciences to investigate the matter.	Testing is pending.
Complaints & Citations by the Numbers (November)	<ul style="list-style-type: none"> • Total complaints from January to November 2016, compared to January to November 2015, show a 0% increase (2 more complaints). <ul style="list-style-type: none"> ○ 40 complaints were received during November 2016 <ul style="list-style-type: none"> ▪ 1 was for grass and weed violations <ul style="list-style-type: none"> • This represent a 50% decrease (1 less complaint) compared to the month of November 2015 ▪ 39 were for other violations, such as overgrown and dead trees, inoperable vehicles, unsanitary pools, garbage and debris, abandoned buildings/residences, fence issues, etc. <ul style="list-style-type: none"> • This represent a 26% decrease (14 less complaints) compared to last year 2015 • 29 citations were issued for the month of October. <ul style="list-style-type: none"> ○ Court appearances on December 7, 2016 will address 71 citations (includes continued cases) involving 27 different persons. ○ The Hearing Date for November cases is December 7, 2016. 	

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ZONING MONTHLY REPORT

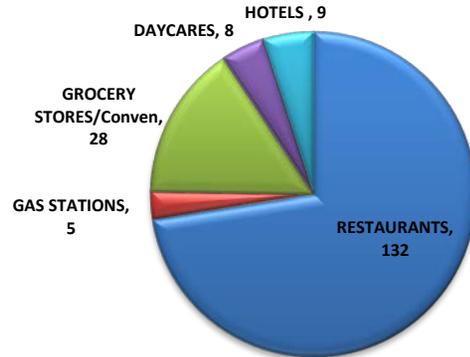
**Monthly Activities
for November**

- Approximate Number of Signs Removed from Village Right-of-Way: 68
- Businesses Visited Relating Zoning Violations: 21
- Residences Visited Relating Zoning Violations: 2
- Change of Use/Owner Inspections: 7

**COMMUNITY DEVELOPMENT DEPARTMENT
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HEALTH & CONSUMER PROTECTION MONTHLY REPORT

Food Safety Report



**Types of
Businesses
Inspected**

Total Food Inspections in November 2016	
Score	Number of Inspections
100-90 - Excellent	24
89-80 - Good	2
79-70 – Acceptable	5
69-50 – Poor/Possible Closure	0
Follow- ups	11
Consumer Complaints	4

**Other Activities
and Services**

Educational Tools:

1. Observed unlabeled chemicals and toxic items stored with food/food contact areas. Educated the importance of labeling all toxics and the proper storage of them.
2. Observed open drinks on prep counters. Instructed on having all drinks covered and stored below or away from food prep areas.
3. Observed hand sinks blocked and inaccessible. Discussed the importance of hand washing and what, when, and how to. Discussed with staff to make sure hand sink has hot/cold water, soap, and paper towels at all times. Talked about Norovirus and how to avoid it by washing hands properly.

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 one new food truck vendor and followed-up with three existing ones. Organized and conducted educational for all food vendors at Holiday Happenings.