

**COMMUNITY DEVELOPMENT DEPARTMENT
MONTHLY REPORT – JULY 2017**

PLANNING MONTHLY REPORT

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 Substantial Deviation from the Brookside Glen Planned Unit Development and any related Exceptions to develop a one hundred forty-four (144) unit multi-family residential project at the properties generally located west of Magnuson Lane and John Michael Drive.	The Plan Commission recommended denial. The Village Board denied the Special Use Permit. Awaiting resubmittal from the Applicant. Staff met with Residents from BSG and developer on 7/20/2017 to discuss a 4 building proposal. Another meeting is scheduled for 8/4/2017 to continue discussion.	<ul style="list-style-type: none"> • Plan Commission 5/18/2017 (Workshop) • Plan Commission 6/1/2017 (Public Hearing) • Plan Commission 6/28/2017 (Public Hearing) • Village Board 7/11/2017 (First Reading) • Village Board TBD (Vote)
Parallel Infrastructure/ Verizon Wireless Cell Tower	6775 Prosperi Drive	Seeking Site Plan Approval and a Special Use Permit for a new personal wireless service facility (cell tower) in the southeast corner of the site at 6775 Prosperi Drive in the ORI (Office and Restricted Industrial) Zoning District. Additionally, the Village of Tinley Park proposes to co-locate antennas on the aforementioned cell tower which brings the overall height of the cell tower to one hundred fourteen feet (114'); therefore, the Petitioner also requests a fourteen foot (14') Variation from Section III.V.2.a. of the Zoning Ordinance where the maximum allowable height for a personal wireless service facility is one hundred feet (100').	The Plan Commission granted Site Plan Approval and recommended approval of the Special Use Permit. Awaiting final approval by the Village Board. Also awaiting approval of a lease agreement.	<ul style="list-style-type: none"> • Plan Commission 5/18/2017 (Workshop) • Plan Commission 6/1/2017 (Public Hearing) • Village Board 8/1/2017 (First Reading) • Village Board TBD (Vote)
The Boulevard at Central Station	South Street	Seeking Site Plan Approval and possible variations for a mixed-use development.	Currently in the staff review process. Incentive discussions continue.	<ul style="list-style-type: none"> • Plan Commission TBD • Plan Commission TBD • Village Board TBD (First Reading) • Village Board TBD (Vote)

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Name	Location	Project Summary	Status	Tentative Schedule
Innovative Decks	6926 183 rd Street	<p>Seeking the following Variations for a ground sign at 6926 183rd Street:</p> <ol style="list-style-type: none"> 1. A two foot (2') Variation from Section XII.4.E. of the Zoning Ordinance to allow a twelve foot (12') tall ground sign where ten feet (10') is the maximum allowable height; 2. A ten foot (10') Variation from Section XII.4.E. of the Zoning Ordinance to allow for a ground sign where the required setback for a ground sign is ten feet (10') from the property line; and 3. A ten foot (10') Variation from Section XII.4.E. of the Zoning Ordinance to allow for a ground sign where the required setback for a ground sign is ten feet (10') from the access drive. <p>The sign was altered without a permit and these Variations would allow the Petitioner to keep the sign as it was installed. The sign is twelve feet (12') tall, has a sign face area of 30.5 square feet, is located two feet, six inches (2'6") into the public right-of-way, and contains a manual changeable copy sign (which is prohibited).</p>	Awaiting recommendation from the Plan Commission.	<ul style="list-style-type: none"> • Plan Commission 7/20/2017 (Workshop) • Plan Commission 8/3/2017 (Public Hearing) • Village Board 8/15/2017 (First Reading) • Village Board 9/5/2017 (Vote)
Banging Gavel	6811 Hickory Street	Seeking Site Plan Approval for an outdoor patio and approval of a Plat of Subdivision.	Waiting for submittal of plans.	<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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Name	Location	Project Summary	Status	Tentative Schedule
MBlock	18801 Oak Park Avenue	Seeking Site Plan Approval and approval of a Minor Deviation from the Tinley Park Corporate Center/First Industrial Planned Unit Development and an Exception from the Zoning Ordinance to allow for security improvements at the site including: fencing, gates, security guard houses, and related site improvements.	Awaiting approval from the Plan Commission.	<ul style="list-style-type: none"> • Plan Commission 8/3/2017
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 (First Reading) • Village Board TBD (Vote)
Text Amendments to Section II and III (Definitions and General Provisions) of the Zoning Ordinance (Fence Regulations)	Village-wide	Consider proposed Text Amendments to Section II and III (Definitions and General Provisions) of the Zoning Ordinance to clarify and improve the Village’s Fence Regulations.	Staff is awaiting further direction. Meeting with Trustee Glotz regarding fence policy 8/3/2017.	<ul style="list-style-type: none"> • Plan Commission 9/15/2016 (Workshop) • Plan Commission 10/6/2016 (Workshop) • Plan Commission 10/20/2016 (Workshop) • ZBA 2/9/2017 (Workshop) • Plan Commission TBD (Workshop) • Plan Commission TBD (Public Hearing) • Village Board TBD (First Reading) • Village Board TBD (Vote)

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PLANNING MONTHLY REPORT

Name	Location	Project Summary	Status	Tentative Schedule
Text Amendments to Section III of the Zoning Ordinance – Outdoor Sales Display	Village-wide	Text Amendments regarding regulations for outdoor sales display areas.	Will discuss with the Community Development Committee on 8/8/2017 prior to bringing before the Plan Commission.	<ul style="list-style-type: none"> • Plan Commission 8/17/2017 (Workshop) • Plan Commission 9/7/2017 (Public Hearing) • Village Board 9/19/2017 (First Reading) • Village Board 10/3/2017 (Vote)
Text Amendments to Section V of the Zoning Ordinance – Truck Rental	Village-wide	Text Amendments to make truck rental in the MU-1 (Mixed Use Duvan Drive Overlay District) a Special Use.	Will discuss with the Community Development Committee on 8/8/2017 prior to bringing before the Plan Commission.	<ul style="list-style-type: none"> • Plan Commission 8/17/2017 (Workshop) • Plan Commission 9/7/2017 (Public Hearing) • Village Board 9/19/2017 (First Reading) • Village Board 10/3/2017 (Vote)
Text Amendment to Chapter 91.14- Animals/Poultry	Village-wide	Discussion regarding the regulation of keeping of poultry on residential property.	Will discuss with the Committee of the Whole on 8/8/2017.	<ul style="list-style-type: none"> • Village Board TBD(First Reading) • Village Board TBD(Vote)

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ECONOMIC DEVELOPMENT MONTHLY REPORT

NEW BUSINESSES/RELOCATIONS/EXPANSIONS

Name	Location	Project Summary	Status
Woodman's	Near the SW Corner of 191 st Street and Harlem Avenue	Woodman's is performing due diligence.	Assisting Woodman's with process.
Blueberry Hill	9536 W 179 th Street	Full Service Breakfast and Lunch Restaurant.	Filed.
Metlife	16575 Oak Park Avenue	Insurance Agency Office.	Filed.
Aldi	16000 Harlem Avenue	Purchased Eurofresh	Under development.
MBlock	18801 Oak Park Avenue	MBlock has been retained.	In approval process.
Surface Shields	8451 W 183 rd Place	Surface Shield is interested in consolidating their 2 Orland Park facilities. 100,000 SF facility with 55 jobs.	Working with John Grueling on incentive package.
Sambor Stone	17620 Duvan Drive	Class 6b approved by Village.	On hold.

PROSPECT ACTIVITY

Name	Location	Project Summary	Status
Dugout	16200 Harlem Avenue	Former Applebee's	Work being done to repair roof.
Hillwood Spec	18801 Oak Park Avenue	Hillwood developing of a 300,000-sf speculative industrial building.	Interest in site. Ground breaking scheduled for Aug 11 th .
Convention Center Lots	Convention Center Drive	Interest in Convention Center Lots.	Researching.
Sports Station	7050 W 171 st Street	Interest in 7050 W 171 st Street.	Researching.
Kmart	16300 Harlem Avenue	Interest in KMart.	Negotiations in progress.
Central Middle School	67 th Court & 173 rd Street	Vacant parcel under Village ownership. Seeking townhome development.	Vacant parcel under Village ownership. Seeking townhome development.
Panduit Land	Oak Forest Avenue & Ridgeland Avenue	Redevelopment parcel owned by Panduit.	Interest in site.

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ECONOMIC DEVELOPMENT MONTHLY REPORT

PROSPECT ACTIVITY (continued)

Name	Location	Project Summary	Status
South Street Mixed-Use Project	6775 South Street	Mixed-use development project on South Street.	Development agreement review underway.
Family Harvest Church	18500 92 nd Avenue	FHC would like to develop vacant land.	Researching community gardens and Urban Farms.

OTHER PROJECTS

Name	Project Summary	Status
Accreditation	Retain IEDC Accreditation.	Reaccreditation in process.
Incentives	Review and Implement incentive best practices.	Ongoing Updates.
Website	Update Website.	Ongoing Updates.
BRE Program	Create Business Retention and Expansion program.	Wrote survey and established visit prioritization. Job description created. Met with local businesses.
CMAP's The Future of Economic Opportunity	Discussion on Economic Opportunity in Chicagoland	Attended.
Will County CED's Econ Dev training for Elected Officials	Econ Dev best practices for municipalities.	Attended.
Summary Comments	Patrick Hoban, Economic Development Manager, is working on 95 active deals, 44 development projects and 19 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
A Team	16910 Oak Park Avenue	Change of Use	Pending
Abuzir	6787 159 th Street	Change of Owner – Purchase of Property	Pending
Aldi's Food Store	16000 Harlem Avenue	Interior Remodel	Permit Issued
AMM Wholesale	8231 185 th Street	Change of Use	Pending
Avalon Hospice	8041 186 th Street	Change of Use	Pending
Avenue Animal Hospital	16736 Oak Park Avenue	Addition	Permit Issued
Banging Gavel	6811 Hickory Street	Change of Use – Restaurant	Pending
BDI	18524 81 st Avenue	Change of Use	Conditional Occupancy Issued
Big Boss Restaurant	18305 LaGrange Road	Interior Remodel	Permit Issued
Blueberry Hill Café	9536 179 th Street	Change of Owner	Pending
Bradley's Barber Shop	16910 Oak Park Avenue	Change of Use	Certificate of Occupancy Issued

**COMMUNITY DEVELOPMENT DEPARTMENT
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BUILDING MONTHLY REPORT

Name	Location	Project Summary	Status
Breathe Fitness	7545 159 th Street	Interior Remodel	Permit issued
By Your Side	8200 185 th Street	Change of Use	Pending
CDE Collision	7400 Duvan Drive	Change of Use	Pending
Chamberlin College	18624 West Creek Drive	Interior Remodel	Pending
Classy Flowers	16708 Oak Park Avenue	New Tenant/Change of Use	Pending
Cypress Multi-Graphics	8500 185 th Street	New Tenant/Change of Use	Pending
Diamond Formal Wear	9528 179 th Street	New Tenant/Change of Use	Pending
Donut Shop	15910 Harlem Avenue	New Tenant/Change of Use	Pending
DuPage Medical Group	17129 Harlem Avenue	Interior Remodel	Pending
E & B Liquors	16948 Oak Park Avenue	Interior Remodel	Permit Issued
Egg & I Restaurant	7164 183 rd Street	Change of Owner	Pending

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BUILDING MONTHLY REPORT

Name	Location	Project Summary	Status
El Salon	16741 Oak Park Avenue	New Tenant/Change of use	Pending
Experigreen	8200 185 th Street	Interior Remodel	Permit Issued
Farmers Insurance	17239 Oak Park Avenue	Change of Use	Pending
Fire King Security	8200 185 th Street	Interior Remodel	Pending
Fitzsimmons Surgical Supply	8000 186 th Street	Interior Remodel – Office	Permit Issued
Good Heart Wilcox	18604 West Creek Drive	Interior Remodel	Permit Issued
Hailstorm Brewing	8060 186 th Street	Interior Remodel – Expansion of Space	Pending
Happy Bites	8021 183 rd Street – Suite E	Interior Remodel	Permit Issued
Hilton Garden Inn	18335 LaGrange Road	Change of Owner of Property	Pending
HP Products	7979 183rd Street – Suite C	New Tenant/Change of Use	Pending
Ingalls Hospital	6701 159 th Street	Interior Remodel	Permit issued

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BUILDING MONTHLY REPORT

Name	Location	Project Summary	Status
Innovative Fluids, LLC	7701 183 rd Street	Interior Remodel	Permit issued
J R Lighting Design, Inc	18462 West Creek Drive	Interior Remodel	Permit Issued
Joey Cesario Met Life	16575 Oak Park Avenue – Suite 200	Change of Use	Pending
Kazda Law	17112 Oak Park Avenue	Change of Use	Pending
Landmark Construction	18522 81 st Avenue	Change of Use	Pending
Lash Out Lashes	16744 Oak Park Avenue	Change of Use	Pending
M Block	18801 Oak Park Avenue	Interior and Exterior Remodel	Pending
McGonigle Dental	17519 80 th Avenue	Interior Remodel	Permit Issued
Orlan Creek Apartment Buildings	15919 Centerway Walk	Interior remodel	Permit Issued
OSHA	8505 183 rd Street	Interior Remodel	Permit Issued
Panduit	17301 Ridgeland Avenue	Interior remodel – EBC Group	Permit issued

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BUILDING MONTHLY REPORT

Name	Location	Project Summary	Status
Paws & Claws	16080 Harlem Avenue	Interior Remodel	Pending
Pinnacle Flooring	18522 81 st Avenue	Interior Remodel	Pending
Popeye's	7001 159 th Street	Façade and Drive-thru lane reconfiguration	Pending
Reger Rentals	16060 Oak Park Avenue	Interior remodel	Permit Issued
Sam's Club	16100 Harlem Avenue	Interior Remodel	Permit Issued
Sambor	17620 Duvan Drive	Change of Owner	Pending
SGRF Corporation	17650 Duvan Drive	Interior Remodel	Pending
Sisk Holdings 3, LLC	7050 171 st Street	Change of Owner – Purchase of property	Pending
Soundgrowler Brewing Co.	8201 183 rd Street	Interior Remodel	Certificate of Occupancy Issued
Speedy Burrito	7112 171 st Street	Expansion – interior remodel	Permit Issued
St. George Church	6707 175 th Street	Interior Remodel	Permit Issued

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BUILDING MONTHLY REPORT

Name	Location	Project Summary	Status
St. Stephen's Church	17500 84 th Avenue	Addition to Church	Permit issued
Sundance Development	16200 Harlem Avenue	Water Damage Repair	Permit Issued
Target	7300 191 st Street	Interior Remodel	Permit issued
Tinley Duvan, LLC	17511-17515 Duvan Drive	Change of Use – Office Suite Sharing	Permit issued
Tomcat Enterprises	8050-8054 186 th Street	Change of Owner – Purchase of Building	Pending
Trane	7950 185 th Street – Suite E	Interior Remodel	Permit Issued
Tropical Smoothie Café	7101 183 rd Street – Unit 102	Interior Remodel	Permit Issued
United Gymnastics Academy	6805 159 th Street	Interior Remodel	Permits Issued
Vandenberg Funeral Home	17248 Harlem Avenue	Change of Owner	Pending
Vector Marketing	6787 159 th Street	Change of Use	Pending
Village of Tinley Park	17355 68 th Court	Fire Station 1/Kitchen remodel	Permit Issued

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BUILDING MONTHLY REPORT

Name	Location	Project Summary	Status
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	June 2016	June 2017	Percentage Increase/Decrease
	Commercial – New	2	3	50%	0	1	N/A
	Commercial Remodels	53	70	32%	10	10	0%
	Change of Use/Owner	53	50	-6%	6	3	-50%
	Single Family Residences	8	8	0%	2	2	0%
	Multi-Family Residences	7	8	14%	0	0	N/A
	Miscellaneous Permits	1691	1806	7%	272	243	-11%
	TOTAL	1814	1945	7%	290	259	-11%

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CODE COMPLIANCE MONTHLY REPORT

DEMOLITION REPORT

Location	Project Summary	Status
17226 Oak Park Avenue (Former Roger’s Hair Salon)	Demolition of building is proceeding. The following is a time table of what has occurred: 1. 4/14/2017: Bid was posted. 2. 4/24/2017: Mandatory site meeting 10:00 – 11:00 AM. 3. 4/24/2017: Demo walk-through completed. 5 companies. 4. 5/1/2017: Bid opening 10:00 A.M. 5. 7/10/2017: Per Pat Carr, KLF is in the process of obtaining County permits. 6. 8/3/2017: Asbestos removed, waiting on County permits	Active. Further actions are pending. Contract should be awarded at the 5/16/2017 Village Board meeting.
16836 Oak Park Avenue (gas station)	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.	Next status date is May 8, 2017.
6706 North Street (Regis)	Will be addressed as part of North Street/Plaza discussion	
17801 Oak Park Avenue (Carm’s Beef)	Demolition complete. Property owner planning townhome development. Same developer as Union Square.	Waiting for application
7530 161st Street	Presented at the 5/17/2016 Building Committee meeting; attorney directed to do a title search; letter sent to property owner by Attorney; partial compliance; staff continuing to monitor.	Owner contacted Staff to settle debt of fines in order to sell property.

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CODE COMPLIANCE MONTHLY REPORT

Complaints & Citations by the Numbers (July)

Complaints:

582 complaints have been received so far in 2017. Compared to 2016 at this time of the year, there is a 21% increase (102 more complaints for the 2017 year).

- 63 complaints were received during July 2017
 - 19 were for grass and weed violations.
 - 44 were for other violations.
 - In summary, complaints were about garbage and debris, outside storage, junk, inoperable vehicles, sump pump discharge, animals, fences, grass, weeds and “pot holes”.
- 45 citations were issued for the month of July with *possible* fines totaling \$25,250.00.
- Court appearances on July 11th, 2017 addressed 80 citations (includes continued cases) involving 38 different offenders.
 - Fines imposed totaled \$18,000.00.
 - 11 offenders failed to appear.
 - Other cases were either dismissed, found not guilty, or were continued.

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ZONING MONTHLY REPORT

**Monthly Activities
for July**

- Approximate Number of Signs Removed from Village Right-of-Way: 95
- Businesses Visited Relating Zoning Violations: 10
- Residences Visited Relating Zoning Violations: 3
- Change of Use/Owner Inspections (new and re-inspections): 8

**COMMUNITY DEVELOPMENT DEPARTMENT
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HEALTH & CONSUMER PROTECTION MONTHLY REPORT

Food Safety Report

This month was full of events, openings, and paperwork. All the events we have in Tinley Park that serves food requires for all the vendors to submit applications, pay any fees, review the applications and finally conduct an inspection. The following were inspected in the month of July:

- Block Party – reviewed vendors and educated prior to event
- Amphitheatre – new vendors
- Farmer’s Market – 3 additional food vendors
- Cruise Nights – 1 vendor (VFW) outdoor grilling
- Concert in the Park – 1 vendors
- Party in Sweet Spot parking lot – 1 vendor
- Flea market – walk-thru, one concession

Total Food Inspections in July 2017	
Score	Number of Inspections
100-90 - Excellent	28
89-80 - Good	17
79-70 – Acceptable	2
69-50 – Poor/Possible Closure	0
Follow- ups	7
Consumer Complaints	6

Other Activities and Services

Educational Tools:

1. Observed many businesses with the front and back doors propped open. Discussed the importance of keeping the doors closed unless screen door installed with no air gaps present.
2. Observed employees wearing gloves while handling many activities. Discussed the importance of wearing gloves for one activity then wash hands between then wearing new gloves.
3. Observed food at the hot line not at consistent temperature. Discussed the importance of constantly stirring the food to keep at even temperature greater than 135 degrees.

Special Events/Meetings:

- Attended meeting for Block Party.