

# Our Redevelopment Goals & Objectives for Tinley Park

The purpose of redevelopment is to ensure the long-term vitality of our downtown. In planning efforts in recent years the community has developed a set of goals and objectives for our redevelopment. They are listed below.

## Encourage the economic vitality of downtown.

- Increase the number of commercial and retail establishments
- Assure satisfactory parking for business customers
- Increase awareness of downtown as a commercial center.
- Increase resident population in the station area through mixed use development.

## Establish Downtown as a community focal point.

- Increase the use of the area by all community residents.
- Increase community activities in the area.
- Build upon the growing concentration of residents in the area.

## Maintain the historic character of downtown.

- Maintain and restore existing structures
- Establish design standards for renovations and new construction to compliment the historic district.

## Provide a safe, efficient and effective transportation system to serve the area.

- Reduce pedestrian-vehicular conflicts.
- Reduce congestion.
- Increase access to the area for all modes of transportation.

## Assure efficient and effective connections to the Metra station

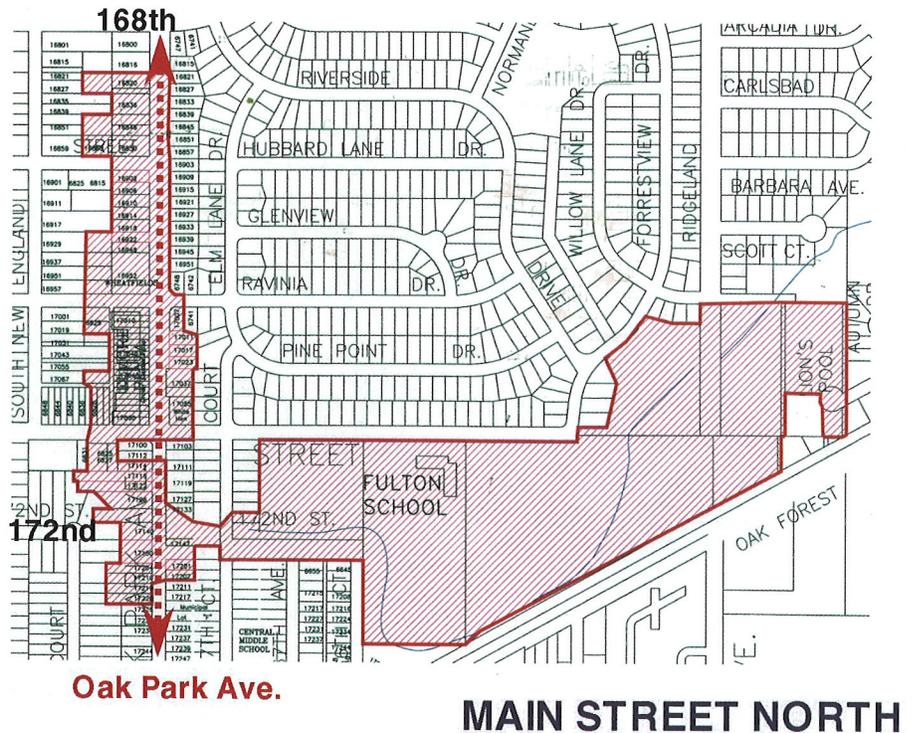
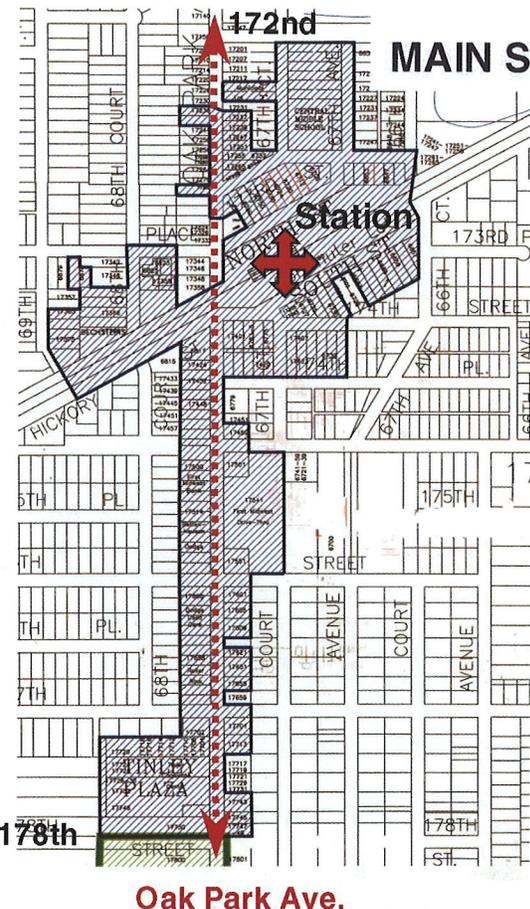
- Increase pedestrian accessibility between the station and adjacent areas.
- Provide adequate and accessible parking.
- Improve bicycle access to the station from all directions.

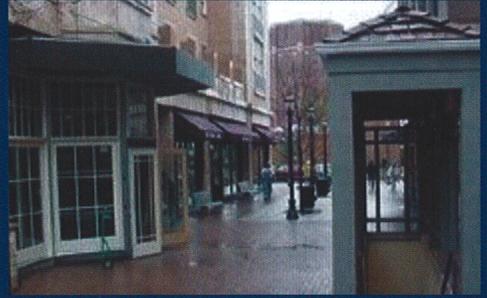
Working together on redevelopment we can help to keep Tinley Park one of the best places to live, work, play and do business in the Chicago metropolitan area.

— *Patrick E. Rea*  
*Village Trustee, Finance Committee Chair*

## Tax Increment Finance (TIF) Districts Maps

This map shows the two TIF Districts created to encourage redevelopment. In both the North and South TIF Districts the whole area will not be redeveloped, but the TIF revenues generated from the entire district will help pay for public improvements and streetscaping.





## Examples of New Housing Types

The redevelopment will feature an array of life-cycle housing to meet the needs of a wide range of Tinley Park residents. At right are examples from other communities of some of the housing types expected to be featured in Downtown Redevelopment.



## Examples of New Commercial/Retail Uses

The redevelopment will feature a variety of commercial/retail uses which may include restaurants, theaters, specialty stores, boutiques and professional office space.



If you have questions or would like more information on Tinley Park's Downtown Redevelopment, contact Village Hall at (708) 444-5075, or visit our Web site: [www.tinleypark.org](http://www.tinleypark.org)

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# Q & A

## *Downtown Redevelopment*

This insert provides more information on the Village's downtown redevelopment project, and addresses some commonly asked questions about it.

**Q. Why is the Village of Tinley Park encouraging the downtown redevelopment?**

**A.** It is important that our downtown remains an important focal point and thriving business district for our community. In addition, there are some independent redevelopment efforts underway of some existing buildings and the Village would like to ensure that there is an overall master plan to guide redevelopment efforts and ensure they work well together. As result, the redevelopment has three primary goals:

- Assure the long-term viability of the central business district;
- Secure viability of adjacent residential neighborhoods; and,
- Provide a signature downtown as a community focal point.

**Q. How long has the Village been working on promoting downtown redevelopment?**

**A.** Several years ago, the citizens of Tinley Park, in partnership with the Regional Transportation Authority, worked together to prepare a transit-oriented development (TOD) plan for the "Old Town" area of the Village. Many projects to revitalize downtown from that original plan are well underway. However, the Village recognized a need to expand and take advantage of larger redevelopment opportunities beyond the original framework of the study. In March 2003, the Village once again engaged stakeholders and updated the plan, getting feedback on goals, strategies, and desired outcomes.

**Q. Has there been any determination of the types of development that should occur in the districts?**

**A.** The Village has created a "concept map" for the redevelopment area which outlines general land use designations (retail, housing, etc.) based on Village land use plan-

ning and public feedback in the previous planning efforts. The Village will use these concepts to issue requests for proposals from developers for the redevelopment area.

**Q. Will all this redevelopment occur all at once?**

**A.** No. Redevelopment is a long and complex process that takes many years to plan and execute and requires a considerable amount of time and patience from the public. A redevelopment area of this size will involve more than one developer. Once the Village has received feedback on its concept plan it will issue a request for proposal for developers in various sections of the development area. Currently, some developers have expressed an interest on smaller projects within the redevelopment area and the Village is working with them on project details.

**Q. How will the public be involved in the process?**

**A.** As developers become involved, their proposed project or projects will be subject to the normal land use process with public hearings and meetings.

**Q. How has the public been involved in the downtown redevelopment to date?**

**A.** Community members participated in meetings to shape the original "Old Town" development plan and met again in March, 2003 to update the plan. A public meeting was held earlier this year when the redevelopment area was designated a tax increment financing district.

**Q. Who will pay for the redevelopment?**

**A.** Redevelopment is paid for primarily through developer land payments, and if necessary tax increment financing (TIF) revenues, in addition to federal and state grants