



Tinley Park Comprehensive Plan
Existing Conditions State of the Village Report
August 2024



Acknowledgments

The Existing Conditions Report for the Tinley Park Comprehensive Plan has been shaped by the insights and dedication of numerous individuals. Special thanks go to the residents and stakeholders who contributed their valuable time and expertise, helping to identify key community values, priorities, and planning issues. Their input has been instrumental in addressing the specific challenges and opportunities that Tinley Park will face in the future.

As we move forward into the coming phases of the plan, additional input will be collected to ensure that the evolving needs and aspirations of the community are continually addressed. We remain committed to an inclusive planning process and welcome ongoing participation from all community members.

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Executive Summary & Key Takeaways

Overview

In 2024, the Village of Tinley Park embarked on a comprehensive process to create a new Comprehensive Plan. This plan aims to establish a long-term vision for Tinley Park's growth and development, providing a framework of planning policies related to land use, housing, neighborhoods, commercial districts, parks, and community facilities. The Existing Conditions Report offers a detailed snapshot of the community's current conditions and characteristics, including information on community facilities, demographics, land use and zoning, market potential, transportation networks, parks, open spaces, and other infrastructure systems.

Additionally, this report compiles community outreach and technical data essential for understanding key planning issues and concerns. It serves as the foundation for developing the Comprehensive Plan's goals and strategies. The Existing Conditions Report has nine sections, each highlighting key findings, including:

1. Tinley In-Tune Overview

The first section offers an overview of the comprehensive planning process and its three-phased approach. It also details the various boards and commissions in Tinley Park. Most importantly, this introductory section includes an executive summary that encapsulates all the key takeaways from the existing conditions sections.

2. About Tinley

This section describes Tinley Park’s location within the region, offering a brief history and an analysis of population changes over time. It highlights community events that bring residents together and reviews past planning efforts. Additionally, this section features quick facts that summarize some of Tinley Park’s most valuable assets, from recreational opportunities to demographic makeup.

3. Tinley Speaks

This section documents engagement and outreach activities conducted during the preparation of the Existing Conditions Report. It includes summaries of key stakeholder interviews, community-wide conversations, and the creation of a project website. The engagement efforts have resulted in six guiding principles that will direct the development of the Comprehensive Plan.

4. Community Profile & Market Assessment

This section provides a demographic profile of Tinley Park, as well as an assessment of the local housing market, noting the types of housing available, occupancy rates, and trends in residential development. Additionally, the section analyzes key market indicators for new residential, commercial, retail, office, and industrial developments in Tinley Park, offering a comprehensive overview of the local market dynamics and opportunities for future growth.

5. Physical Features

This section provides an overview of Tinley Park’s local land use, zoning, and municipal code. It examines the distribution and characteristics of parks and open spaces and reviews flood plains and other significant physical features, assessing their impact on development and land use planning.

6. Mobility & Connectivity

Section six reviews Tinley Park’s transportation network, focusing on major roadways and corridors, the pedestrian system, and transit options, including local bus services and proximity to commuter rail. It highlights areas of congestion, areas of crashes, and identifies opportunities for improving connectivity and mobility within the community.

7. Utility Systems

The final section provides an overview of Tinley Park’s public utility systems, including water, sanitary sewer, and storm drainage. It includes key findings on water supply, quality, distribution, and conservation efforts. This section ensures that the Comprehensive Plan addresses the infrastructure needs critical for supporting the village’s growth and development.

Tinley In-Tune Comprehensive Plan

The Tinley In-Tune Comprehensive Plan charts the course for Tinley Park's growth, development, and economic well-being over the next two decades. It aims to strengthen Tinley Park as a vibrant and sustainable community, reflecting a shared community vision for the future. Similar to household planning, this comprehensive plan guides the community towards a collective vision, ensuring that development aligns with Tinley Park's goals and values.

The plan addresses key areas such as land use, housing, transportation networks, economic development, environmental stewardship, public services, health and wellness, and cultural resources. For each of these topics, the plan will lay out strategies to support sustainable and balanced growth. By taking a holistic and inclusive approach, the Tinley In-Tune Comprehensive Plan aims to create a thriving, sustainable, and resilient community for current and future residents of Tinley Park.

This plan serves as a critical tool for coordinating development while preserving the community's character, supporting economic growth, and enhancing the quality of life for all residents. By managing growth in alignment with the community's goals and priorities, the Tinley In-Tune Plan ensures that Tinley Park remains a desirable and thriving community.

To stay relevant and responsive to the community's evolving needs, the Tinley In-Tune Plan should be revisited and updated every 5 to 10 years. This regular review process allows adaptation to new trends, technologies, and challenges, ensuring the plan remains an effective guide for Tinley Park's growth and development. The Tinley In-Tune Plan does not include specific development plans or architectural designs for buildings. Instead, it focuses on broader strategies and policies for land use, development, and community services, laying the groundwork for future planning efforts.



sure is!

**Future Vision
Guide for Action
Reflection of Us**



definitely not!

**Set in Stone
A Development Plan
An Instant Fix**



Process Timeline

The development of the Tinley In-Tune Comprehensive Plan follows an iterative and inclusive process designed to capture the community’s voice and reflect its needs and desires. This approach ensures that the plan is comprehensive and deeply rooted in the perspectives and aspirations of Tinley residents.

The process involves continuous feedback loops in all three phases of the planning process, where initial ideas and proposals are refined based on community input. This approach allows for the development of strategies and policies that are both practical and aligned with community priorities. The result is a dynamic plan that evolves with the community, addressing current challenges while preparing for future opportunities.

PHASE 1

Where Are We Now?

The first phase of the comprehensive builds a solid foundation of knowledge based on planning analyses and robust community engagement.



PHASE 2

Where Are We Headed?

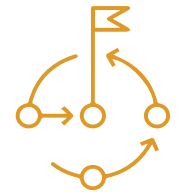
The second phase of Tinley In-Tune defines a unified community driven vision that crosses multiple planning principles and themes.



PHASE 3

How Do We Get There?

The third and final phase develops a framework of goals and strategies to achieve the unified vision defined in the previous phase. This includes a roadmap for implementation and a five year action plan.



Community Engagement & Outreach

Tinley Park

Boards & Commissions

The Boards and Commissions in Tinley Park play a vital role in the community's well-being, development, and sustainability. They ensure diverse perspectives are considered in decision-making, promote transparency, and encourage community engagement. These Boards and Commissions are not only advisory bodies but also active participants in implementing the Village's vision and goals. They bring together expertise from various fields, providing valuable insights and recommendations that influence the direction of Tinley Park's growth and development. Their work ensures that the community's needs and aspirations are met through informed and collaborative efforts.

- **Civil Service Commission** - This Commission administers the Illinois Personnel Code as it applies to all Civil Service-classified employees in the Village. Meetings are held twice monthly.

- **Economic and Commercial Commission** - Established in 1980, the Economic and Commercial Commission leads economic development efforts in Tinley Park. The members "promote and recommend effective programs in economic development, finance, marketing, business retention, and real estate maximization." In addition to policy work, the Commission provides research and resources for prospective employers interested in relocation or expansion in Tinley Park. The Commission meets monthly.
- **Environmental Enhancement Commission** - This Commission leads efforts in sustainability and climate-friendly actions that support the Village's policy of providing a healthful environment for its residents. These efforts include identifying sources of pollution in the community, encouraging recycling, providing businesses with eco-friendly tools and tactics, and providing information about native planting and landscaping. Meetings are conducted monthly.

- **Advisory Commission on Labor and Development** - The Advisory Commission on Labor and Development reviews labor policies for public works construction and commercial development in Tinley Park. This Commission meets monthly.
- **Marketing Commission** - Dedicated to marketing the Village of Tinley Park, this Commission supports tourism initiatives and branding, events around town, and community engagement strategies. The Marketing Commission meets monthly and is a combination of the former Marketing & Branding and Community Resources Commissions.
- **Plan Commission** - The Plan Commission considers zoning applications for special use permits, subdivisions, rezonings, and zoning text amendments. They conduct architectural reviews for new development and supervise the preparation of a comprehensive Village plan. In addition to these traditional planning functions, the Plan

Commission also serves as Tinley Park's Zoning Board of Appeals. Meetings are held twice monthly.

- **Police Pension Board** - The Tinley Park Police Pension Board oversees the investing of the pension fund assets and provision of pension benefits to the full-time sworn officers of Tinley Park. Meetings are conducted quarterly throughout the year.
- **Senior Services Commission** - This Commission leads local efforts in developing and supporting services for senior citizens in Tinley Park. The nine members work with local providers to establish a network of services across the community and work with the Village Board to increase awareness of resources available to senior residents. The Commission meets monthly.

- **Sister Cities Commission** - The Sister Cities Commission leads Village efforts in maintaining and strengthening relationships with Tinley Park's three Sister Cities across the globe:

- *Büdingen, Germany*
- *Mallow, Ireland*
- *Nowy Sacz, Poland*

- **Veterans Commission** - The Veterans Commission recognizes the contributions of Tinley Park residents who have served in the United States Armed Forces and assists in obtaining benefits from governmental agencies. The group sponsors regular events to educate residents about the accomplishments and contributions of veterans in the community.



Takeaways

The takeaways presented in this report are derived from the detailed analysis conducted for each section of the existing conditions assessment. They highlight the key issues and opportunities identified, serving as a guide for the next steps in the planning process for Tinley Park. These insights will inform goals, strategies, and actions, ensuring a comprehensive and effective approach to the community's development.

Demographic Takeaways

Demographic shifts will be driven by aging, smaller households.

Over the past decade, Tinley Park's population has been aging, demonstrated by an increase in the village's median age and a decrease in household size. Projected population increases over the next 25 years should continue to reflect these trends as a large cohort of residents aged 35-54 grows older. Overall, this demographic trend will have implications for the village's future housing needs, retail, transportation and community amenities. Smaller households with older residents may require smaller homes, such as ranch-style townhomes with first floor primary bedrooms, condominiums or rental units in age-restricted buildings, assisted living or typologies. They may also prefer walkable neighborhoods with easy access to amenities and stores that do not require the use of a car. Community members highlighted the need for attainable age-restricted senior housing and more events targeted to seniors.

Employment Takeaways

Employment sectors have shifted over the past decade but employment overall has not recovered from the pandemic.

While healthcare and manufacturing sectors are still top employers of Tinley Park workers, jobs in these sectors have significantly declined over the past decade. These jobs have been partially replaced by jobs in wholesale trade, administrative services, construction and other sectors. Overall, employment has been decreasing over the past decade, with the most acute decreases from 2019-2021 corresponding with the COVID-19 pandemic.

Strengthening existing sectors that have lost jobs and supporting business development across emerging sectors will be important to bolster employment and support Tinley Park's business community.

Residential Takeaways

Strong housing demand and limited supply create a competitive housing market.

Single-family home sale prices have increased rapidly over the past five years, and homes sell quickly once on the market, demonstrating strong demand. At the same time, the number of sales has slowed due to high interest rates and other factors, increasing competition.

These trends indicate that slowing sales may be in part tied to constrained housing supply. New construction over the past ten years has been limited. Most recent construction has consisted of single-family attached housing; some construction of attached and detached single-family homes is currently underway.

Pairing new multifamily rental development with the preservation of existing rental housing will provide a range of options for seniors, young professionals, and other community members.

Demand for new construction multifamily rental units has also been strong despite limited new development. Apartments at the Boulevard at Central Station leased quickly and completely, demonstrating a market for rental units in centrally located amenitized buildings. However, limited construction of new multifamily rental units has been offset by losses in existing units over the past decade, particularly in small-to-midsize buildings. Preservation of this existing multifamily housing is critical, as costs for new construction have risen and the availability of developable land at the scale required for major new development is limited.

Together, preserving existing rental housing and continuing to identify opportunities for new development can increase housing options for seniors, young professionals, and others who may not have the desire or means to purchase a home, particularly given the competitive market. Community members highlighted the need for options for aging residents who want to continue to live in their community but may be looking to downsize to more accessible homes in walkable, amenity-rich areas.

Tinley Park continues to be a desirable place to live for all ages.

Community members emphasized Tinley Park's desirability as a place to live due to its family-friendly, community-oriented character, its regional connectivity, its proximity to parks, restaurants, activities and events, and other amenities. Preserving existing and creating new housing of different sizes, types, and prices will continue to ensure that community members and new residents have access to housing that meets their needs.

Retail Takeaways

Occupancy is high overall, with some visible vacancies.

Overall, retail occupancy is strong, and rents have recovered post-pandemic. Asking rents for new retail construction are higher than for existing inventory, contributing to high-visibility vacancies in ground-floor retail at the Boulevard at Central Station. Rapidly rising property taxes have also increased costs for tenants. While there has been some redevelopment of larger shopping centers, vacancies in big box stores are particularly evident given their location along main commercial corridors. Addressing these vacancies was a top priority for community members and businesses.

Pairing support for existing and emerging businesses can leverage Village investments Downtown.

Overall, community members expressed a desire to enhance Tinley Park's Downtown by creating a vibrant, walkable district where residents and visitors want to spend time and money. With more people working from home post-pandemic, a greater number are also looking for opportunities to shop, dine and attend events in their local communities. Projects like Harmony Square can catalyze new development, increase foot traffic at existing businesses, and provide engaging, exciting spaces for people of all ages.

However, major investments and new construction can also put pressure on existing businesses through higher rents and property taxes, and smaller 'mom and pop' and local businesses may not be able to afford the high rents associated with new construction retail space. Creating the

desired environment that supports local businesses will require creative incentive programs and expanded engagement with the existing small business community to understand their priorities and needs.

Special event foot traffic can be better leveraged to support local businesses.

Concerts, festivals, and other events have been successful in bringing people to Tinley Park and increasing foot traffic at retail establishments. However, amphitheater events tend to increase visitation primarily at national chains, while some downtown businesses felt that food-related events and festivals increased foot traffic but not sales. Bringing in the local business community through partnerships, marketing opportunities, and outreach can help ensure that the increased foot traffic from special events benefits small and local businesses.

Industrial & Office Takeaways

Maintenance and redevelopment of older commercial spaces can help fill existing vacancies.

There is demonstrated demand for office/warehouse and flex space for small-to-medium sized businesses. When possible, facilitating new development or redevelopment of older office spaces can help the Village capture a portion of this demand. As opportunities for new development become more limited, particularly in Will County, maintaining existing commercial spaces will be critical to support and grow business activity in Tinley Park.

Incentive packages may be necessary to address vacant space in older commercial buildings.

Older office parks contain some of the largest vacancies and are expensive to modernize. Office retrofit incentives can help address these vacancies by providing pathways for existing and potential tenants to update older spaces for their current needs. Incentives are particularly important in Cook County, where property tax payments have increased tenant costs substantially and make attracting new tenants difficult even when existing space meets their needs.

Future land use planning should ensure that medical users are allowed as-of-right in appropriate office spaces.

According to brokers, medical office users and quasi-medical service providers account for many active leasing leads

in the current office market. However, current zoning restricts these users from developing or leasing space as-of-right, particularly in M-1 districts. As the office market continues to adjust post-pandemic and traditional professional services office users may become scarcer, the flexibility to account for new types of tenants should be built into future land use planning and zoning.

Community amenities are key for businesses to continue to attract talent to Tinley Park.

Tinley Park's strong regional transportation connectivity helps attract and retain businesses by increasing the geographic range of their labor market. Additional amenities, such as multi-use trails and greenways, open spaces and a thriving downtown retail district, can help businesses attract employees to the area.

Development Incentives Takeaways

TIF has successfully catalyzed new development and provided critical gap financing for projects of all types and sizes.

TIF has been instrumental in the success of many key development projects, including the Tinley Park Plaza redevelopment, the Boulevard at Central Station and other mixed-use developments, and the new Panduit World Headquarters. TIF also funds downtown retail rehabilitation grants, which are crucial to supporting small businesses. Given the lack of other redevelopment financing tools, TIF will continue to be important to support the Village's key economic development goals.

Small businesses would benefit from an expanded Downtown Tinley Grant Program program.

The Downtown Tinley Grant Program provides financial assistance for existing and new businesses, encouraging private investment in the Downtown corridor. While many businesses have successfully used this program, others were unaware of it or believed they were ineligible. Businesses on the northern portion of Oak Park Avenue felt particularly disconnected from the main district and did not know if incentives were available to them. As investment in the Downtown intensifies and rents and property tax payments increase, continuing to publicize these incentive programs and work with local businesses to tailor it to their changing needs will become increasingly important to provide the resources they need to invest in their spaces and add to the vitality of the Downtown.

Hospitality Takeaways

Additional events and programming at Tinley Park attractions can support the hospitality industry.

There is a strong existing relationship between Tinley Park's hospitality sector and the Tinley Park Convention Center and Credit Union 1 Amphitheatre. These venues attract visitors from across the region, driving hotel occupancy, supporting businesses, and contributing to hotel, property and sales tax revenues. Additional programming at these venues, Harmony Square and other new activity spaces and attractions can help fill hotel rooms and boost occupancy as two new hotels come online. Targeted marketing campaigns and partnerships between hotels, event venues and attractions, and local businesses can encourage visitors to spend time downtown or in other retail districts and further support local businesses.

Physical Features Takeaways

Future land use and development decisions should consider accessibility and quality of life goals.

Land use and development impact mobility, connectivity, access to amenities, economic development, and other key indicators of a successful community. As Tinley Park works toward its visions for the future, it is critical that land use and zoning decisions support the Village's goals. For example, a thriving downtown can be bolstered by more housing, which brings in more people who will shop and gather; A new entertainment destination can become more accessible to all ages and demographics if pedestrian and bicycle connections are required of developers; Mixed-use developments can reduce the need for long commutes and foster a sense of community. Overall, land use planning will be a primary tool for accomplishing the Tinley In-Tune vision.

Vacant Village-owned land can be leveraged to fulfill Village and community needs.

Tinley Park owns numerous vacant sites throughout the Village. Strategic infill development of these sites can be utilized to meet the community's needs for additional public gathering spaces, attainable housing, transit-oriented development, and other uses that promote social, economic, and environmental benefits. This land can also be utilized to bolster and expand the Village's facilities and services.

Flexible zoning districts can address some of the Village's key challenges.

There is a demonstrated demand for different types of residential products, as well as a need to fill vacancies in restrictive zoning districts. A flexible zoning code can

address these needs and challenges. Tinley Park can allow for more flexible zoning regulations in R-6 and R-7 districts to support innovative housing solutions such as tiny homes, co-housing, and accessory dwelling units (ADUs) to provide more attainable options and meet the needs of different demographics. The Village can also incentivize or encourage projects that integrate residential, commercial, and light industrial uses in MU-1 and Legacy districts, which offer opportunities for dynamic, integrated development that can serve both residential and commercial needs.

Mobility & Connectivity

Takeaways

Challenges in walkability and cyclist accessibility.

Improving the sidewalk and bicycle infrastructure in Tinley Park is essential for both leisure and daily access to key destinations such as schools, transit stations, and downtown areas. Current gaps and inconsistencies in the infrastructure hinder mobility, making it challenging for pedestrians and cyclists to navigate the Village safely and efficiently. By addressing these issues, Tinley Park can promote a more active and connected community, reduce dependence on cars, and support healthier lifestyles.

Traffic safety concerns for Tinley Park residents.

High vehicle speeds and wide roads are significant concerns for Tinley Park residents, leading to safety risks for pedestrians, cyclists, and other motorists. To mitigate these risks, the Village must

implement traffic calming measures, such as reducing road widths, installing speed bumps, and enhancing signage. Improving safety on major thoroughfares, especially at busy intersections, is crucial to reducing crash incidences and fostering a safer environment for all road users.

Underutilized land in Downtown can provide opportunities for revitalization.

Downtown Tinley Park, centered around the Oak Park Avenue Metra station, has a significant amount of land dedicated to parking, presenting opportunities for redevelopment. By reassessing and optimizing parking utilization, the Village can transform underutilized parking areas into vibrant mixed-use developments. This approach not only enhances the Downtown area's vibrancy but also supports economic growth and creates a more attractive, walkable community hub that draws residents and visitors alike.

Gaps in the Bicycle Network and Opportunities for Improvement.

While Tinley Park boasts numerous recreational bike trails, the lack of on-street bicycle infrastructure and connectivity across the Village limits cycling as a viable transportation option. To encourage cycling as a safe and convenient mode of transport, the Village needs to develop a comprehensive and connected bicycle network. This includes adding on-street bike lanes, improving connections between existing trails, and ensuring that all neighborhoods have access to cycling infrastructure, thereby promoting a healthier and more sustainable mode of transportation.

Utilities & Infrastructure Takeaways

A Comprehensive Capital Improvement Program can maintain water loss and infrastructure improvements.

The Village should continue and expand its proactive approach to maintaining the water system by implementing a detailed Capital Improvement Program focused on regular replacement and upgrading of aging water mains, leak detection and meter replacement, and collaboration with surrounding municipalities to ensure that external infrastructure supplying Tinley Park is well-maintained.

Enhance Infrastructure Capacity and Compliance Measures.

Looking toward the future, the Village should ensure the sanitary system can handle future growth and remain compliant with MWRD requirements. A thorough evaluation of system capacity should explore potential expansions or

alternative routes to handle projected growth. Continuing the Inflow and Infiltration (I&I) Reduction Program will help to identify and address potential issues early. Strategic redevelopment planning, particularly in commercial and high-density residential areas, will ensure that new developments are designed to minimize strain on the existing sanitary system.

Modernize and Expand stormwater management systems.

To address the challenges of historical stormwater systems and future rainfall data changes, Tinley Park should focus on retrofitting older developments that were constructed before the central detention policy and implement additional detention and retention basins where necessary. The Village should assess the storm sewer system to identify sections that may be undersized according to new rainfall data.

Tinley Park should also incorporate green infrastructure solutions, such as bioswales, rain gardens, and permeable pavements, to enhance the Village's stormwater management capacity.

About Tinley

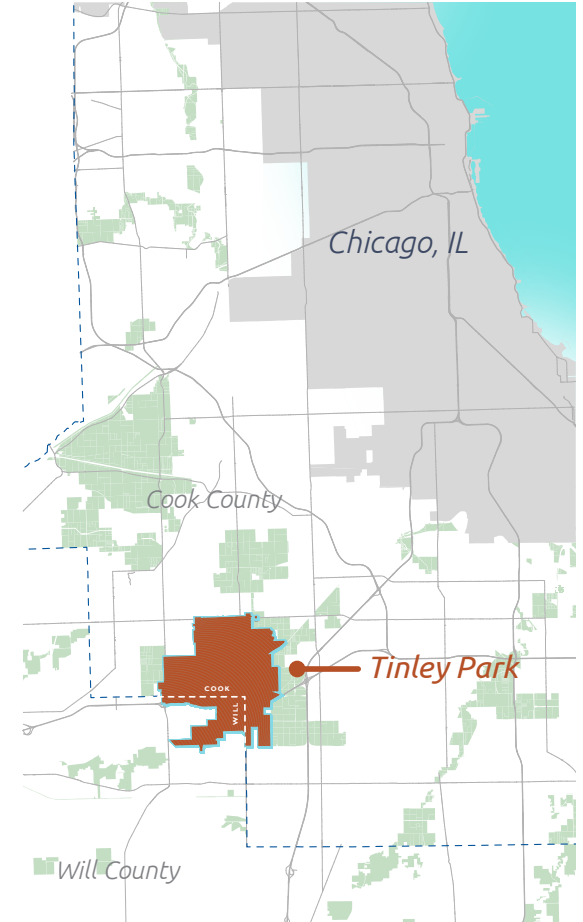
Regional Setting

Tinley Park is a vibrant suburban community located about 25 miles southwest of Chicago. Initially defined by the railroad that connected the Village to the region, Tinley Park now benefits from its strategic access to major transportation routes, including Interstate Highways I-80 and I-57, which facilitate efficient travel for both industry and commuters. The Village's Metra commuter rail service remains a vital part of the transportation network. Two stations on Oak Park Avenue and 80th Avenue provide residents with convenient access to Chicago and other employment centers such as Joliet.

The area's natural beauty is enhanced by its proximity to significant green spaces, including the Bartel Grassland, Orland Grasslands, and Cook County Forest Preserves. These areas offer year-round recreational activities and serve as a buffer between Tinley Park and neighboring communities.

Tinley Park's excellent transportation infrastructure, access to natural spaces, and strong community focus make it a premier suburban community.

Map 1: Tinley Park in the Region



The Tinley Story

Pre - 1830s

The area around Tinley Park was originally inhabited by the Potawatomi Tribe, who used the Kankakee and Des Plaines Rivers for hunting and transportation. These rivers provided fertile grounds, although there are no records of long-term settlements by the tribe in the area.

Early 1830s

Permanent European settlement began in the early 1830s when the U.S. Government office in Chicago started selling newly-surveyed public lands. Following this land rush, the villages of Bremen and New Bremen were established, attracting settlers with the promise of fertile land and new opportunities.

1850s

The construction of the Chicago and Rock Island Railroad in the 1850s was a pivotal moment for the area. By 1854, the railroad reached the Mississippi River, and Bremen grew along its route. Samuel Tinley was assigned as the station master at the depot, playing a significant role in the community's development. The railroad's arrival spurred growth, leading to the establishment of businesses such as hotels, blacksmiths, merchants, and saloons.

1880

The community, now known as New Bremen, continued to expand and built its first Village Hall in 1880. This period marked significant local development and the establishment of essential infrastructure.





Population Change Over Time

1900	300
1910	309
1920	493
1930	823
1940	1,136
1950	2,326
1960	6,392
1970	12,572
1980	26,178
1990	37,121
2000	48,401
2010	56,703

2024 | **55,971**

October 1890

The Village Postmaster requested a name change from New Bremen to Tinley Park, likely in honor of Samuel Tinley, who had served as the station agent for over 25 years. His contributions to the community made him a prominent figure, and the name change reflected his impact.

June 1892

Tinley Park was officially incorporated as a village. This incorporation provided a structured framework for governance and facilitated future growth and development

Late 19th - Early 20th Century

Tinley Park became an industrial hub, with factories producing washing machines, butter churns, and concrete products. The railroad facilitated efficient distribution, helping the village thrive economically.

1990

The New World Music Theater, now known as the Credit Union 1 Amphitheater, opened and became one of the largest music venues in the United States, with a capacity of 28,000 people. This venue has played a significant role in Tinley Park's cultural and recreational landscape.

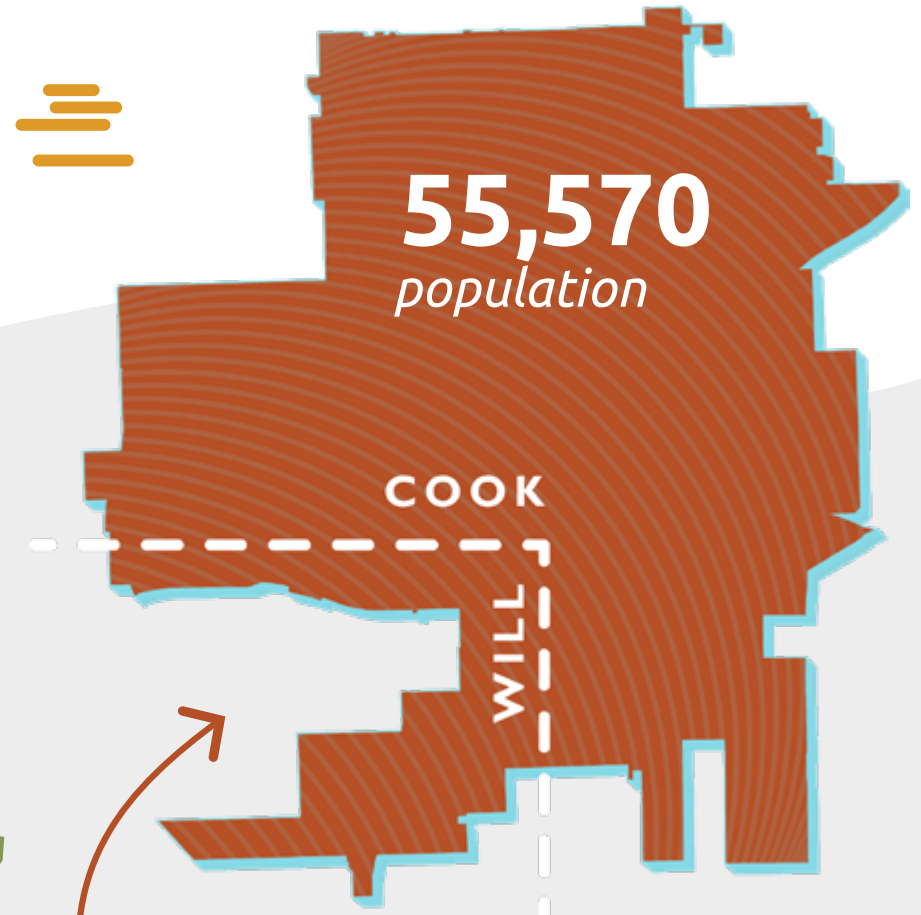




Tinley Park Fast Facts



37,000
*residents within
ten minute walk*



10,427
total acreage



Tinley Park Fast Facts



41.6

median age



21,873

households



~25 miles



train stations



Community Events in Tinley Park

Tinley Park is home to a vibrant array of community events that celebrate the town's culture, creativity, and community spirit. From weekly farmers markets and classic car shows to lively music concerts and artistic displays, these events offer something for everyone. Each event fosters a sense of togetherness, bringing residents and visitors together to enjoy the best of what Tinley Park has to offer. Below is a brief overview of some of the key events that make Tinley Park a lively and engaging place to live and visit.

- **Art & Garden** - The Art & Garden event in Tinley Park is a celebration of local artists and gardeners, featuring a vibrant mix of art displays and garden exhibits. This event typically includes live music, artisan vendors, and interactive workshops, creating a festive atmosphere for attendees to enjoy and explore the creative talents and horticultural skills of the community.

- **Farmers Market** - The Tinley Park Farmers Market is held weekly, offering a wide variety of fresh produce, baked goods, artisanal foods, and handcrafted items. It provides a great opportunity for residents to support local farmers and vendors while enjoying the fresh, seasonal offerings. The market typically runs from May through October, fostering a strong sense of community.
- **Cruise Nights** - Cruise Nights in Tinley Park are a popular summer event where classic car enthusiasts gather to display their vintage vehicles. These events feature live music, food vendors, and entertainment, creating a lively atmosphere for car lovers and families alike. It's a nostalgic trip down memory lane with beautifully restored cars and a vibrant community spirit.
- **Ale Trail** - The Ale Trail event offers a unique experience for beer enthusiasts to sample a variety of craft beers from local breweries. Participants can enjoy beer tastings, food pairings, and live music, all while exploring Tinley

Park's vibrant brewery scene. This event showcases the best of local craft brewing and is a must-attend for beer aficionados.

- **Benches on the Avenue** - Benches on the Avenue is an annual public art event where local artists decorate benches along Oak Park Avenue. Each bench is uniquely designed around a specific theme, transforming the street into an open-air gallery. This event not only beautifies the community but also highlights the creative talents of local artists and engages residents and visitors.
- **Music in the Plaza** - Music in the Plaza is a summer concert series held in Downtown Tinley Park. Featuring a variety of musical genres, these free concerts provide entertainment for all ages. Residents and visitors can enjoy live music in a relaxed outdoor setting, fostering a sense of community and enjoyment throughout the summer months.

- **Tinley Park Block Party** - The Tinley Park Block Party is an annual event that brings the community together for a weekend of fun and entertainment. These parties feature live music, food vendors, carnival rides, games, and family-friendly activities. Held in Zabrocki Plaza, the Block Party is a highlight of the summer, drawing large crowds and creating lasting memories for attendees.
- **White Sox Pre-Game** - The White Sox Pre-Game event is a festive gathering for baseball fans in Tinley Park. It includes live entertainment, food and drink specials, and activities leading up to a Chicago White Sox game. The Pre-Game is held at the 80th Avenue Train Station. Fans are able to park at the station and take the train directly to the Lou Jones stop at Guaranteed Rate Stadium. This event brings together sports enthusiasts and fosters a sense of community pride and excitement for the local team.



Past Planning Efforts

The Village of Tinley Park has a rich history of proactive and strategic planning, consistently working to enhance the quality of life for its residents. Building on this foundation, the new comprehensive plan will integrate and expand upon previous plans, ensuring a cohesive vision for the future. Over the years, Tinley Park has developed a series of targeted plans addressing various aspects of community development, from transportation and economic growth to sustainability and urban design. Each of these plans has laid critical groundwork, providing valuable insights and frameworks that inform the new comprehensive plan. By synthesizing these efforts, the Village aims to create a comprehensive, forward-looking strategy that will guide Tinley Park's growth and development in the coming years.

Summary of Existing Plans

Adopted in 2000, Tinley Park's Comprehensive Plan aimed to transform the Village into a world-class community with small-town charm by 2020. With a population of about 45,000, the plan set goals for land use, transportation, public spaces, appearance, housing, economic development, and public infrastructure. Policy recommendations throughout the plan were supported by implementation tools such as the Village's Zoning Code, Zoning Districts, Subdivision Regulations, Annexation, and Property Tax Reform.

- **183rd Street Corridor Plan (2005)** - A collaborative effort with Homewood, Hazel Crest, and Country Club Hills to enhance economic development, improve the physical image, and strengthen community identity along 183rd Street. The plan identified development opportunities, established urban design, streetscaping, and wayfinding strategies to create a uniform "boulevard character" across the communities.
- **Downtown Legacy Plan (2009)** - Inspired by the 1909 Burnham Plan of Chicago, the Downtown Legacy Plan aimed to preserve and enhance downtown Tinley Park. Focusing on Oak Park Avenue between 183rd and 167th Streets, the plan envisioned a vibrant, transit-oriented downtown. Key elements included gateway improvements, mixed-use developments, and preserved open spaces. The plan detailed projects for streetscaping, parking solutions, bike/pedestrian accommodations, and redevelopment sites.
- **La Grange Road Corridor Plan (2010)** - Funded by a Regional Transportation Authority grant, this plan, in collaboration with Orland Park, addressed La Grange Road's conditions and proposed Complete Street designs, non-motorized transportation, economic development, and corridor identity improvements. Recommendations included narrowing lanes to slow traffic, enhancing bike and

pedestrian infrastructure, promoting dense mixed-use development, and installing gateway signs.

- **Active Transportation Plan (2012)** - Partnering with the Active Transportation Alliance, Tinley Park developed a plan to promote education, Safe Routes to School, and transportation network improvements. The plan focused on filling sidewalk gaps, adding pedestrian amenities and bike storage, and expanding the bicycle trail network.
- **Economic Development Marketing Plan (2013)** - This plan analyzed Tinley Park's demographics, retail and tourism potential, and business readiness. A SWOT analysis identified strengths such as high household income and strategic location, and weaknesses like an aging population. The plan provided targeted marketing strategies to attract industries and talent, enhance local employer engagement, and improve community communications.

- **Village of Tinley Park Strategic Plan (2020)** - Initiated in 2019, this strategic plan set policy priorities for 2020-2025. It outlined a vision, mission, and community values, with goals for public safety, workforce development, economic growth, neighborhood and business districts, and communication. An Implementation Action Plan specified tasks, responsibilities, resources, milestones, and success measures, with regular progress reports to the Mayor and Village Board.
- **Economic Development Strategic Plan (2021)** - Prepared by Tinley Park's Economic Development Commission, this plan aimed to create wealth and improve the local economic climate. Recognizing the Village's educated workforce, it outlined strategies for business retention, developing downtown as a destination, and focusing on key corridors like 159th Street, Harlem Avenue, and La Grange Road.



Tinley Speaks

Overview

The Tinley Park Comprehensive Plan is shaped by insights gathered through a robust community engagement program designed to collect extensive feedback. During the initial stages, key stakeholders, including developers, brokers, community organizations, educators, property owners, and businesses, shared valuable information that highlighted the issues and opportunities facing Tinley Park today. Guidance was also provided by Village leadership, including the Plan Commission, the main steering committee for this comprehensive planning process.

From the outset, the community was invited to participate in the planning process through an interactive project website and an initial community survey. Early community-wide engagement was also held at the Library, featuring a conversation and open mic session. A community Open House was held in-person at the Convention Center and virtually. All feedback gathered during these engagement sessions has been distilled into themes and takeaways, which are defined in this section as guiding principles.

Engagement Note

Throughout the Existing Conditions Report, engagement note sidebars will appear to share community feedback relevant to the various sections' assessments. These notes are intended to complement the overall engagement summary provided in this section.



Tinley Park Conversations

Tinley Park Conversations was a community engagement event held on April 1, 2024, at the Tinley Park Public Library. Over 60 Tinley Park community members, including residents and business owners, attended the event. Participants were asked to provide their thoughts about specific topics related to the comprehensive plan, such as Community Housing, Economic Vitality, Mobility & Connectivity, and Community Well-Being. The planning team facilitated focus group conversations, asking questions about Tinley Park's strengths, weaknesses, and opportunities for the future. Focus group conversations were followed by an Open Mic in which attendees were asked to share insights, ideas, or questions from their discussions.

Pop-up Engagement

The goal of pop-up engagement is to meet Tinley Parkers out in the community to raise awareness for the Plan and to collect feedback in an accessible manner. Pop-ups will occur throughout the project at Farmers Markets and other well-attended community events. The pop-up station includes informational signage, comment cards used for voicing interests or concerns, QR links to community surveys, and complimentary Tinley In-Tune merchandise.

Guiding Principles

The themes and takeaways derived from community engagement were used to create Guiding Principles. Guiding Principles are short action statements that will form the foundation of the Comprehensive Plan. These principles are explained in detail on page 40 of this document,



Community Open House and Survey

The Tinley Park Community Open House presented initial information and findings about the Village's existing conditions. This information was organized by topic, with interactive stations focusing on demographics, market conditions, mobility, physical features, lifestyle & culture, and participatory budgeting. Participants had the opportunity to provide their feedback at each of the stations. A digital version of the open house was created to enhance accessibility and elicit more feedback from the community. The following section summarizes key feedback gathered through these initial community engagement processes.



Demographics & Community

Participants were asked to reflect on Tinley Park's evolving community. With an aging population and an increasingly multicultural community, the questions posed to participants centered on how Tinley Park can remain welcoming to aging residents, how the Village welcomes different community groups, and how Tinley can adapt to population changes over time. The most common responses and reflections were related to accessibility, community events, housing options, and community services. Some of the most frequent responses are outlined below.

- **Attainable Housing:** Increasing housing options, particularly homes and rentals for residents in all life stages.
- **Inclusive Community Events:** Encouraging multiculturalism through events, multicultural activities, and inclusive celebrations.
- **Walkability and Accessibility:** Expanding public transportation options and improving walkability, including accessible sidewalks. Seniors expressed the need for easier mobility to access services and social opportunities.
- **Community Outreach:** Establishing welcoming committees and providing new residents with important information.
- **Senior Services and Programs:** Expanded senior services, including more healthcare access, social activities, and senior-specific programming, such as fitness, educational events, and transportation services.
- **Family and Youth Services:** Establishing more family-friendly and youth-oriented services, including parks, recreational activities, and affordable programs for teens and children.



Strengths & Challenges

Community Strengths

Participants were asked to identify Tinley Park's strengths. According to feedback, Tinley Park's strengths lie in its ideal location and accessibility, its sense of community, its amenities and services, its downtown, and its small-town charm.

- **Prime Location:** The Village is conveniently situated near major highways and two Metra stations, making it easy for residents to commute to Chicago and surrounding areas.
- **Top-Notch Services:** The Village fosters a strong sense of community with a family-friendly, safe atmosphere, supported by excellent police and fire services, schools, and other public services.
- **Outdoor Amenities:** Its parks and recreational activities, along with a vibrant park district, offer numerous events and activities that enhance quality of life.

- **Downtown:** Participants also stated that Tinley Park's walkable downtown area add to its appeal, with various events, including concerts and festivals.
- **Small-Town Feel:** Despite its growth, many appreciate the "small-town feel" and the tight-knit, friendly neighborhoods. A diverse range of businesses, restaurants, and shopping options contribute to the Village's growing economy, and its welcoming, inclusive environment further enhances the community's charm.

Community Challenges

Participants also reflected on areas for improvement in Tinley Park. According to feedback, the Village and its residents face several challenges, including rising property taxes and higher costs of living, safety issues, vacant businesses, housing affordability, and inclusivity.

- **Cost of Living:** High property taxes are a significant concern for many residents, particularly seniors and long-

time homeowners who worry about affordability and the possibility of being priced out. Housing affordability is also a pressing concern, as rising costs make it difficult for young families and seniors to stay in Tinley Park, prompting calls for more diverse and attainable housing options.

- **Safety:** Crime and safety issues are also a growing concern, with residents citing theft, speeding, and a perceived lack of proactive law enforcement as problems.
- **High Vacancy:** Additionally, vacant businesses and incomplete developments, particularly in the downtown area, are perceived to detract from the Village's growth potential.
- **Inclusivity:** Finally, some residents feel that the community struggles with embracing diversity and inclusion, both in representation and in creating welcoming spaces for people of different ethnic backgrounds, age groups, and abilities.

Housing in Tinley Park

Housing Feedback

Participants were asked to provide information on their housing goals, plans, and needs. The majority of participants said they will be staying in their home in Tinley Park (54%). Sixteen percent of participants are looking to move elsewhere in Tinley Park, while thirty percent are looking to move elsewhere outside of Tinley Park.

Those who are seeking to move elsewhere provided a variety of different answers for wanting to do so. The responses reflect common themes of dissatisfaction with high taxes, cost of living, lack of housing options, and desires for different political climates or amenities.

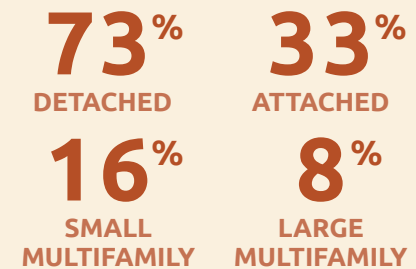
Many participants are considering relocation to areas with lower taxes, better schools, or more accommodating housing options (like ranch homes or 55+ communities). Warmer climates (such as Florida or Tennessee) and out-of-state locations with lower costs were frequently

mentioned, alongside nearby communities like Frankfort, New Lenox, and Orland Park that, according to participants, offer better housing or schools.

Many participants stated that they face housing challenges. The most frequently mentioned were high property taxes, cost of living increases, lack of senior or accessible housing, and lack of affordable housing options (especially for small families and those wanting to move back to the community).

Overall, there is support for additional housing development, especially for seniors, people with disabilities, small families, and young professionals. However, there are some concerns about housing density and the impact that would have on the Village's character. Participants want to ensure that additional housing is both high-quality and attainable.

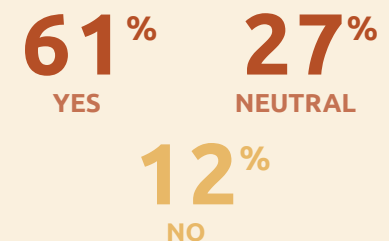
Which of the following housing types are needed in Tinley Park?



Do the housing options you need (now or in the future) exist in Tinley Park?



Would you like Tinley Park to develop more senior housing?



Retail Environment

Retail Investment

Participants were asked to identify areas that would benefit from additional retail investment. Overall, there is a perception that Tinley Park's commercial areas and commercial corridors have a high level of vacancy, and that this needs to be addressed by the Village. Participants mentioned several areas, in particular.

- **Downtown Tinley Park:** Many participants believe that downtown needs more diverse retail options beyond restaurants and bars, with some suggesting high-end stores, artsy shops, and family-friendly businesses like toy stores. Accessibility and parking challenges were also noted as concerns. Several mention that downtown needs to be a more attractive and accessible destination, with bike lanes and improved sidewalks for people with disabilities.
- **Harlem Avenue and 159th Street Area:** This area was mentioned frequently, with participants noting its

potential as a gateway to the village. Suggestions included creating an entertainment hub with indoor sports facilities, filling empty retail spaces, and making better use of available land.

- **183rd and 80th Avenue:** Participants suggested that it needs more retail development. There's also concern about the visibility of businesses in strip centers, with suggestions for improved signage.
- **191st Street and Harlem Avenue:** Participants mentioned this intersection as an area in need of retail development or revitalization.
- **Oak Park Avenue:** This street, especially between 167th and 171st Streets, was frequently noted as having potential for more retail or restaurant development. Some participants also suggested improvements along the southern part of Oak Park Avenue, possibly extending beyond Sip Wine Bar.

- **Areas near the amphitheater:** The area around the concert venue was mentioned as having potential for more retail, especially to cater to concertgoers, with ideas like walkable retail and entertainment options within reach of the venue.
- **Will County Outer Perimeter Areas:** Some participants felt that the Will County side of Tinley Park, on the outskirts, could benefit from more retail investment, as these areas may currently be underserved.

Participants also advocated for revitalizing strip malls and filling empty storefronts. Some residents also advocate for more experiential retail elements, unique local shops, and reducing rental costs to attract businesses. Others suggest investments in landscaping and making existing spaces more pedestrian-friendly.

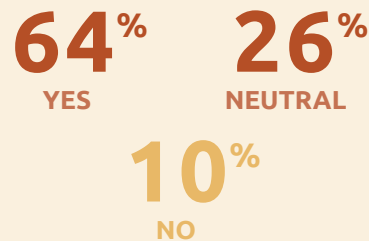
Downtown Tinley Park

Downtown Tinley Park is generally seen as one of the community's greatest assets. However, some community members do not believe there is enough there to draw them to visit regularly. Most participants only visit the area monthly. When asked what would draw them downtown more often, they provided several suggestions for improvements.

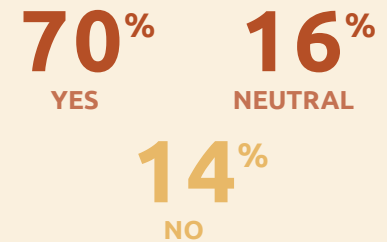
- **Unique and Local Businesses:** Many participants preferred independent or boutique stores, with a focus on unique, small businesses rather than large chains or big-box retailers. There was strong interest in mom-and-pop shops, craft stores, artisanal shops, and specialty boutiques.
- **Entertainment-Based Stores:** Residents expressed interest in experiential stores like children's bookstores, hobby stores, and board game shops.

- **Clothing and Home Decor:** Boutique clothing stores and shops selling home furnishings, gifts, and specialty items like spices and cooking oils were seen as a draw to the downtown area.
- **Diverse Dining Options:** A recurring theme was the desire for more varied and unique restaurants. This includes ethnic cuisines, family-friendly eateries, outdoor dining spaces, and fine dining.

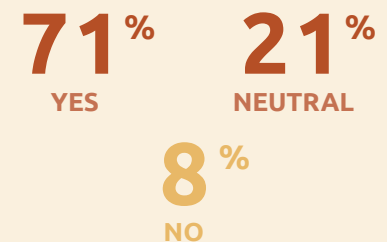
Would you like to see a dedicated business alliance in Downtown Tinley Park?



Would you like to open up vacant spaces to short-term business leases?



Would you like Tinley Park to implement a program to address vacancies?



Safety & Transportation

Mobility Improvements

Participants were asked to provide their opinions on mobility and safety throughout the Village, as well identify areas for improvements. Approximately 80 percent of participants said they saw a need for more safety improvements throughout the Village. Their top responses for the types of improvements needed were High-Intensity Activated Crosswalks (60%), Pedestrian Refuge Islands (41%), Biker-Friendly Intersections (37%), and Mid-Block Pedestrian Crossings (34%). Additional safety and mobility improvements mentioned by participants include the following:

- **Improved Sidewalk Network:** Many participants identified a need for a more continuous, safer sidewalk network. They mentioned that sidewalks should be constructed near schools, within neighborhoods, along Harlem Avenue, and areas where the sidewalk only exists along one side of the road. Several participants mentioned the need to ensure that

all sidewalks and walkways are ADA accessible. Overall, participants want to be able to traverse Tinley Park by foot and ensure that there are safer routes across busy roads and intersections.

- **Improved Bike Infrastructure:** While participants have differing opinions on whether or not bikes should share the road with vehicles, almost all participants agreed that bikers should have safer routes to their destinations. Survey participants explained that they would like existing bike trails to be connected to create a more comprehensive bike network. Other thoughts included enhancing bike infrastructure near schools, transportation hubs, recreation areas, and commercial areas, creating more dedicated and protected bike lanes, and developing more multi-use paths.
- **Traffic Calming:** Many participants (44%) identified a need for traffic-calming measures that would slow traffic and make conditions safer for pedestrians, bikers, and other drivers.

These measures include additional speed bumps, additional stop signs, more signalized crossings, and slower speed limits.

Where should the Village prioritize filling sidewalk gaps?

73%

NEAR SCHOOLS
& PARKS

65%

IN
NEIGHBORHOODS

41%

NEAR COMMERCIAL
DISTRICTS

26%

NEAR THE
AMPHITHEATRE

Future Development

Growth & Redevelopment

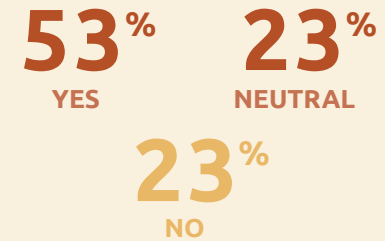
Participants were asked to consider the future of Tinley Park in terms of future growth or redevelopment opportunities. The community identified specific development opportunity areas, as well as the type of development they would like to see. Overall, participants were most interested in development of open space, development in or around Downtown Tinley Park, and beautification or streetscape improvements.

- **Open Space:** Participants stated that there a need for quality community open space throughout the Village, particularly near Downtown and throughout Tinley Park’s neighborhoods. Residents are excited about Harmony Square and would like to have even more spaces for community programming, gatherings, music, and recreation.
- **Downtown Tinley:** While participants recognize that Downtown Tinley Park is improving, they would still like to

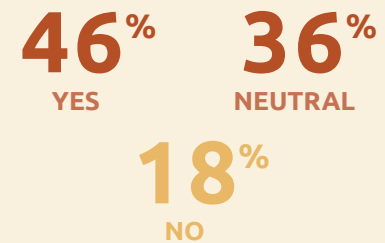
see develop into a more thriving and bustling epicenter. For some this means additional commercial spaces or mixed-use buildings. For others, this means developing higher-density housing in close proximity to Downtown in order to sustain new businesses and improvements.

- **Other Improvements:** Participants also want to enhance the overall appearance and sustainability of the Village through enhancements like additional trees, native plantings, and green infrastructure. They would also like to improve the existing building stock through facade improvements and beautification of streetscapes.

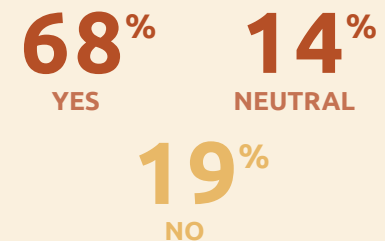
Would you like Tinley Park to promote more mixed-use development? _____



Would you like Tinley Park to promote infill development? _____




Should Tinley Park incorporate more green infrastructure into newdevelopments? _____





Community Vision

Participants were asked to write out their vision for the future of Tinley Park. The following quotations are a sampling of the responses received.


In the future...



Tinley Park is a welcoming community with a thriving economy and a healthy quality of life, where all residents feel seen, heard and valued. Tinley Park is a leader celebrating music and natural vibrancy, ensuring interest, involvement, and celebration for years to come. Tinley Park fosters an inclusive community with improvement opportunities and vibrant spaces, creating an environment where residents enjoy nature, family, and community.



Tinley Park is a community that serves young families, older people aging in place (or in assisted living facilities), along with everyone in between where people are happy to live for decades. It's a safe town where you can feel find retailers from big box to small shops and many types of restaurants.





Tinley Park is a vibrant suburban community that is strong in both work and play, with a diverse and inclusive economy, a leader in sustainability, with strong schools and accessible parks and leisure activities.

Tinley Park is a thriving community with a diverse economy and an exceptional quality of life, where all residents feel welcome, connected and have great pride in the place they live.

Tinley Park is a friendly community with a good safety record, citizens who do their jobs, and pleasant looking neighborhoods. What it lacks in available space, it does not lack for things to do.

Tinley Park is an historic community, linking its storied past to its present, and new stories for its future. Family friendly, community themed, and a welcoming spirit make Tinley Park one of the best places in Illinois to settle families, and integrate the American values shared by its multicultural citizens.



Tinley Park is a close knit community with a thriving community and great quality of life, where all residents feel safe, valued and respected.

Guiding Principles

1 SUPPORT FUTURE DEVELOPMENT AND REVITALIZATION

Tinley Park has many opportunities for development, but the process can be challenging due to restrictions, requirements, and lack of information. Stakeholders emphasized the importance of Village funding tools, such as Tax Increment Financing (TIF), in revitalizing properties. Coordination and collaboration between the Village and private developers can be problematic, particularly in determining infrastructural development responsibilities. Zoning code requirements are also a concern. Developers noted demand for diverse residential products, including duplex ranches and accessible housing. Moving forward, the Village can support development by assessing zoning codes, improving coordination, and streamlining the development process.

Key Takeaways:

- Reassess and potentially reduce parking minimums to facilitate new development.
- Simplify procedures to make the permitting process more efficient and transparent for developers.
- Expand and effectively utilize funding mechanisms like TIF to support redevelopment projects.
- Establish regular meetings and communication channels between the Village and developers to address issues promptly.
- Promote mixed-use developments to create dynamic community hubs.
- Invest in infrastructure enhancements that align with development projects to attract more investments.
- Provide financial incentives or tax abatements for developers who undertake projects that meet community goals and needs.



Engagement Note

“The development of gathering spaces in downtown will help open up more development and retail opportunities nearby. The Village should be proactive about assisting developers and encouraging businesses to come into the community.”

— Tinley Park Resident

2 PROMOTE A THRIVING LOCAL ECONOMY

Tinley Park’s proximity to Chicago, interstate access, and vibrant community attract new and existing businesses. However, challenges such as high property taxes, Village regulations, parking restrictions, and vacancies hinder business attraction and retention. Zoning restrictions have limited tenant diversity, especially in office spaces, and parking availability is a common issue for restaurants and retail establishments. Some businesses have expressed frustrations with permitting processes and interactions with Village staff. The Village can strengthen the business environment by offering tax incentives, addressing parking issues, streamlining approvals, and leveraging traffic generated by new developments like Harmony Square.

Key Takeaways:

- Offer financial support for businesses to improve façades and facilities.
- Assess and optimize parking regulations and utilization, especially in Downtown Tinley Park.
- Permit additional uses in office-zoned properties, such as quasi-medical uses (e.g., physical therapy offices).
- Simplify and standardize the permitting process to reduce delays and improve consistency.
- Regularly review and update regulations to remove unnecessary barriers and facilitate business operations.
- Use new developments like Harmony Square to attract additional businesses and increase foot traffic.



Engagement Note

“There are many hoops to jump through to get grants or other forms of assistance from the Village. I would like this process to be streamlined and to have some sort of technical assistance.”

— Tinley Park Business Owner

3 EXPAND TINLEY PARK'S HOUSING OPTIONS

Tinley Park is desirable for its community-oriented, family-friendly character, regional connectivity, and proximity to open space. There is a demand for more housing options, including apartments, attached single-family, and detached single-family homes. Attainable and accessible housing is particularly in demand. The Village can explore opportunities for senior housing, housing for people with disabilities, housing for young professionals, and housing for new families. Development in the eastern portion near Brennan Highway and neighborhoods near Downtown could bolster the local economy.

Key Takeaways:

- Encourage the construction of a wide range of accessible housing options through financial incentives, tax breaks, and streamlined permitting processes.
- Focus on underutilized or vacant areas, particularly near Downtown and the eastern portion near Brennan Highway.
- Partner with non-profits and housing authorities to create attainable housing units and provide assistance programs for low- to moderate-income families.
- Develop housing options specifically designed for seniors and people with disabilities, ensuring accessibility and proximity to essential services.
- Update zoning regulations to allow for a variety of housing types and densities, accommodating various housing needs.
- Encourage the use of vacant or underutilized parcels within established neighborhoods for new housing projects.



Engagement Note

“Many of our high school graduates move away and try to come back to Tinley, but they can’t afford to live here. We need housing options for young families, cheaper rents for singles and young adults, and better starter-home opportunities, in general.”

— Tinley Park Resident and School Representative

4 ENHANCE AND EXPAND DOWNTOWN TINLEY

Downtown Tinley Park, home to many beloved local businesses and events, has the potential to become a thriving commercial center, especially with the development of Harmony Square. Attracting a mix of unique, locally-owned businesses and prioritizing ‘mom and pop’ establishments over national chains is crucial. Beautifying the downtown area with façade improvements, outdoor seating, and more green space will enhance its vibrancy. Introducing more entertainment uses and amenities can create a dynamic downtown core, drawing more people and businesses. Addressing challenges such as parking, vacancies, and connectivity is essential for this development.

Key Takeaways:

- Provide incentives for unique, locally-owned businesses.
- Improve public parking and reduce permitted parking to ease access for visitors.
- Promote businesses along Oak Park Avenue and improve connectivity to draw more visitors.
- Continue to invest in streetscaping, façade improvements, outdoor seating, and green spaces to create an inviting atmosphere.
- Enhance walkability with wider sidewalks, pedestrian crossings, and attractive streetscapes.



Engagement Note

“Downtown Tinley Park has so much potential, but its not walkable or well-connected to the rest of the community. Right now, it’s difficult to cross streets or to get there by bike, but I’m looking forward to seeing that change. This will help bring more businesses to the area, as well.”

— Tinley Park Resident

5 IMPROVE MOBILITY AND CONNECTIVITY WITHIN TINLEY

To foster a safer and more inclusive community, Tinley Park should promote multimodal connectivity and improve transit access. Implementing traffic calming measures, additional pedestrian and bike infrastructure, and comprehensive safety improvements will cater to the diverse needs of all community members. The Village should consider infrastructural improvements such as roundabouts, safer pedestrian crossings, and an integrated network of paths and greenways connecting key locations. Balancing safety enhancements with maintaining functional traffic flow is crucial.

Key Takeaways:

- Implement traffic calming measures, including roundabouts, speed bumps, and narrowed streets to slow down traffic and improve safety.
- Enhance pedestrian infrastructure and add pedestrian amenities like benches and lighting.
- Expand bike infrastructure, including bike lanes, bike racks, and bike-sharing programs to promote cycling as a viable mode of transportation.
- Establish an integrated network of greenways and multi-use paths connecting key locations.
- Enhance public transportation options and connectivity to reduce reliance on cars and improve accessibility for all.
- Address traffic congestion while maintaining safety enhancements.
- Enhance connectivity to better connect different parts of the Village.



Engagement Note

“New developments should incorporate bike and pedestrian trail extensions, and any extensions should connect to schools to help facilitate access for students.”

— Tinley Park Resident

“Non-vehicular transportation is essential. Families should be able to pull wagons all over town.”

— Tinley Park Resident

6 FOCUS ON COMMUNITY QUALITY OF LIFE

Community attributes, programming, and the built environment influence overall quality of life. Tinley Park can support resident well-being by increasing community events, creating engaging spaces, introducing more entertainment activities, beautifying the community, and preserving the Village's unique character and history. Supporting local organizations and institutions, such as non-profits and schools, is also vital. The Village should work with these organizations to assess their needs and ensure they continue providing valuable services. Fostering a strong relationship with local schools is essential, keeping them informed of planned developments, assessing transportation needs, facilitating events, and developing career training programs.

Key Takeaways:

- Continue to host regular events, and explore more inclusive events and activities to draw people Downtown and boost local businesses.
- Preserve unique character and history, protecting and promoting the Village's historical sites and cultural heritage.
- Support local organizations by providing resources and collaboration opportunities for non-profits and community groups.
- Foster strong relationships with schools and other government bodies to address overall quality of life including development impacts, transportation needs, and educational programs.
- Encourage and celebrate community involvement through volunteer programs and initiatives.
- Develop programs and facilities that support physical and mental well-being, such as wellness workshops.



Engagement Note

"As a community-serving non-profit organization, we have struggled to gain access to or support from Village institutions and the business community. We would like to have a better relationship with the Village, a stronger communication pipeline, and a resource network for community organizations."

— Community Organization

Community Profile & Market Assessment

Population

In 2022, Tinley Park was home to 55,570 residents. This represents a minor decrease in population over the past 10 years (-1.4%). Over the same time, Cook County's population has remained relatively consistent, while Will County's total population increased by 2.8% [1].

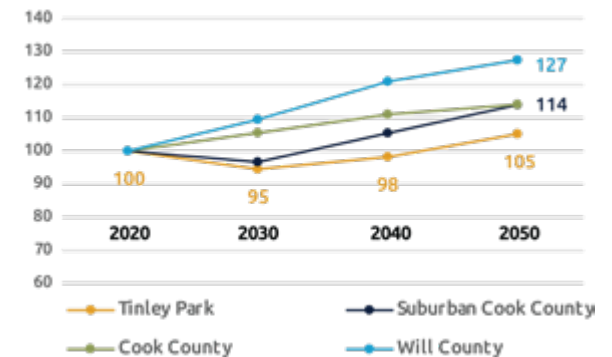
By 2050, CMAP projects that Tinley Park's population will increase to approximately 58,820 residents. Population is projected to decline slightly in Tinley Park and suburban Cook County through 2030 before increasing through 2040 and 2050 [2]. Tinley Park's 2020-2050 overall population increase of 5% indicates a share of suburban population growth less than Cook County (14%) and Will County (27%) overall (shown in Figure 1 below).

[1] 2008-2012 and 2018-2022 ACS 5-Year Estimates

[2] 2020-2050. US Census 2020; CMAP Socioeconomic Forecast Data 2022 Series

55,570
— RESIDENTS IN 2022 —

Figure 1: Projected Population Change Over Time (Indexed) [2]



4a

Age

Tinley Park’s population is aging, with small population decreases driven by the loss of younger residents. Between 2012-2022, population under age 55 decreased, with the greatest decreases across residents aged 19 and under (-2,000) and residents aged 35-54 (-2,280). Over that same time, the number of residents aged 55 or above increased, as residents aged into older cohorts. In 2022, there were 660 more residents aged 55-64 and 3,350 more residents aged 65 and above compared to 2012. Tinley Park now has over 10,000 residents aged 65 and above, nearly 50% more than in 2012 [3].

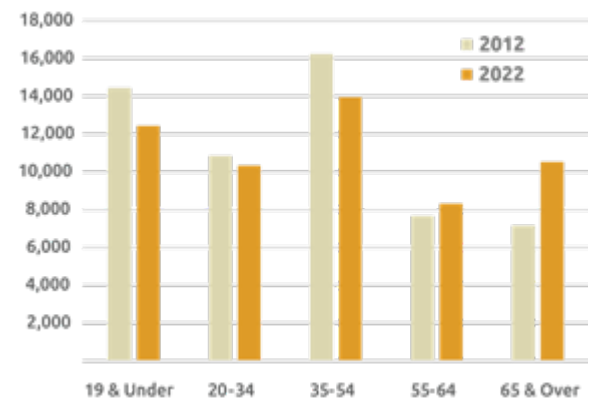
These population changes over the past decade are reflected in Tinley Park’s median age, which increased from 38.8 in 2012 to 41.6 in 2022. Median age increased across both Cook and Will Counties; however, both counties have a younger median age than Tinley Park. Between 2012 and 2022, Cook County’s median age increased from 35.3 to 37.5, while the median age in Will County increased from 35.5 to 38.7.

Despite population decreases over the past decade, the number of households in Tinley Park has increased, likely driven by the formation of smaller households as the population ages. Between 2012-2022, total households increased by 4.3%, for a net increase of 897 households. The average household size in 2022 was 2.54 people, a decrease from 2.67 in 2012. Household size also decreased across Cook and Will Counties, reflecting similar aging population trends.

This increase in the number of smaller households and an aging population will have implications for Tinley Park’s future housing needs, retail offerings, social and community services, transportation systems, and other factors, as discussed later in this chapter.

[3] 2008-2012 and 2018-2022 ACS 5-Year Estimates

Figure 2: Tinley Park Population By Age (2012 - 2022)



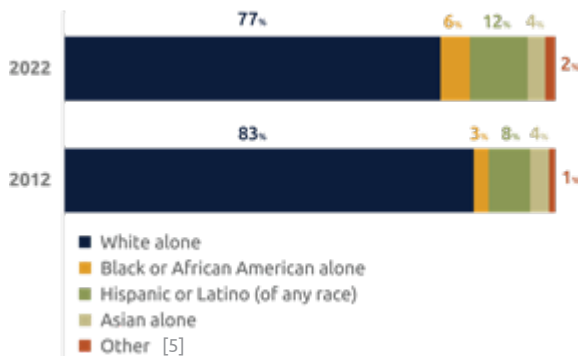
[4] 2008-2012 and 2018-2022 ACS 5-Year Estimates



Race

Tinley Park is becoming more racially diverse, driven by increases in Black and Hispanic residents. Between 2012 and 2022, Tinley Park gained 1,602 Black residents and 1,794 Hispanic or Latino residents [4].

Figure 3: Tinley Park Population Share by Race (2012 - 2022) [5]



[4] 2008-2012 and 2018-2022 ACS 5-Year Estimates

[5] Includes American Indian and Alaska Native alone, Native Hawaiian and Other Pacific Islander alone, Some Other Race alone, and Two or More Races

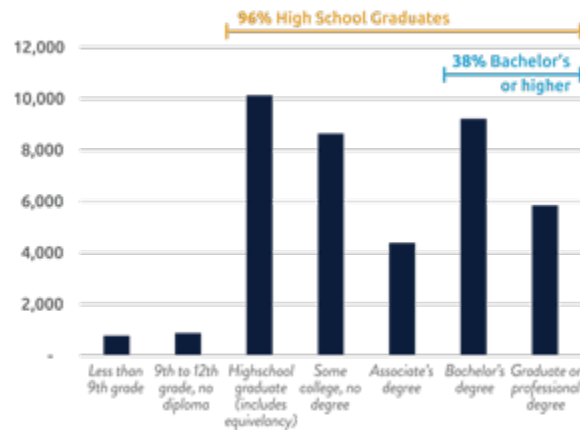
[6] 2008-2012 and 2018-2022 ACS 5-Year Estimates

[7] In inflation-adjusted 2023 dollars. 2008-2012, 2012-2017, and 2018-2022 ACS 5-Year Estimates

Education

Tinley Park residents are increasingly highly educated, with the number of residents with a graduate or professional degree increasing by 52% over the past 10 years. As of 2022, 96% of Tinley Park residents aged 25 and above were high school graduates (including GED or equivalent), exceeding the share of high school graduates across both Cook (88%) and Will (92%) Counties. Approximately 23% of residents have a Bachelor's degree, and an additional 15% have a graduate or professional degree, slightly lower than Cook County and on par with Will County [6].

Figure 4: Tinley Park Population Age 25+ by Highest Level of Education Attainment, 2022



Household Income

Tinley Park's 2022 median household income was \$103,000 (in inflation-adjusted 2023 dollars), about \$22,000 higher than the Cook County median and \$4,000 less than the Will County median. The Village's median household income increased by 4%, over the past decade.

While Cook County's 2022 median household income is lower than Tinley Park's, it increased at a faster rate over the past decade, growing by 16% from \$70,000 to \$81,000. Will County's median income growth also outpaced Tinley Park, growing by 10% over the past decade [7].

Figure 5: Median Household Income (2012 - 2022) [7]



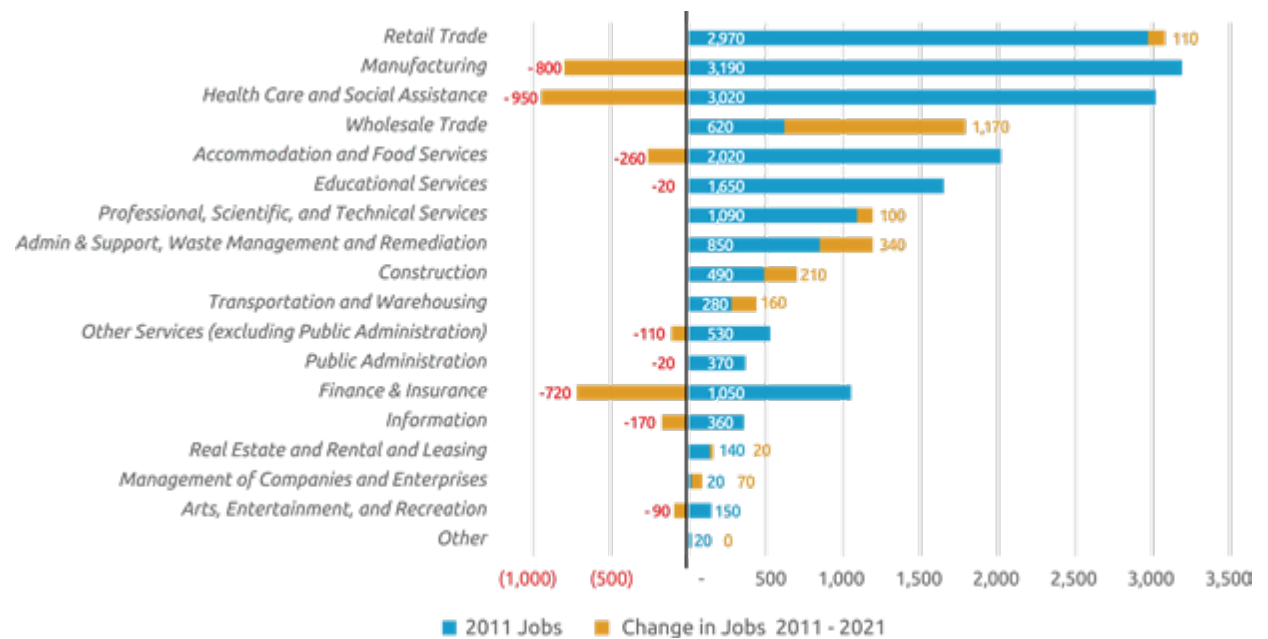
Village Employment

In 2021, the Village had 17,880 primary jobs, approximately 940 fewer than in 2011. While jobs increased by over 1,000 between 2011 and 2017, the overall decline is primarily due to the loss of approximately 1,670 jobs between 2019 and 2021 (-9%) [8].

Job losses have been most acute across Health Care and Social Assistance (-950 jobs since 2011), Manufacturing (-800 jobs), and Finance and Insurance (-720 jobs). Health employment losses may be partially related to the closure of the Tinley Park Mental Health Center, as reports indicate 200 jobs at the facility before its closure in 2012 [9]. Some additional jobs may have been lost in response to a supporting health services closing or relocating.

Manufacturing and Finance and Insurance jobs have been declining steadily since 2011, suggesting the shift may be related to the local economy rather than the loss of particular employers. Employment increases were greatest across Wholesale Trade (+1,170 jobs), as industrial users have transitioned from manufacturing to new uses.

Figure 6: Change in Employment by Sector (2011 - 2021) [9]



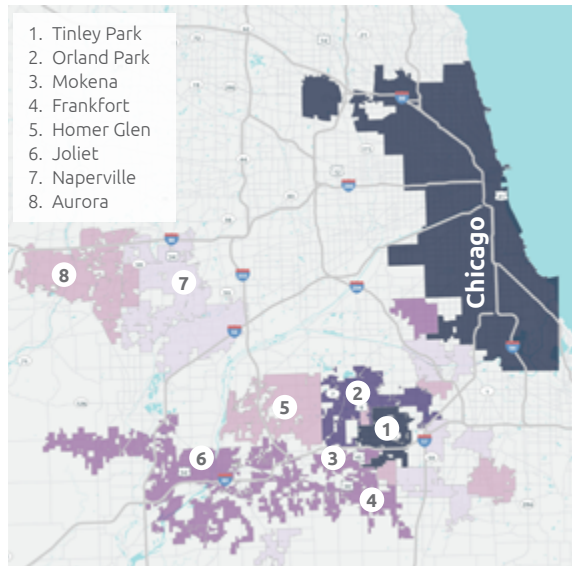
[8] US Census Longitudinal Employer-Household Dynamics (LEHD) 2011-2021; Total primary jobs

[9] AFSCME Council 31 September 2011 report; Village of Tinley Park

Resident Employment

Approximately 88% (15,720) of those who work in Tinley Park commute from outside the Village. Top home locations for Tinley Park workers include Chicago (1,650 workers), Orland Park (820 workers), and other Chicago suburbs, as shown in Figure 8.

Figure 7: Where Tinley Park Workers Live



Number of Workers by Place of Residence

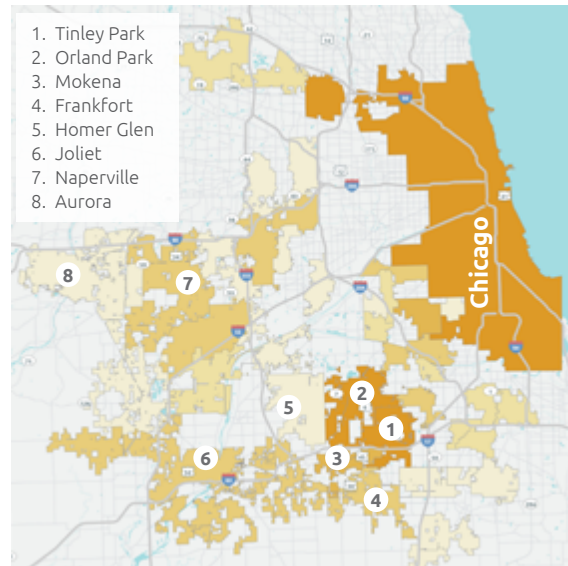


LEHD 2021, Primary Jobs.

In 2021, 9% (2,160) of employed Tinley Park residents worked in the Village. This share has remained stable over the past ten years and is comparable to nearby communities such as Orland Park (9%) and Frankfort (7%) [10].

[10] LEHD 2021, Primary Jobs

Figure 8: Where Tinley Park Residents Work



Number of Residents by Place of Work



LEHD 2021, Primary Jobs.

For the 91% of employed residents commuting to jobs outside of the Village, top employment locations include Chicago (5,180 workers), Orland Park (1,248 workers), and other suburbs.

Figure 9: Commuting Patterns, 2021







Residential Housing Typology

Housing in Tinley Park is comprised primarily of single-family homes and is majority owner-occupied. Of the Village’s 22,890 housing units, 77% are single-family homes (detached and attached), while 23% are in multifamily buildings with two or more units [13]. This housing mix falls between the Cook County (45% single-family, 54% multifamily) and Will County (86% single-family, 12% multifamily) mix of housing units, reflecting the Village’s location straddling the Cook-Will County border.

The number of housing units has increased by over 800 over the past decade, primarily driven by new single-family attached units. Single-family attached units include townhomes and duplex ranch-style homes.

[13] 2018-2022 ACS 5-Year Estimates

The number of traditional single-family detached homes also increased over the past decade, albeit to a lesser extent.

Over the same time, the number of multifamily units in Tinley Park decreased. While 160 new multifamily units in buildings with 10+ units were constructed, 250 units in smaller 2-9-unit multifamily buildings were lost [13].

Figure 10: Total Housing Units, 2012

	2012 Units	2022 Units	% of total (2022)
Single-Family, Detached	12,580	12,820	56%
Single-Family, Attached	4,150	4,860	21%
Multifamily (2-9 units)	2,420	2,170	10%
Multifamily (10+ units)	2,880	3,040	13%
Total	22,060	22,890	

Figure 11: Example Housing Typologies



Single-Family Detached



Single-Family Attached



Multifamily (2-9 units)



Multifamily (10+ units)

Housing Tenure

Overall, 87% of occupied Tinley Park housing units are owner-occupied, and 13% are renter-occupied. This is comparable to other nearby municipalities such as Orland Park, where 86% of units are owner-occupied. The ownership rate is higher than both Will County as a whole (82% owner-occupied) and Cook County (58%). Over the past decade, Tinley Park gained owner households and lost renter households (+1,190 and -290, respectively) [17].

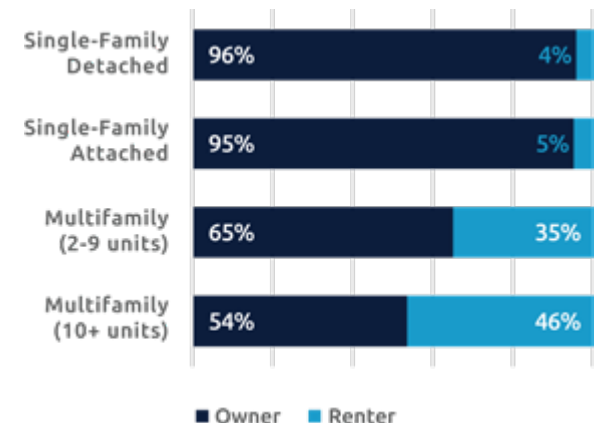
Typically, single-family homes are more likely to be owner-occupied, while units in larger multifamily buildings are more likely to be renter-occupied. In Tinley Park, 96% of single-family detached homes and 95% of single-family attached homes are owner-occupied. Multifamily units in smaller 2-9-unit buildings are 65% owner- and 35% renter-occupied, and units in larger 10+ unit buildings are 54% owner-occupied and 46% renter-occupied [17].

The high prevalence of owner-occupied units in multifamily buildings in Tinley Park reflects the relative age of multifamily

[17] Percentage of all occupied housing units. 2018-2022 ACS 5-Year Estimates

housing, which tends to be older. Most new multifamily construction in the region built since the Great Recession has been rental.

Figure 12: Occupied Housing Units by Tenure & Typology, 2022



Homeownership rates vary somewhat by age and income, with residents under 35 years of age more likely to rent and households earning over \$25,000/year significantly more likely to own their homes. Approximately 37% of households under age 25 and 24% of households aged 25-34 are renters. Ownership rates are highest for households between the ages of 60-84.

Homeownership rates tend to rise steadily as household income increases, reaching 98% for those earning \$150,000 or more [18]. Ownership at lower incomes is more prevalent in Tinley Park than Will County, where only 51% of households with income under \$25,000/year are homeowners, and Cook County, where only 32% are homeowners. In Tinley Park, 69% of households making under \$25,000/year are homeowners.

However, higher-than-average rates of homeownership at lower income levels do not necessarily mean that these households would be able to afford to purchase a home in Tinley Park today. Owners in the lowest income brackets are most likely older households who are retired or on a fixed income. While these households may have limited or no costs associated with mortgage payments, they may face other financial challenges if property tax payments or upkeep costs associated with older homes increase.

[18] 2018-2022 ACS 5-Year Estimates

Figure 13: Occupied Housing Units by Tenure & Age, 2022

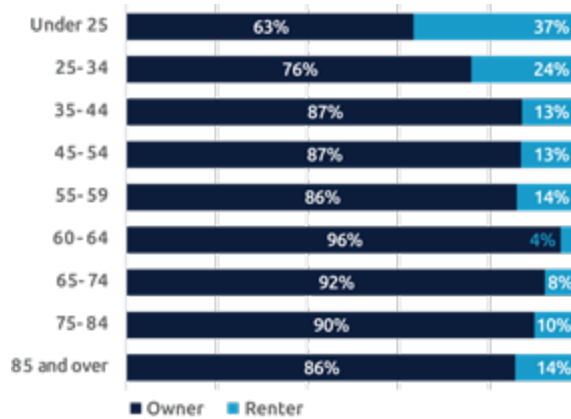
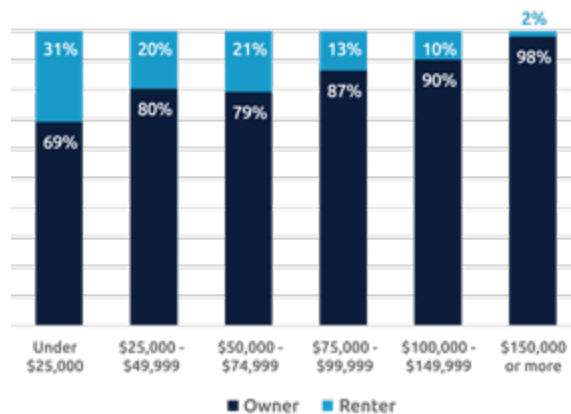


Figure 14: Occupied Housing Units by Tenure & Household Income, 2022



For-Sale Homes

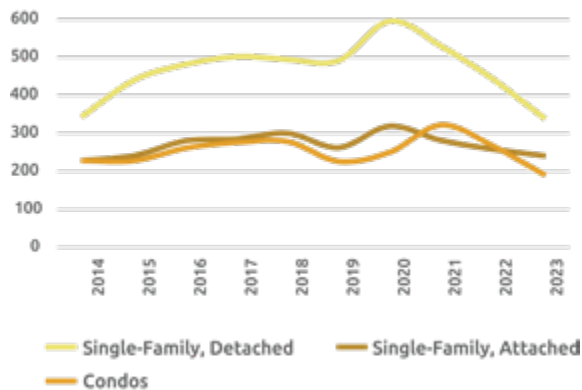
Detached single-family homes accounted for 47% of all home sales between 2014-2024 (YTD). Single-family attached homes such as duplexes and townhomes comprised 27% of sales, and condominium units in multifamily (2+ units) buildings accounted for 26% of sales.

Sales of single-family detached homes peaked in 2020, at 595 (51% of total home sales). However, sales have slowed considerably since 2021. As of 2023, single-family detached homes accounted for 44% of total sales [19]. This reflects national trends, where fewer homes are being listed for sale as interest rates have risen.

ACS data suggests that overall Tinley Park home values have been slower to recover from the impacts of the Great Recession than Will and Cook Counties overall. However, sales data from MLS indicates strong growth in values, particularly for newer product.

[19] MLS data through March 26, 2024

Figure 15: Number of Sales by Year & Housing Type (2012 - 2024 YTD)





Single-Family Detached Sales Prices

The median sale price for a single-family detached home in Tinley Park has increased by 4.8% annually over the past 10 years. In 2024, the median sale price for a single-family detached home was \$352,500, a 60% overall increase from the 2014 average sale price of \$220,000 [20]. Over the same time, the average time on market decreased from 93 days to 35 days [21]. The steepest drop in days on market occurred in 2021, as low interest rates and pandemic-related housing demand increased competition, leading to higher prices and faster sales.

While the number of transactions has fallen from pandemic-related peaks, the typical sale price has remained high and average time on market low, reflecting continued demand for single-family homes.

Sale prices for single-family detached homes have increased at a greater rate than incomes. Between 2017-2022, after adjusting for inflation, the median sale price of a single-family, detached home increased by 16%, while Tinley Park’s median household income increased by only 12%.

Sale prices vary by the age of the home as well as the number of bedrooms. The median price of a home built in 2015 or after is \$444,000, which reflects a \$174,000 price premium (+64%) over homes built prior to 2015 [22]. About 59% of homes sold are 3-bedrooms, which have a median sale price of \$244,900. Prices increase for larger homes, as show in Figure 17.

[20] In 2024 dollars.

[21] MLS data through March 26, 2024

[22] For all sales 2015-2024 YTD

Figure 16: Median Sale Price & Days on the Market, Single-Family Detached Homes [22]

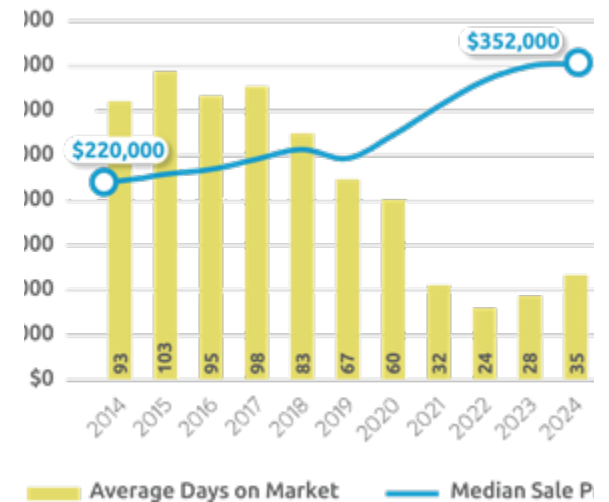
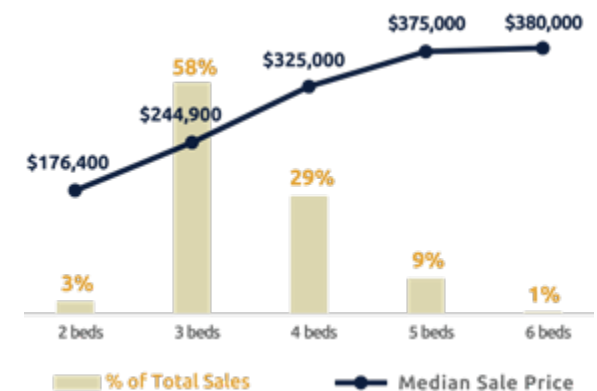


Figure 17: Single-Family Detached, Median Sale Price & Number of Sales by Bedrooms [22]





Single-Family Attached & Condo Sales Prices

Condos, duplexes, and townhomes provide a more accessible pathway to homeownership. In 2024, the median sale price for a duplex or townhome was \$310,000, about \$42,500 less than a single-family detached home. The 2024 median sale price for a condo was \$215,000, more attainable than single-family housing [23].

However, average sale prices for condos and duplexes/townhomes have been increasing at a faster rate than sale prices for single-family detached homes. Over the past decade, median sale prices have increased by 5.6% annually for duplexes

and townhomes and 8.8% annually for condos, compared to 4.8% for single-family detached homes.

Continuing to add to the supply of more accessible homes—particularly duplexes and townhomes, which are easier to finance than condos—can help provide more attainable options for younger residents just beginning their careers, young families, first-time homebuyers, seniors, and other residents who may not have the desire or ability to purchase a traditional single-family home.

While some new townhome construction is currently underway, there has been limited new construction of single-family attached homes over the past decade and no new construction of condos. Nearly all (97%) of single-family attached homes sold between 2014-2024 were built prior to 2015. The median sale price for the relatively few new construction single-family attached homes was \$299,900, a price premium of \$87,900 (41%) over older homes [24].

[23] MLS. Sales from 2014 – March 26, 2024

[24] For all sales 2015-2024 YTD

Figure 18: Median Sale Price & Days on the Market, Single-Family Attached Homes

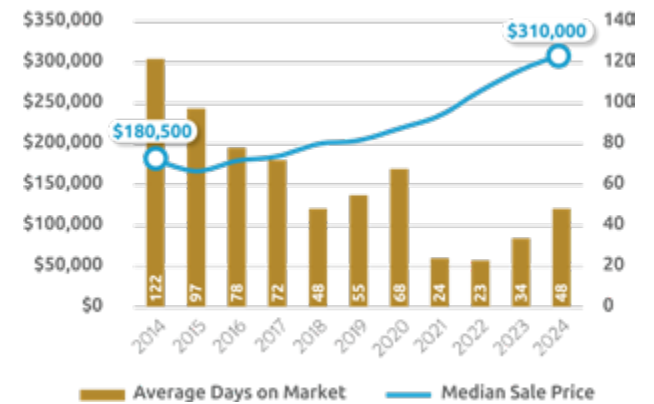
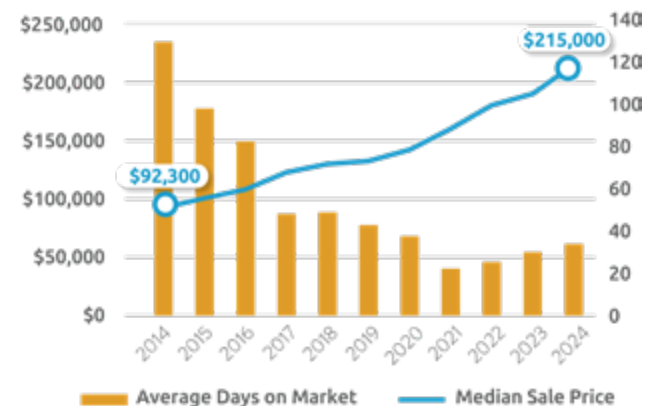


Figure 19: Median Sale Price & Days on the Market, Condos





Oak Ridge Subdivision

Under Construction

Developed at the former Panduit Headquarters property near Ridgeland and Oak Forest Avenues, Oak Ridge will include 81 units of single-family detached homes and 162 single-family attached homes, including one-story homes for older buyers with limited mobility.



Engagement Note

Residential developers noted strong demand for duplex ranch-style homes, both with and without clubhouse amenities. Additionally, they noted demand for homes with first-floor master bedrooms, supported by interviews with residents who indicated the greater degree of accessibility that this type of home provides for aging residents.

Multifamily Rental Homes

Tinley Park has approximately 1,900 units of multifamily rental housing. About 95% of these units are market-rate, with an additional 106 units of income-restricted senior housing at Bremontowne Manor [25].

In Tinley Park, most multifamily rental units (71%) are part of large-scale developments consisting of 100 or more units. These units may be distributed across multiple buildings within the development. Unlike small, individually-owned properties, multifamily rental housing in Tinley Park is predominantly built and owned as part of these larger projects.

Existing multifamily rental units tend to be one-bedroom (46% of total) and 2-bedroom (47%) units. This is typical for the suburban multifamily rental market, which typically caters to seniors and younger working professionals with few or no children.

[25] CoStar, January 2024

[26] Age was not available for 84 of the 1,928 total units. CoStar, January 2024

Many of Tinley Park’s multifamily rental units were built 50 years ago or more, with the majority (66%) of all units built during the 1970s. Housing structures typically need substantial reinvestment after 20 years. As structures approach or exceed this age, there is greater potential for substandard housing conditions and/or greater need for investment. Only 19% of units built in the 1970s appear to have been renovated [25].

Figure 20: Percentage of Multifamily Units by Number of Bedrooms

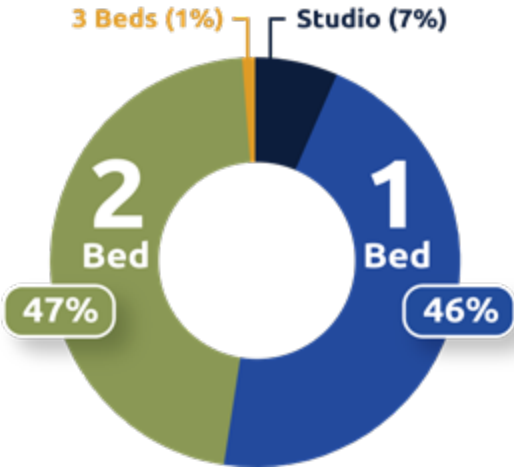


Figure 21: Percentage of Total Multifamily Rental Units by Size of Development

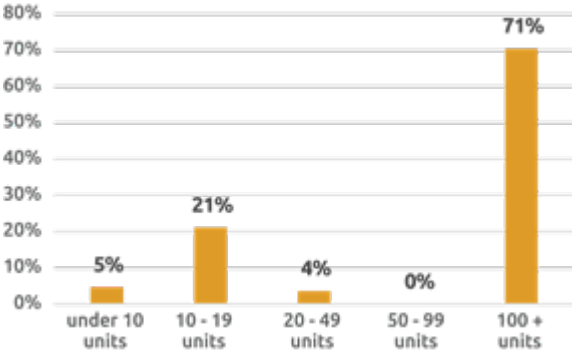
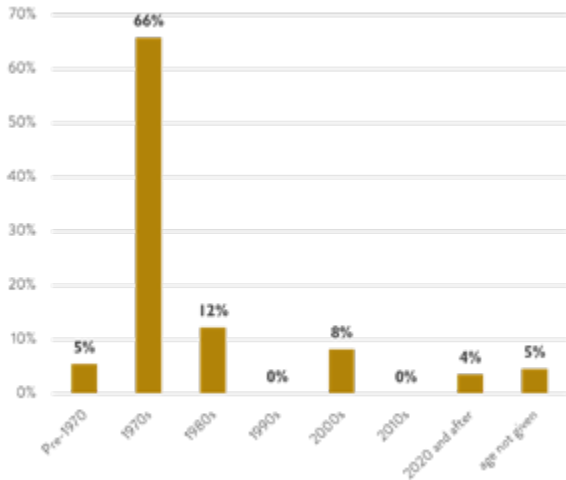


Figure 22: Percentage of Multifamily Rental Units by Year Built [26]



Map 2: Multifamily Rental Housing

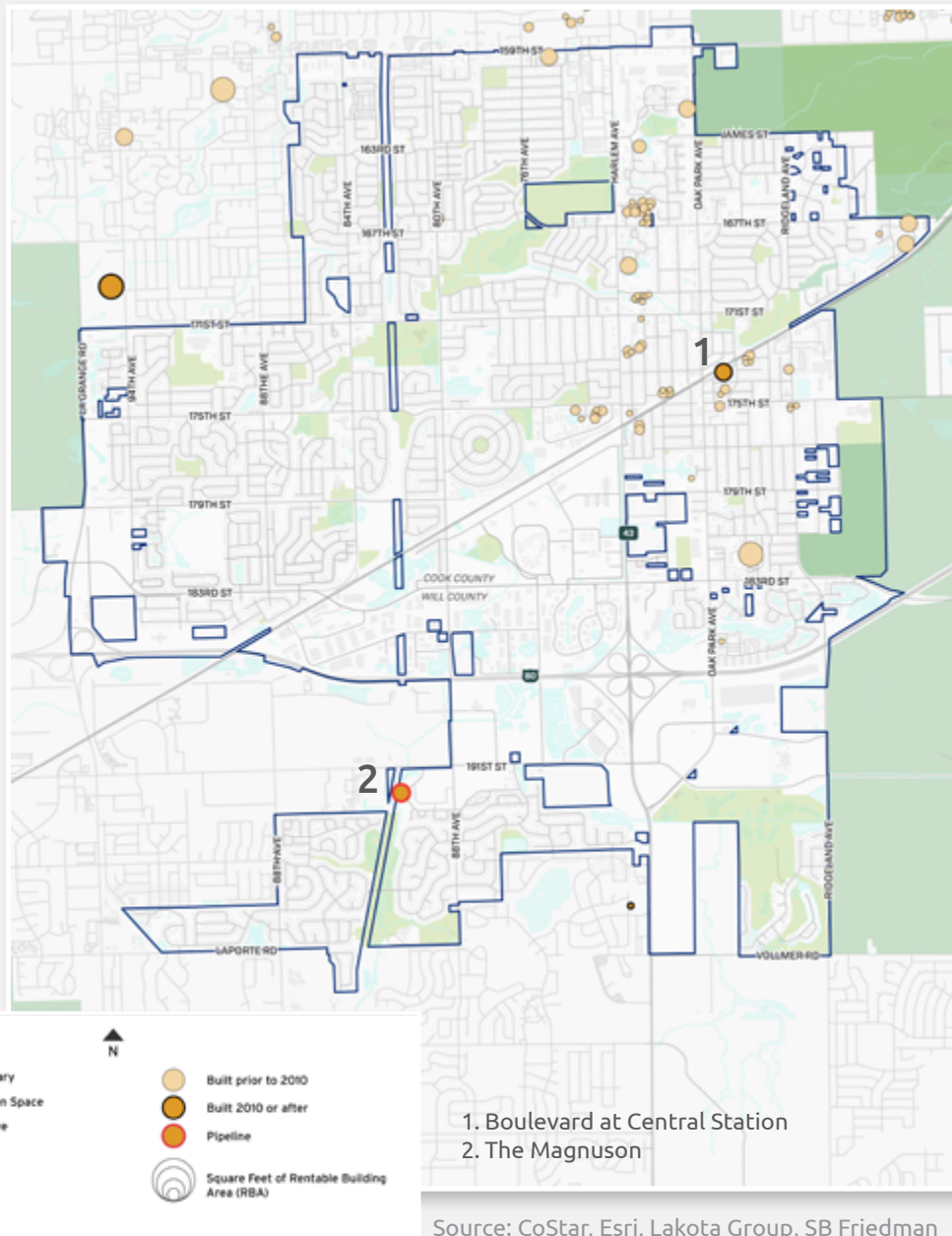
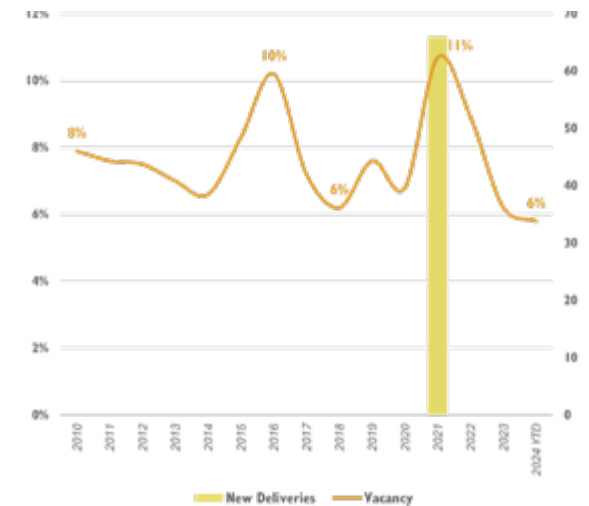


Figure 23: Multifamily New Deliveries & Vacancy (2010 - 2023)



Engagement Note

Community organizations highlighted the need for accessible one-bedroom rental units. While approximately 46% of Tinley Park's multifamily rental units are reported by CoStar to be one-bedrooms (see Figure 20), market rents for these units may be less accessible for lower income residents. The organizations also noted challenges helping clients find apartments due to high rent-to-income limits and credit score requirements.



Boulevard at Central Station

**Built 2021 (66/165 units built)
100% leased**

Public Funding: Received \$2.3 million for infrastructure upgrades. \$4.8 million in TIF funds earmarked overall.

Amenities: Pool, gym, dog wash, outdoor lounge, smart home technology, bike storage.



The Magnuson

Under Construction (144 Units)

Amenities: Pool, clubhouse, roof terraces, gym, dog park, grills, fire pits.

Vacancy & New Development

Multifamily rental vacancy in Tinley Park is just below 6%. Vacancy increased to 11% in 2021 with the delivery of 165 new units at the Boulevard at Central Station. These units were quickly leased, and the vacancy rate fell to 6% by 2023 [27]. Currently, all units at the Boulevard are leased, demonstrating strong demand for newer rental units with high amenities. An additional 144 multifamily rental units are currently under construction at the Magnuson, and 99 more units are planned as part of the Boulevard at Central Station Phase 2.

Rent

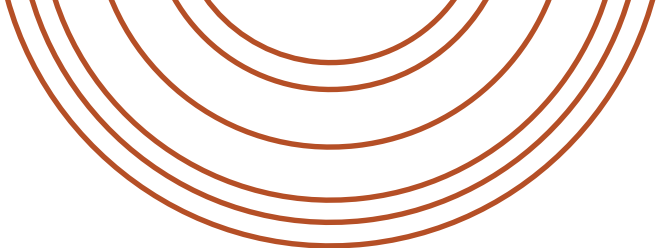
Tinley Park’s median gross rent is \$1,400/month, a \$425/month (44%) increase over the past decade. Tinley Park rents are similar to Orland Park (\$1,400/month) and Mokena (\$1,360/month), though they have increased at a greater rate than either of these communities (2012 to 2022 increase of 37% and 29%, respectively) [28].

Rents are significantly higher for new development. New development since 2010 has been limited, and newer buildings typically provide a higher level of amenities than older multifamily housing. Asking rents at the Boulevard at Central Station—the only new multifamily rental property developed in Tinley Park since 2010—are over \$2,000/month [27].

Preserving existing multifamily housing is crucial from an attainability perspective. Even with renovations, older and/or smaller buildings are typically more attainable, often lacking the full complement of amenities provided in new multifamily buildings.

[27] CoStar

[28] 2008-2012 and 2018-2022 ACS 5-Year Estimates



Retail

Overview

Tinley Park has over 200 retail properties comprising 3.7 million square feet of rentable building area (RBA) [29]. Retail ranges from small inline storefronts in commercial strip centers, to small and mid-sized local retailers and restaurants downtown, to large national retailers along major commercial corridors. Overall, retail vacancy in Tinley Park is low according to CoStar, demonstrating a resilient market.

Downtown storefront retail is concentrated along Oak Park Avenue. Rents and vacancy vary across these typologies, reflecting broader regional market conditions.

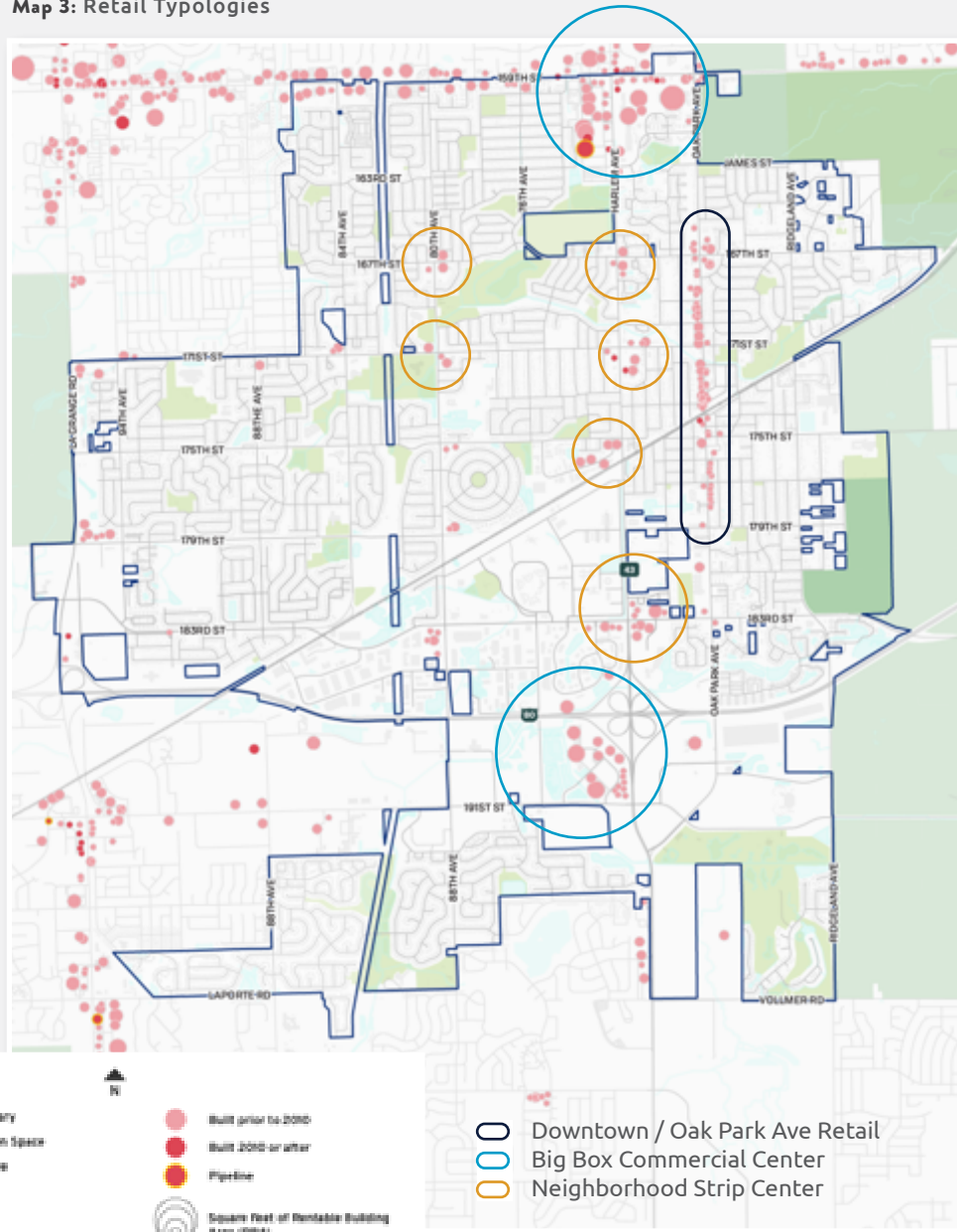
[29] CoStar. Data from January 2024

Retail Typologies

Large big box commercial centers are located near major intersections, including 159th Street and Harlem Avenue and the I-80 interchange, while smaller neighborhood strip centers are located around more minor intersections.



Map 3: Retail Typologies



Source: CoStar, Esri, The Lakota Group, SB Friedman

Engagement Note

Medical and quasi-medical uses such as medical office space, outpatient clinics, physical therapy, and services for individuals with special needs may locate in retail storefronts (known as “medtail”) or office buildings, dependent on zoning restrictions and market conditions. The decentralization of medical care has increased the prevalence of medtail space. However, many medical or quasi-medical tenants continue to seek traditional office space. Lower rents post-COVID may make office space more desirable.



RETAIL TYPOLOGIES [30]

	<i>BIG BOX COMMERCIAL</i>	<i>NEIGHBORHOOD / STRIP CENTER</i>	<i>DOWNTOWN / OAK PARK AVE</i>
TYPICAL LOCATIONS	159th St corridor, Harlem Ave corridor, I-80 interchange	80 th Ave and Harlem Ave intersections with major cross-streets	Oak Park Ave
STRUCTURE	Anchor(s), inline storefronts, freestanding outlots	Freestanding and inline storefronts	Freestanding and inline storefronts
AVERAGE RBA	Anchor: 40,000-120,000 SF Inline Storefronts: 2,000-8,000 SF Outlots: 5,000-8,000 SF	Freestanding: 5,000-6,000 SF Inline Storefronts: 1,200-3,000 SF	Freestanding: 3,000-5,000 SF Inline Storefronts: 1,000-2,000 SF

[30] CoStar, Google Earth

[31] CoStar

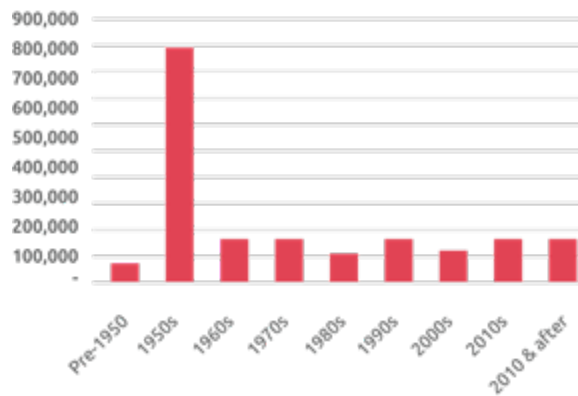
[32] CoStar. Age not available for 814,300 SF of total retail development, which is not included in this chart.

Development Trends

Retail development in Tinley Park peaked in the 2000s, with 834,500 square feet of space built between 2000-2009. Much of this new construction was comprised of big box retailers, including Target and Kohls, and ancillary development.

While retail development has slowed significantly since the 2000s, approximately 20,000 SF of new retail has been built since 2020. This development has been primarily clustered around the intersection of 159th Street and Harlem

Figure 24: Retail Square Feet by Decade Built [32]

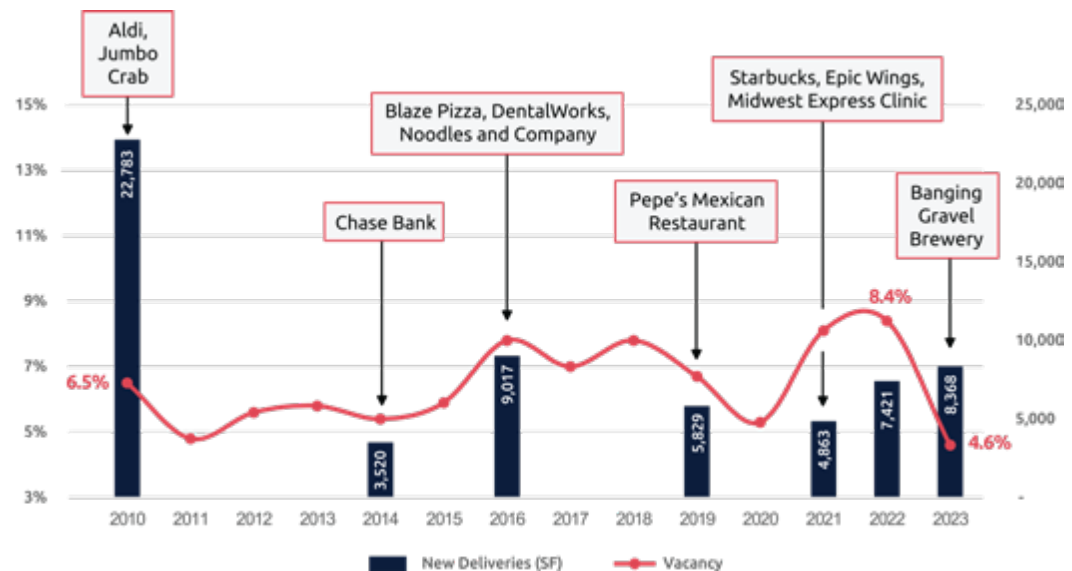


Avenue, with some smaller retail along Oak Park Avenue. A mix of local and national chain restaurants account for most of this new development, including Banging Gavel Brewery (a redevelopment of the historic Vogt House building), Pepe’s Mexican Restaurant, Blaze Pizza, and Noodles and Company. New storefront medical construction, including DentalWorks and Midwest Express Clinic,

offer convenience to patients and bring activity in retail corridors. Overall retail vacancy has remained relatively steady since 2010 despite the addition of new retail space, demonstrating a resilient market. While retail vacancy overall is currently 4.6%, there are some larger vacancies in big box commercial centers [31].

[33] CoStar

Figure 25: Retail New Deliveries & Vacancy (2010 - 2023) [33]





RETAIL DEVELOPMENT SINCE 2010, TYPOLOGIES

PROPERTY	Tinley Park Plaza	17118 Harlem Ave	6811 Hickory St
TENANTS	Blaze Pizza, Noodles & Company	Starbucks, Epic Wings, Midwest Express Clinic	Banging Gavel Brewery (The Vogt House)
TYPE	Big Box Commercial Center (Outlot)	Strip Center	Neighborhood Retail
YEAR BUILT	2016	2022	2023 (rehabilitation)
TOTAL RBA	9,017 SF	7,421 SF	8,368

[34] Selection of new retail development; not inclusive of all development since 2010. Source: CoStar, Google Maps

Regional Retail Trends

Post-COVID Retail Demand

Overall, retail demand has been rebounding coming out of the pandemic, driven by demand for discount and grocery retailers as well as food and beverage, medical, auto care, and experience-based retailers. Retailers who provide essential services, such as grocery stores, continue to be strong anchor tenants [35].

Demand for new retail space is driven by changes in household composition, income and consumer preferences. Across the Chicago region, population is projected to increase through 2050, particularly across older age cohorts [36]. This may influence demand for retailers that cater to these specific age groups, and medical clinics and providers. Rising incomes drive demand for non-essential goods from specialty and other retailers, as well as services, including restaurants and experiential retail. Increased desires for walkability across ages will also influence retail location and typology.

[35] CoStar

[36] CMAP On to 2050

Tinley Park Impact

New grocery development and leasing is currently underway. Amazon Fresh is slated to open in 2024 at the former Walt's Food Center on Harlem Avenue, while a Pete's Fresh Market is proposed across Harlem Ave. These openings reflect the impact of strong grocery anchors within the overall retail market. Developers indicated that 85% of their space is grocery anchored.

Even though Tinley Park's population is aging, local developers and brokers indicated that smaller retail tenants have been changing to reflect the preferences of a younger and more affluent customer base. New uses include boutique gyms, specialty food like bubble tea and ice cream, and personal care services like salons.



Retail Vacancy

Overall retail vacancy across the southwest suburban submarket is approximately 5.8% in early 2024, 0.8% lower than in 2023 [38]. General retail—primarily those stores that are not part of a larger big box-anchored center or commercial strip center—has the lowest vacancy rate, at 2.4% [39]. Vacancy rates are significantly higher in malls (7.7%), large commercial centers (8.0%), and strip centers (9.5%). These trends are similar across the entire Chicago region: smaller freestanding properties have the lowest vacancy (2.3%), while malls have the highest vacancy (9.0%).

[37] CoStar. Triple net rents.

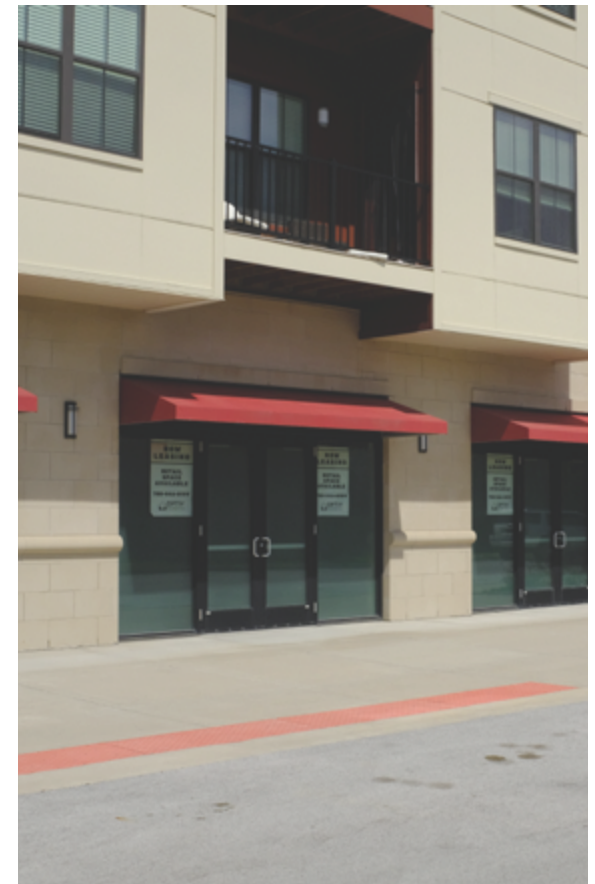
[38] CoStar, March 2024. South Route 45 retail submarket includes the general Tinley Park, Orland Park, Palos Park, and Hickory Hills areas.

[39] Vacancy rates reflect properties listed on CoStar. Small scale retail outside traditional retail centers is less likely to be tracked by CoStar and may not be reflected in this data.

Tinley Park Impact

At 4.6%, overall retail vacancy in Tinley Park as reported by CoStar is lower than regional vacancy. Retail vacancy trends by property type are similar to regional trends, with most vacancies in large commercial spaces such as malls and power centers. Approximately 65% of all available vacant retail space in Tinley Park is in big box commercial centers, 28% is in strip centers, and 7% is in the smaller general retail storefronts.

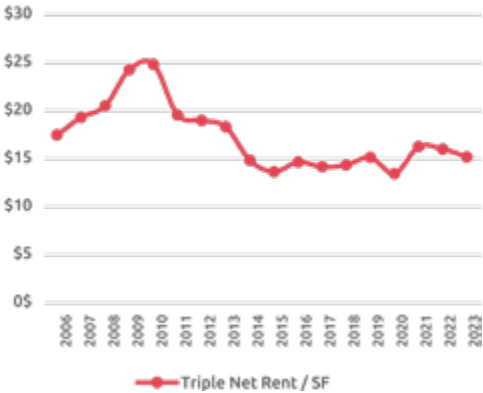
While overall reported vacancy in Tinley Park may be low, there are several high visibility vacancies in larger commercial centers, as well as vacant lots. Addressing vacant lots, particularly in the Downtown corridor, emerged as a top priority during conversations with community members and business owners.



Retail Rents

Across the southwest suburbs as well as the entire Chicago region, average retail asking rents are around \$20 per square foot (SF) triple net, with some variation based on the typology and location. In the suburbs, rents have increased by approximately 2% year-over-year, while rents in downtown Chicago have fallen by about 1%. This reflects consumer spending trends, which show more spending near residential centers and less in the central business district post-COVID.

Figure 26: Tinley Park Retail Rents (2010 - 2023) [37]



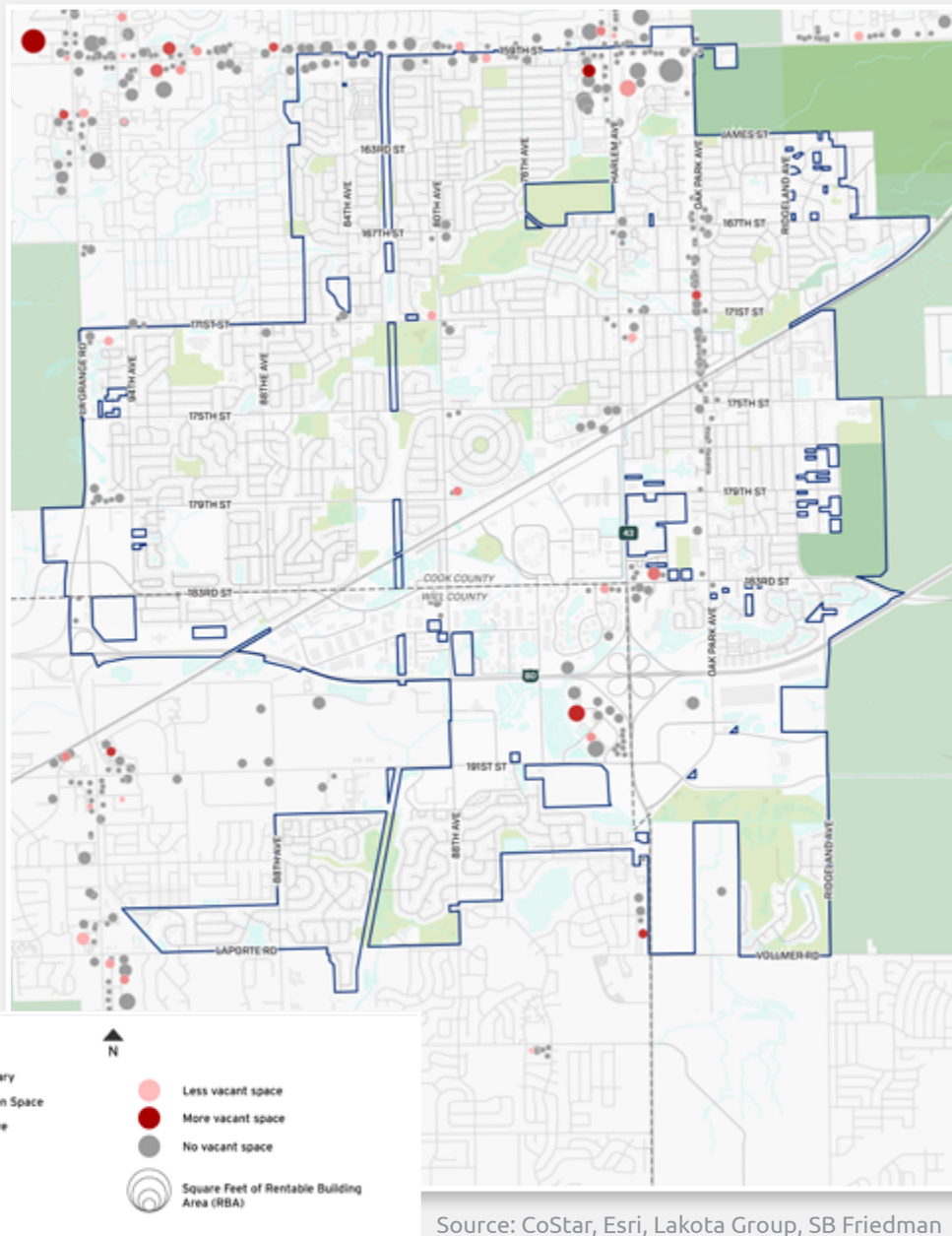
Tinley Park Impact

Overall retail rents in Tinley Park have decreased since the early 2000s, falling from approximately \$24/SF in 2010 to \$14/SF in 2014 [37]. Since 2014, rents have fluctuated between \$13.50 and \$16.50/SF. Interviews with developers and brokers estimated current base rents at \$14-22/SF based on differences in typology and location.

Most retail leases are structured as triple net, meaning the tenant is responsible for their share of property taxes, insurance, and maintenance. Because of the property tax differential between Cook and Will Counties, retail and office rents in Tinley Park differ based on the property’s location to account for the higher property taxes tenants pay in Cook County. Brokers indicated that securing tenants for retail properties in Cook County is becoming increasingly difficult, as commercial tenants report increasing property tax payments in recent years.



Map 4: Tinley Park Retail Properties with Vacant Space



Engagement Note

Commercial developers indicated that tax increment financing (TIF) has been a critical gap financing tool for retail shopping center development. It has often been used for infrastructure and stormwater improvements and landscaping. Developers emphasized the need for a clear breakdown of infrastructure buildout responsibilities between the public and private sectors to advance large projects successfully.

The **Tinley Park Plaza** redevelopment was allocated up to \$9.9 million in public assistance, \$8.1 million in TIF incremental revenues from the shopping center and \$1.8 million from incremental municipal sales tax revenues over a 10-year period [40]. This public assistance has been critical to the redevelopment's success over the past five years.

Big Box Shopping Centers

Post-COVID Retail Demand

Tinley Park’s two major big box shopping center areas are (1) Park Center Plaza / Tinley Park Plaza, located at the intersection of 159th Street and Harlem Avenue, and (2) Brookside Marketplace at the southwest corner of the I-80 interchange off Harlem Avenue.

Because of their large footprints and high-visibility locations off major commercial corridors, revitalizing large shopping centers with significant vacant space and/or open lots is necessary to support existing tenants, promote vibrancy, and meet the needs of today’s consumers and residents. Tinley Park Plaza has undergone significant redevelopment over the past five years to address outdated buildings and infrastructure. Most of the space has been fully leased, and an Amazon Fresh is slated to open in 2024. Across Harlem Avenue, Pete’s Fresh Market will open a distribution center in the former Kmart building and a full-service grocery store immediately adjacent, along with over 50,000 SF of modern inline retail space.

[40] [40] Village of Tinley Park Current Developments



Pete’s Fresh Market

Phase 1 : Distribution Center
Phase 2 : 86,000 sf Pete’s grocery
+ 52,000 sf inline space



Amazon Fresh

Slated to open in 2024
38,000 sf grocery anchor

Figure 27: 159th and Harlem Commercial Development [40, 41]



Downtown Retail

Overview

Downtown retail development is concentrated along Oak Park Avenue between 167th Street and 179th Street. Typologies consist of freestanding and small inline stores and restaurants. Standalone buildings generally range from 3,000-5,000 SF, while inline spaces are slightly smaller, averaging 1,000-2,000 SF.

Average rents range from \$10-12/SF. Rents in the central area of Oak Park Avenue (179th Street to 171st Street) are closer to \$12/SF, while rents in the north part of the corridor (171st Street to 165th Place) average around \$10.50/SF. [43]

Retail vacancy in existing buildings is generally low in the Downtown, apart from 14,000 SF of ground floor retail at the Boulevard at Central Station, which was fully vacant as of March 2024. Rents are slightly higher than average for the Boulevard retail space, at \$23/SF, reflecting a price premium for new construction.[44]



Engagement Note

Downtown businesses expressed concerns regarding the impact vacant retail space at the Boulevard could have on the Downtown corridor and neighborhood. They noted that the space will require substantial capital investment to build out to tenant specifications. Current downtown business owners were unaware of any existing incentives to offset the cost of the tenant buildout and/or rent for the Boulevard retail space, both of which may be barriers to leasing the space.

[43] CoStar, triple net rents

[44] Optiv Properties , includes common area maintenance and taxes

Retail Visitation

Downtown

Foot traffic within the Oak Park Avenue Downtown corridor varies by location, time of day, and special events. Within the central section of Oak Park Avenue (between 179th Street and 171st Street), foot traffic tends to peak in the evenings, while visits within the northern section of Oak Park Avenue (between 171st Street and 165th Place) peak during the late morning and early afternoon, as shown in Figure 32 below. These trends are likely due to a difference in the type of businesses within each section. Central Oak Park Avenue tends to have more restaurants and bars which drive evening traffic, while more retail stores, salons and community service providers are located along the northern portion of the corridor. The percentage of total visits by day of week also support these trends: there are more weekend visits to central Oak Park Avenue and more weekday visits to northern Oak Park Avenue [45].

[45] PlacerAI. Total Annual visits over 10 minutes in duration, April 1, 2023 – March 31, 2024

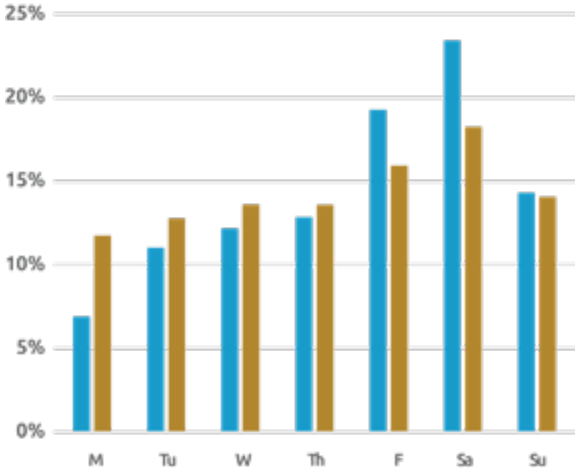
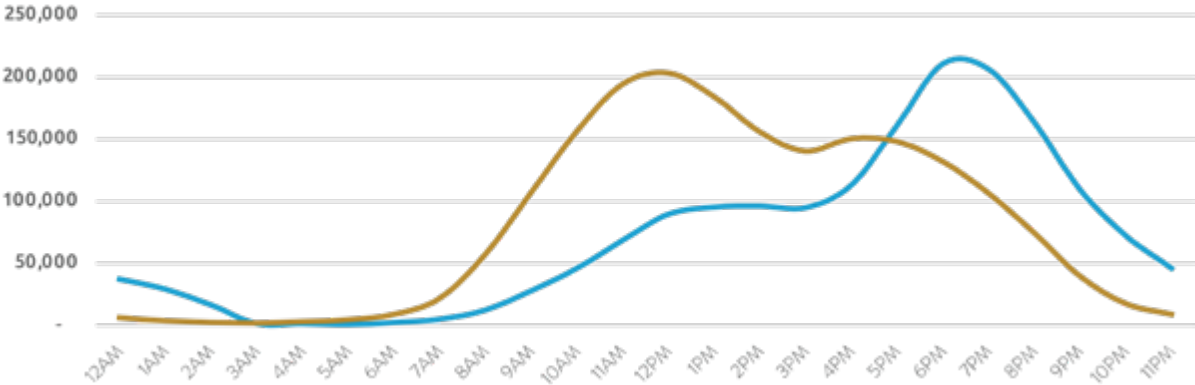


Figure 28: Percentage of Total Visits by Day of Week

■ Central Oak Park Ave (179th to 171st St)
 ■ North Oak Park Ave (171st to 165th Pl)

[43] CoStar, triple net rents
 [44] Optiv Properties

Figure 29: Total Annual Visits by Time of Day



Special Events (Block Party)

Tinley Park is focused on public programming, especially in the Downtown. These special events, held mostly throughout the summer, help drive increased foot traffic to local businesses.

During the first day of the Tinley Park Block Party, held in Zabrocki Plaza on July 15-16, 2023, there were approximately 7,000 visits to the central Oak Park Avenue area, 3,500 more than a typical Saturday during summer 2023. The event helped boost Sunday foot traffic as well, with 4,700 visits on Sunday, July 16, versus just over 1,600 on a typical summer Sunday in 2023. Visitors came from Tinley Park (48%), Orland Park (9%), Oak Forest (8%), Frankfort (4%), Chicago (4%) and other nearby communities. Visits within the northern stretch of Oak Park Avenue were not impacted by the block party event [46].

There were almost 4,000 visits to retail establishments in the downtown core before visitors arrived at Zabrocki Plaza

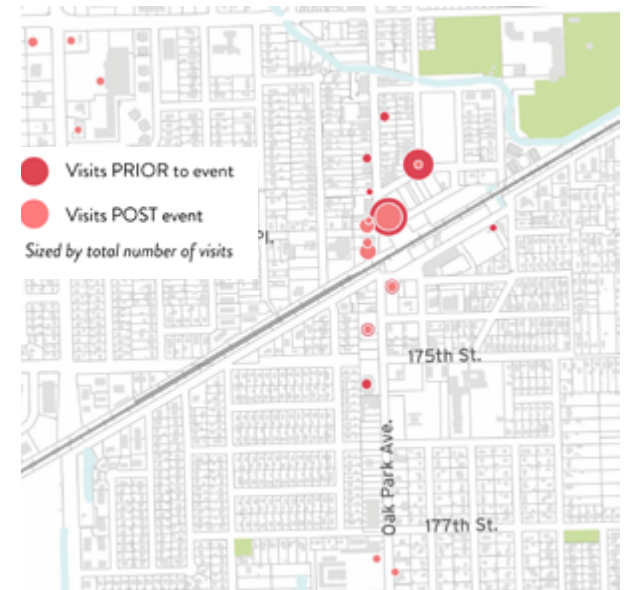
for the Block Party. During the two days of the Block Party, 13.3% of people visited a bar or pub, 7.3% visited a quick service restaurant, and 3.1% visited a sit-down restaurant before attending the Block Party. Approximately 34.5% of people returned home after the Block Party, while 13.4% went to a bar or pub, 7.6% to a quick service restaurant, and 3.9% to a sit-down restaurant. Overall, there were over 2,500 visits to Downtown retail establishments after the Block Party. Figure 34 shows the retail establishment locations people visited before (darker red) and after (lighter red) attending the block party event, sized by the total number of visits [46].

The Special Farmers Market and Music in the Plaza concert held August 12, 2023 increased foot traffic to a lesser extent, with visits increasing by about 500 more than a typical summer Saturday.

[46] PlacerAI. July 15-16, 2023. All visits to Zabrocki Plaza at least ten minutes in duration
[47] PlacerAI. July 21, 2023. All visits to Credit Union 1 Amphitheater between 4-11pm at least one hour in duration.

Engagement Note

Local businesses noted some tension with special events during the summer, particularly those that involve food, which may pull business away from local restaurants and café despite increase downtown foot traffic. Several mentioned that sales were down the weekend of the Block Party and that entry fees were expensive for local businesses.

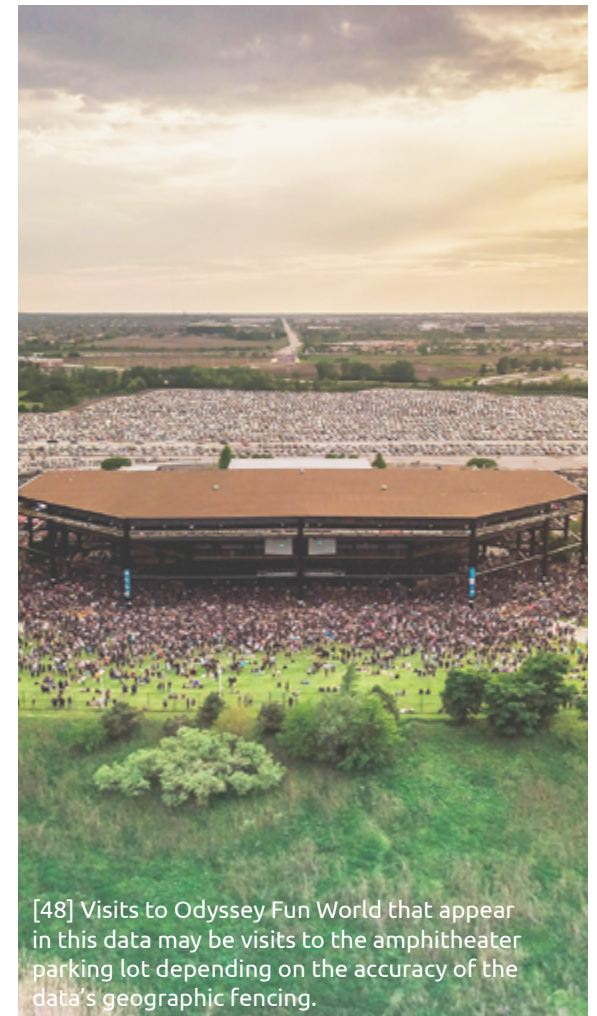
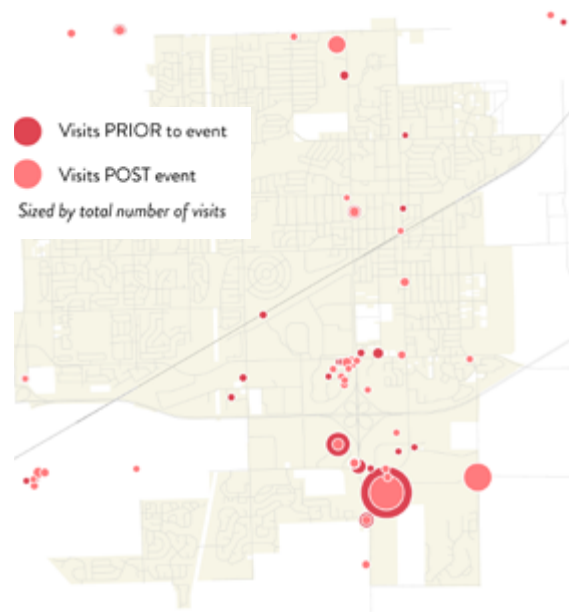


Credit Union 1 Amphitheater Visits

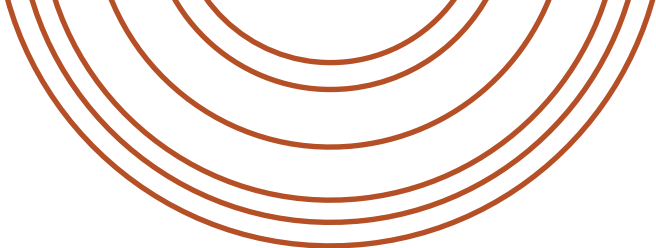
Tinley Park is also home to regional destinations such as the Credit One Amphitheater and Tinley Park Convention Center that bring thousands of visitors to the Village. The large events at the Credit Union 1 Amphitheater drive significant retail traffic primarily to chains and major shopping centers.

For example, the day of the Snoop Dogg and Wiz Khalifa show (July 21, 2023), 12% of the 27,600 total visitors to the amphitheater went to gas stations and convenience stores prior to arriving, 6% went to fast food or quick service restaurants, 2% visited sit-down restaurants, and 1% visited bars and pubs [47]. The largest number of pre-concert visits were to Odyssey Fun World (2,080 pre-concert visits) and Brookside Marketplace (670 visits) [48]. Restaurants and fast food with high pre-concert visitation included McDonalds, Culver's and TGI Fridays.

After the concert, 33% of concertgoers went directly home, while 14% visited a fast food or quick service restaurant, 7% visited a gas station or convenience store, 3% visited a sit-down restaurant, and 2% visited bars and pubs. Odyssey Fun World was a top destination again, with 1,670 post-concert visits [48]. Other top visit retail locations include national chains and shopping centers, including Park Center Plaza, McDonald's, White Castle, Wendy's, and Brookside Marketplace [47].



[48] Visits to Odyssey Fun World that appear in this data may be visits to the amphitheater parking lot depending on the accuracy of the data's geographic fencing.



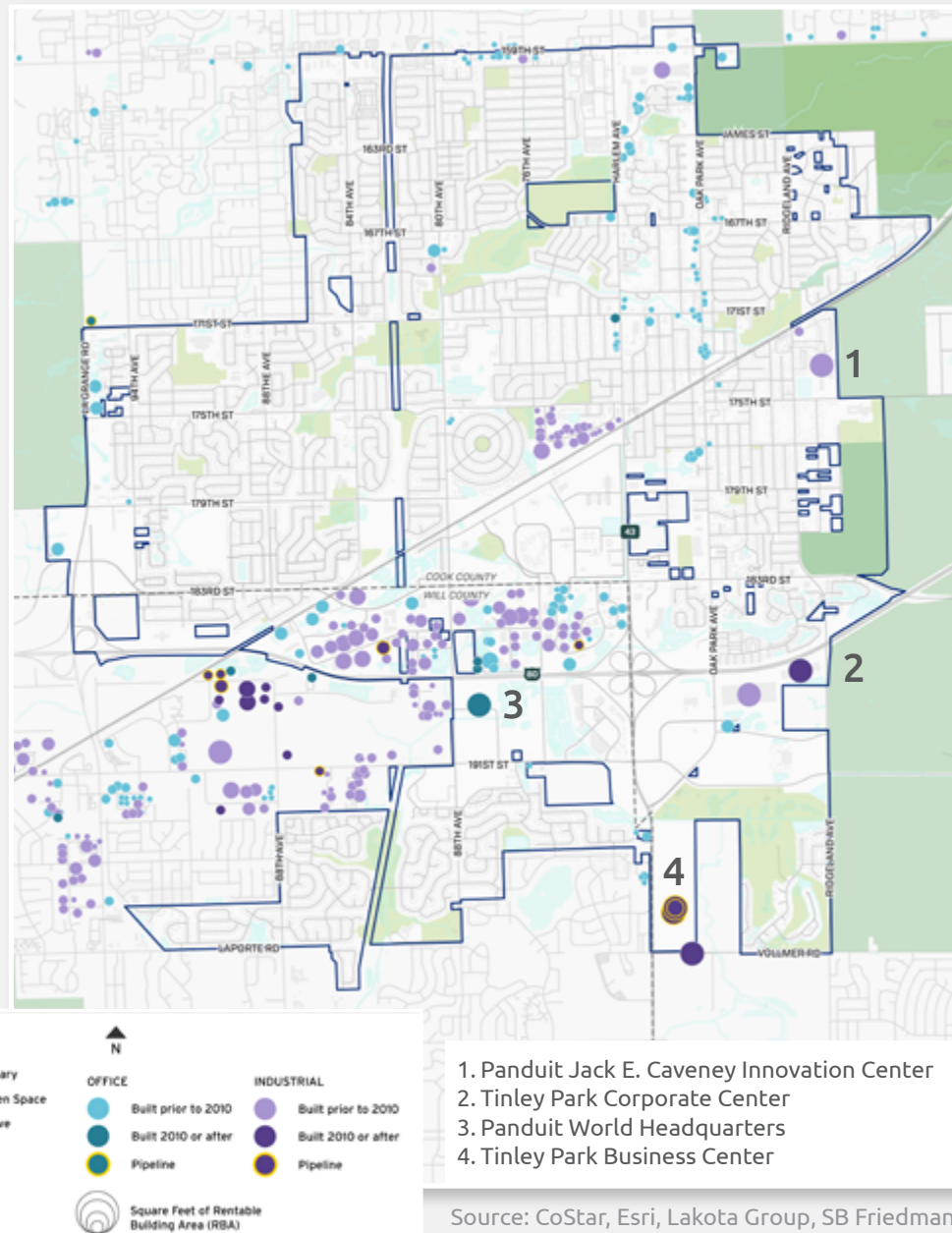
Industrial & Office

Overview

Tinley Park’s office and industrial properties are concentrated in the Will County portion of the Village along the I-80 corridor. Office and industrial users benefit from the area’s strong transportation connections in attracting employees, serving clients, and transporting materials and goods. To the west, I-355 connects the area to the western and northern suburbs, while I-57 to the east connects to Chicago. In addition to these interstate connections, the CSX railroad runs directly through Tinley Park, connecting industrial users to Chicago, the inland port in Joliet, and national markets to the west. While most industrial users are concentrated in Will County, there is an additional industrial cluster in Cook County just off the CSX railroad west of Harlem Avenue.

One of the Village’s largest companies is the Panduit Corporation, which utilizes both office and industrial space. The company has been in Tinley Park since the 1950s, and their recently renovated world headquarters is located off 80th Avenue, just south of I-80. In addition to their corporate office, Panduit’s Jack E. Caveney Innovation Center and Panduit Experience Center are located off 175th Street, west of the downtown Oak Park Avenue corridor.

Map 5: Industrial & Office Properties



Source: CoStar, Esri, Lakota Group, SB Friedman



Industrial Market

Characteristics

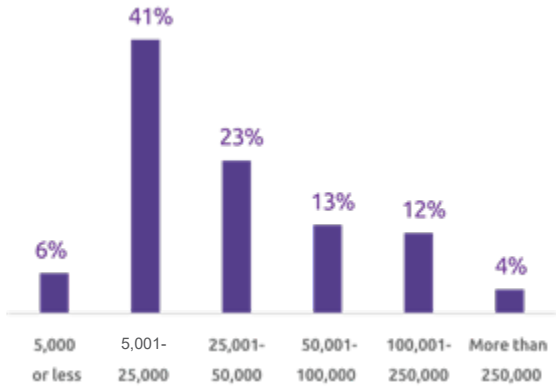
Overall, Tinley Park’s industrial properties comprise over 5 million SF of rentable building area (RBA). Sixty percent of industrial buildings and 55% of the total RBA are in Will County.

Most of Tinley Park’s industrial space (71%) is warehouses, followed by manufacturing, distribution and smaller showroom/business-service type properties.

While most industrial properties in Tinley Park are less than 50,000 SF, manufacturing and warehouse buildings tend to be larger. Of the three buildings with more than 200,000 SF, two are warehousing facilities: Lippert currently leases over 900,000 SF of space in the Tinley Park Corporate Center just south of I-80, and several tenants including Home Depot lease space in a 280,000 SF building just to the east. The third building is Panduit’s innovation center, at 400,000 SF [49].

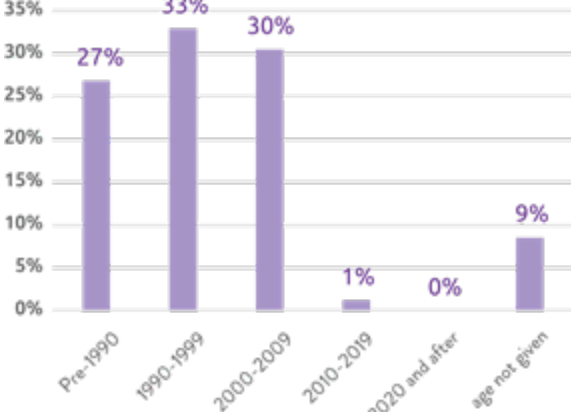
Industrial development increased substantially in the 1990s and 2000s, with 63% of building space completed in those two decades. New development has slowed since 2010.

Figure 30: Percent of Industrial Buildings by Size (SF of RBA) [49]



[49] CoStar April 2024. Actual square footages may differ from those reported by CoStar.

Figure 31: Percent of Industrial Buildings by Year Built [50]



[50] Excluding those for which no age is provided. CoStar April 2024

Figure 32: Characteristics of Tinley Park Industrial Properties by Type

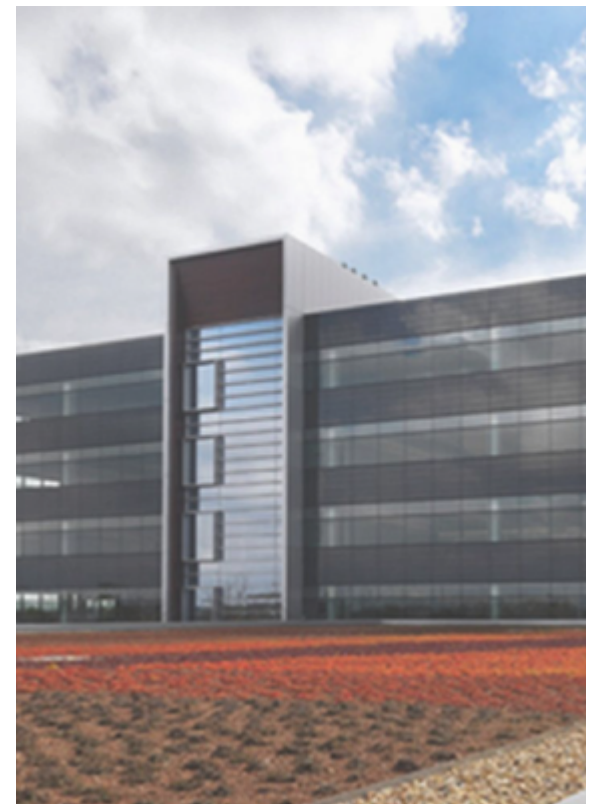
Property Type	Number of Properties	Total SF of RBA	% of Total RBA	Average Building Size (RBA SF)
Service	2	11,300	<1%	5,700
Showroom	1	30,000	<1%	30,000
Distribution	6	348,700	7%	58,100
Manufacturing	15	1,086,600	21%	72,400
Warehouse	58	3,583,400	71%	61,800
TOTAL	82	5,060,000	100%	61,700

Property Taxes & Commercial Development

Commercial properties—including retail, industrial and office spaces—are assessed differently in Cook County and Will County. In Cook County, commercial properties are assessed at 25% of market value, while residential properties are assessed at 10%. The assessed value is then multiplied by an equalization factor (typically around 3, but changes yearly) to arrive at the property's total taxable value. In Will County, all properties regardless of class are assessed at one-third of market value. The equalization factor is typically 1.

The result of these different assessment practices is that property taxes for comparable commercial and industrial properties are typically lower in Will County than in Cook County. For this reason, industrial and office development in Tinley Park tends to cluster in the Will County portion of the Village.

Commercial brokers indicated challenges leasing space in Cook County versus Will County because of significantly higher property taxes, which have reportedly risen substantially over the past few years. With limited land in Tinley Park remaining in Will County, new development and rehabilitation of existing properties in Cook County will likely require tax incentives to more effectively compete with other sites in Will County.



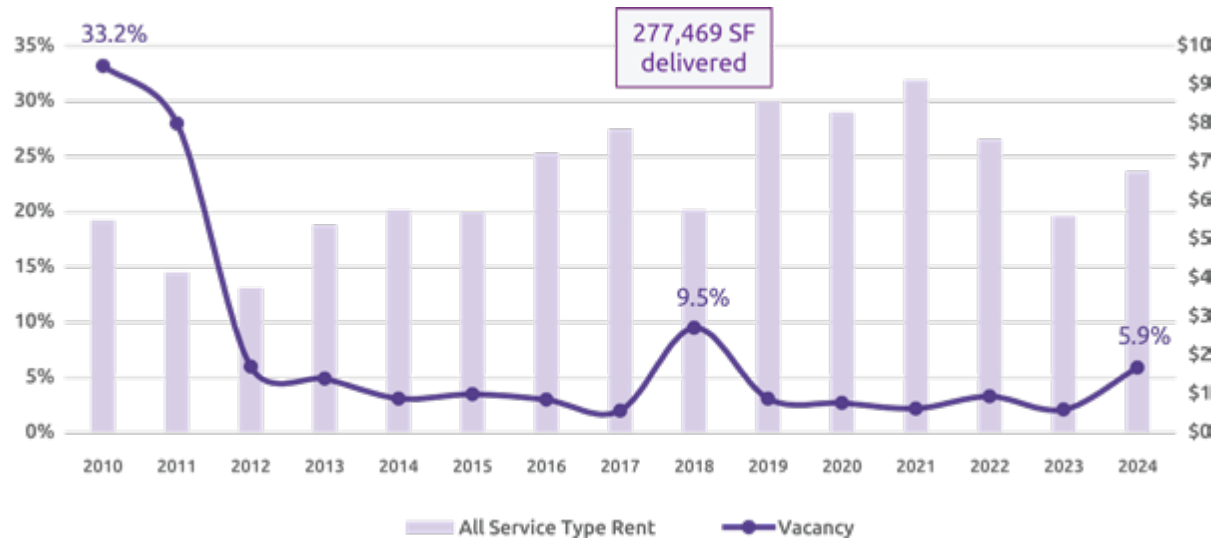
Industrial Vacancy & Rents

Following the substantial delivery of new space in the 1990s and 2000s, the overall industrial vacancy rate in Tinley Park was high in 2010 and 2011 (33.2% and 28.0%, respectively). As the pace of development slowed and space was absorbed, overall vacancy fell to 6% in 2012. Vacancy was then consistently 2-4% through 2023, with the exception of a brief rise in 2018 with the delivery of 280,000 SF of space. As of April 2024, the vacancy rate is 5.9%.

Average rents for industrial space reached a high of over \$9/SF in 2021, possibly fueled by increased demand for distribution and warehousing space in the wake of the COVID-19 pandemic. Rents have adjusted down in subsequent years, with average rents were around \$6.76/SF in April 2024 [51].

Across the regional submarket, average rents are slightly higher, at \$7.40/SF, while vacancy is slightly lower at 4.1% [52]. Overall rent increases since 2010 have been greater regionally than in Tinley Park, increasing by 53% compared to only 23% in the village.

Figure 33: Tinley Park Industrial Rents & Vacancy (2010 - 2024 YTD) [53]



[51] CoStar April 2024

[52] CoStar April 2024, Near South Cook submarket

[53] CoStar. Rents for all service types are shown in this chart rather than NNN rents due to data availability.

Industrial New Development

New industrial development in Tinley Park has been limited since 2010, with the exception of 280,000 SF of space at 18700 S. Ridgeland Ave in 2018. This building is currently fully leased, with tenants including Home Depot, GMLighting, New Age Fulfillment, and Wrisco Industries. [54]

There is significant industrial space in the development pipeline. Just under 90,000 SF of distribution space is under construction at 8301 185th Street. An additional 1.26 million SF across three industrial buildings is proposed at the Tinley Park Business Center, located at the far south end of the Village on Harlem Avenue. The development comprises over 110 acres of land and is expected to require public infrastructure improvements, including a landscaped berm, water main extension, a new Village emergency radio tower, and a multi-use path along Harlem Avenue that will eventually connect to a larger path system on Oak Park Avenue [54].

[54] Village of Tinley Park Current Projects

Engagement Note

Commercial real estate brokers indicated that most of their active leads are for industrial properties. They noted consistently high demand for office/warehouse and flex space for small-to-medium sized businesses. However, they also noted that leasing activity has been slowing due to lack of supply, particularly 50,000+ SF spaces sectioned into 10,000 SF bays, which are in high demand.



18700 S. Ridgeland Avenue | 280,000 SF | Built 2018

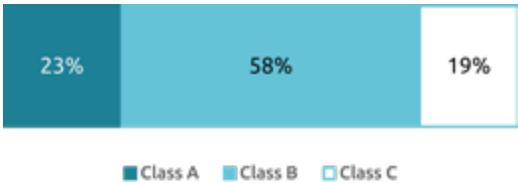
Office Market

Characteristics

Tinley Park has approximately 2.2 million SF of office space. Most larger spaces are located in Will County (55% of total RBA). Cook County spaces tend to be smaller, with many located along Oak Park Avenue and Harlem Avenue. Office development peaked in the 2000s, with 844,000 SF built between 2000-2009. The Panduit World Headquarters was built in 2010, with some limited additional development occurring later that decade as well.

Approximately 23% of office space is rated Class A, while over half (53%) is Class B. The 280,000 SF Panduit World Headquarters makes up over half of the existing Class A space in Tinley Park. Class B space includes most office and corporate parks, including the North Creek Executive Center, Tinley Crossings Corporate Center, Tinley Crossings, and Tinley Park Medical Center. It also includes a significant amount of medical office space, such as Advocate South Suburban Hospital Medical Offices, Alpha Med Cancer Center, and Tinley Park Medical Center. The remaining 19% of space is rated Class C and is typically older and smaller [55].

Figure 34: Total Office Space of RBA by Class [55]



[55] CoStar April 2024
 [56] CoStar April 2024. Age not available for 360,00 SF of total office development, which is excluded from this chart.

Figure 35: Total Office Space of RBA by Year Built [56]

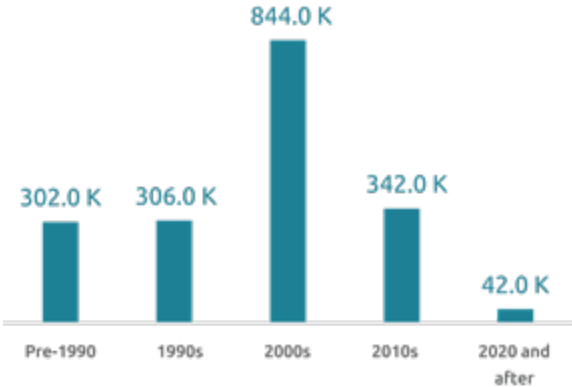
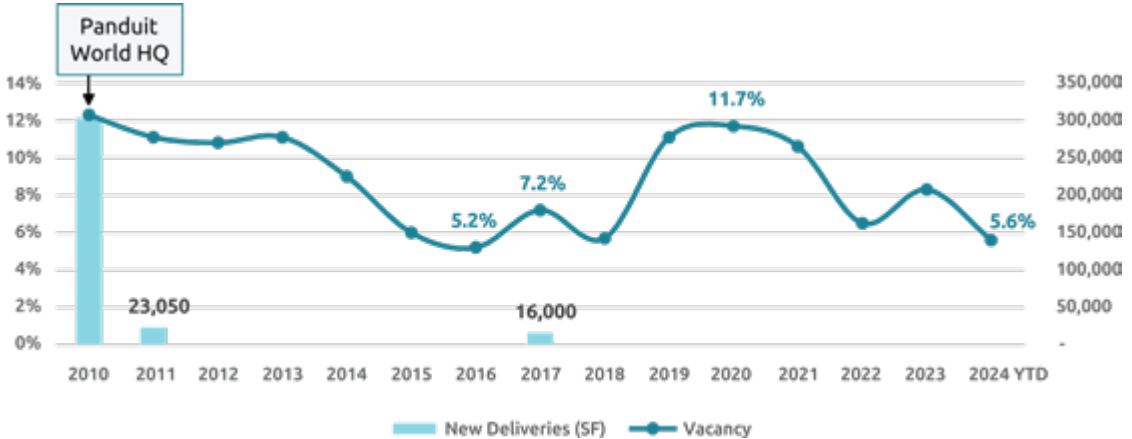


Figure 36: Tinley Park Office Vacancy & New Deliveries (2010 - 2024 YTD)



Office Vacancy

Tinley Park’s current office vacancy rate is 5.6% according to CoStar, slightly lower than the regional submarket rate of 6.2% [57]. Vacancy peaked at 11.7% in 2020 as demand for office space plummeted with the onset of the COVID-19 pandemic but has since rebounded almost to the mid-2010s low of 5.2%.

Almost 90% of available space is in Class B buildings. Overall, Class B buildings are 89% occupied, Class C buildings are 97% occupied, and Class A buildings are 99% occupied [58]. These trends reflect overall market trends, where new construction Class A office tends to better occupied than Class B, which is likely require a high level of reinvestment to attract tenants.

Engagement Note

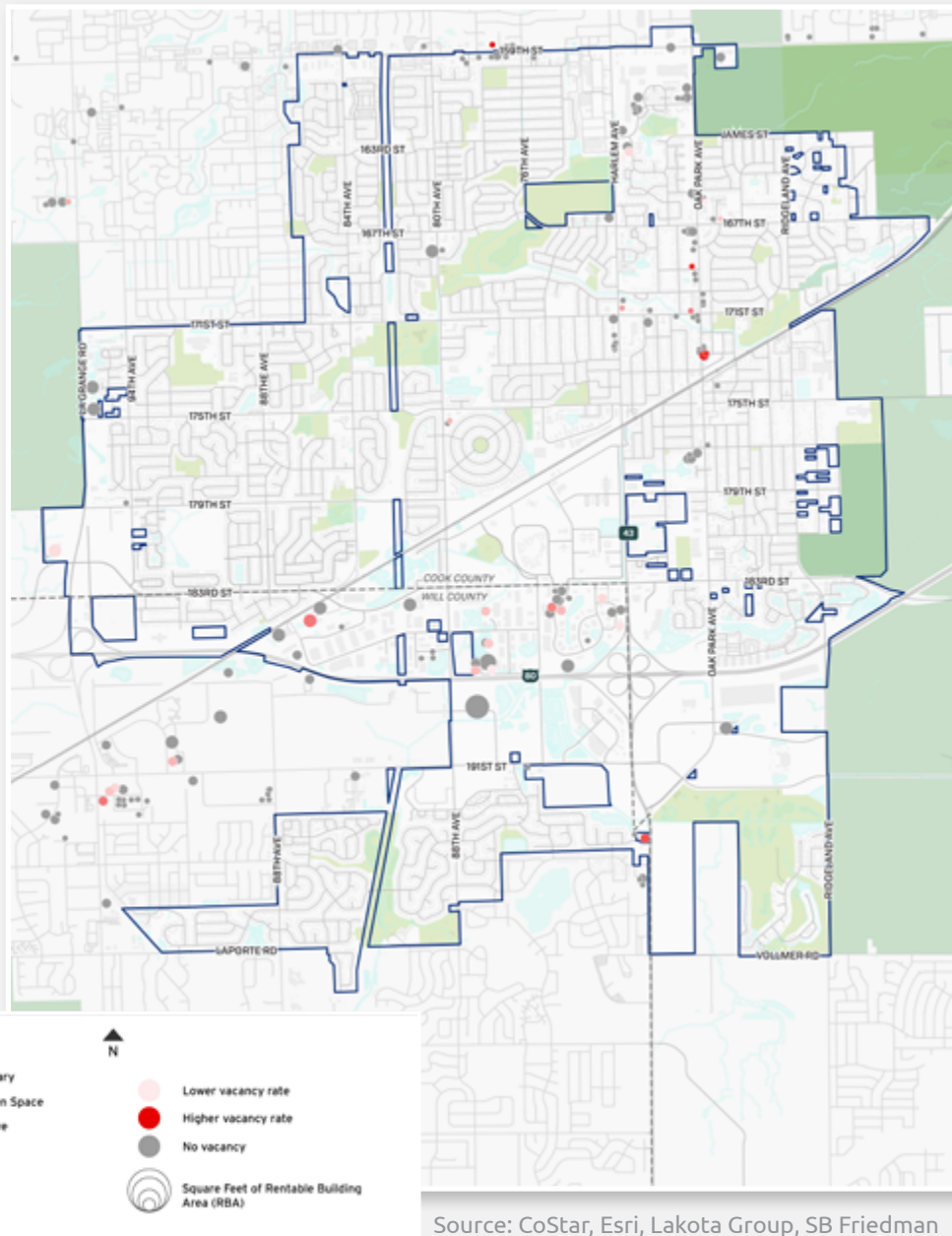
Brokers and developers indicated there are business parks and buildings with higher vacancy than reported by CoStar (CoStar vacancy is shown in Figure 43 below). They noted an average occupancy rate of about 80%, with smaller buildings performing better than business parks. Overall, brokers described a challenging office market with high rents, limited demand, and a mismatch between available space and tenant needs.

Figure 37: Tinley Park Business Parks with Vacant Office Space [59]

Business Park	Total RBA	Total Vacant SF Available	Vacancy	Class
Tinley Office Park	57,100	5,100	9%	B
Advocate Medical Campus	53,000	6,000	11%	B
Estancia Building	25,500	5,900	23%	B
North Creek Business	12,100	4,700	39%	B
Tinley Park Professional Center	7,900	5,100	64%	B
Creekside	6,700	2,100	31%	B
Centre Point Professional Park	4,800	1,200	25%	C
Other spaces with vacancy	182,600	36,800	40%	multiple

[57] CoStar April 2024. Region defined as Near South Cook office submarket
 [58] CoStar April 2024
 [59] Data is as reported by CoStar as of April 2024, which may not capture smaller or owner-occupied business parks

Map 6: Tinley Park Office Properties with Vacant Space



Source: CoStar, Esri, Lakota Group, SB Friedman

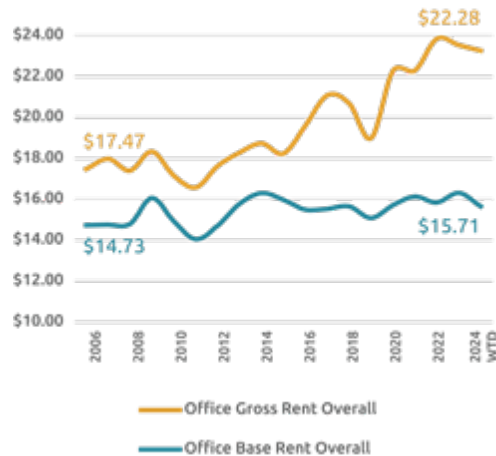
Office Rents

Current average base office rents are approximately \$15.65/SF. Base rents are the set rental rates tenants pay to their landlord net of any operating expenses, property taxes, or other expenses. While the exact expenses included in gross rental rates may vary, they typically include property taxes, insurance, utilities and other operating expenses.

Office Trends

Since 2010, the differential between base and gross office rates in Tinley Park has expanded. In 2010, gross rents were reportedly about \$2/SF higher than base rents. As of April 2024, they were \$8/SF higher. Gross rent increases were most dramatic between 2019-2023: during this period, base rents increased by 3%, while gross rents increased by 29% [60]. According to broker interviews, these increases are most likely due to increased property taxes, particularly for properties located in Cook County.

Figure 38: Tinley Park Office Base & Gross Rents



Medical Office Space

Nationally, the medical office space market is more stable as compared to professional services office space. Despite telehealth use increasing during the pandemic, the impact of remote work on medical office space is expected to be fairly limited. According to CoStar, 29% of Tinley Park’s office space is classified as medical office [60].

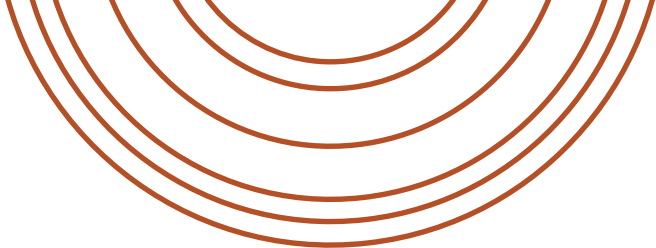
Commercial brokers indicated that most new office tenants currently seeking space are medical office users or quasi-medical office services. These quasi-medical office services include children’s autism, mental health and physical therapy service providers, among others. Brokers noted that zoning restrictions —particularly for properties zoned M-1—make it challenging to lease existing office space to interested medical or quasi-medical service providers.

Employee Commuting Patterns

The increased prevalence of remote and hybrid work during the pandemic has created an expanded geographic market for office workers. Tinley Park employers indicated that post-pandemic employees commute from all over Chicagoland, including northern suburbs, northern Indiana, and Chicago proper. Pre-pandemic, businesses suggested more talent was hired locally.

Hybrid work policies as well as easy transportation access have spurred these changing commuter patterns. Employers noted that transportation connections were key to their decisions to locate in Tinley Park.

[60] CoStar April 2024



Development Incentives

Overview

To promote economic development, address market challenges, and support existing and new businesses, the Village of Tinley Park provides a range of financial incentive programs. These incentives provide gap financing to help businesses and developers address extraordinary costs associated with redevelopment, infrastructure improvements, and rehabilitation of existing structures. They also provide funding to assist businesses with code compliance, signage, façade improvement and workforce development.

Incentive programs include [61]:

- Tax increment financing (TIF)
- Business development loans
- Industrial development bonds
- Real estate tax rebates or abatements
- Sales tax rebates
- Assistance with parcel assembly
- Assistance in obtaining other federal, state and county incentives

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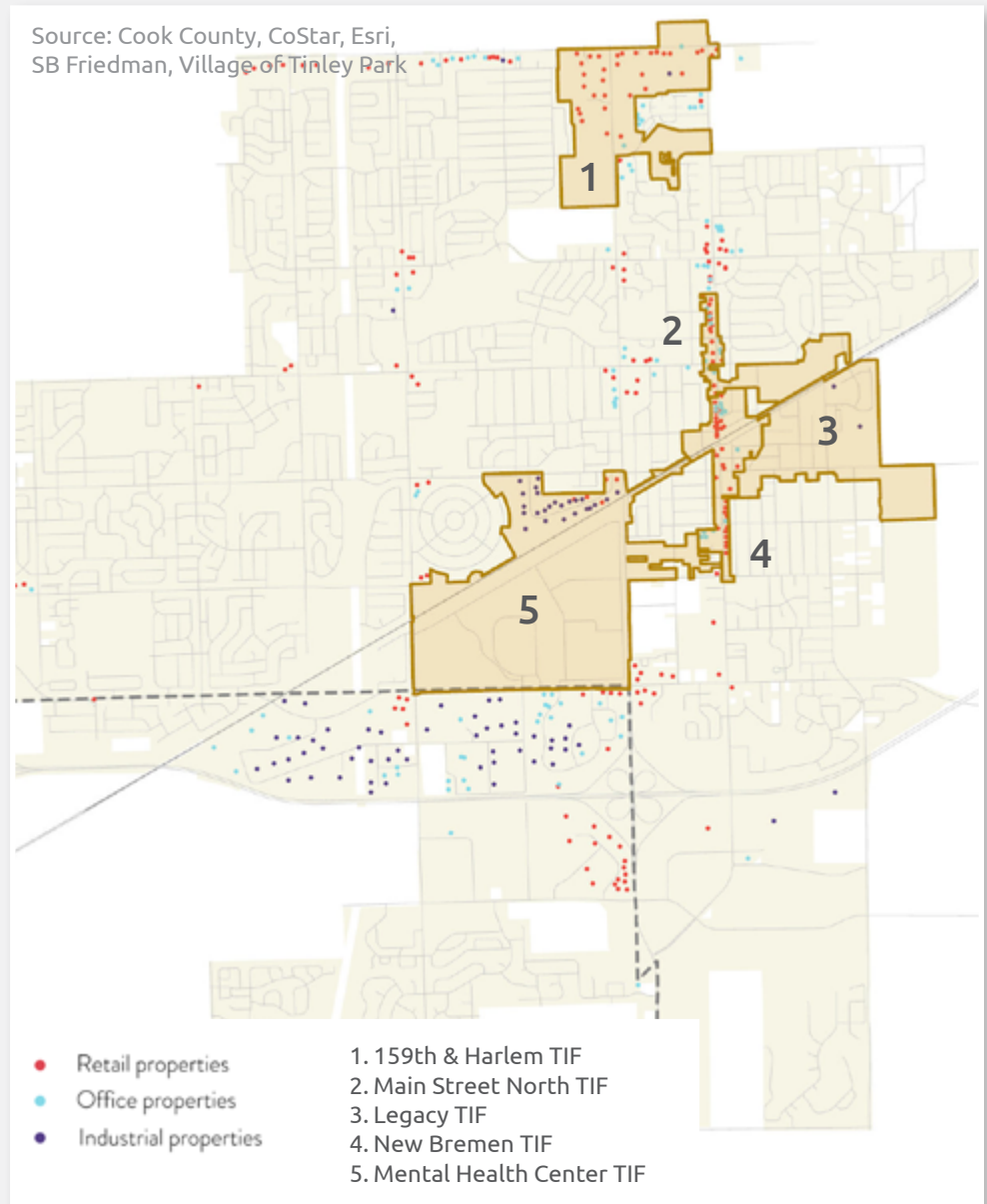
[61] Village of Tinley Park Economic Development and Incentive Policies – as of October 18, 2011

Tax Increment Financing

TIF is commonly used to support redevelopment across the country and in Illinois. Property values within a specified TIF district are “frozen” in the year the district is created. As property values within the district increase from redevelopment and inflation, the property tax revenues associated with growth in value above the frozen value are put into a special fund earmarked for eligible uses within the TIF district. Eligible uses of TIF funds include property acquisition and renovation, construction of public works and infrastructure improvements, financing costs, professional services, and others.

In Tinley Park, five existing TIF districts cover a range of land uses, including retail, office, industrial and residential. The 159th St and Harlem TIF provided gap financing for the Tinley Park Plaza retail shopping center redevelopment, while the New Bremen TIF helped catalyze the Boulevard at Central Station mixed-use development. The Legacy TIF was leveraged to support development of the Panduit World Headquarters. Existing TIF districts also contain key redevelopment sites, including the site of the proposed Pete’s Fresh Market, the former Tinley Park Mental Health Center property and Harmony Square.

Map 7: Industrial & Office Properties



1. NEW BREMEN TIF <i>Final Year: 2039</i>	
Infrastructure Investments	<ul style="list-style-type: none"> North Street reconstruction (permeable pavement) Water, sanitary, storm and roadway improvements for the Boulevard at Central Square Utility improvements and engineering Train warming shelter
Other Uses of Funds	<ul style="list-style-type: none"> Retail Incentive Program (\$12,000 allocated in FY22) Façade, code and signage incentives (\$59,000 allocated in FY22)

2. MAIN STREET NORTH TIF <i>Final Year: 2024</i>	
Infrastructure Investments	<ul style="list-style-type: none"> 171st St and Oak Park Ave intersection Midlothian Creek Pedestrian Bridge Ridgeland Ave sewers
Other Uses of Funds	<ul style="list-style-type: none"> Bertrand H. Fulton Elementary School construction Forest Glen subdivision Springfort Hall mixed-use development

3. LEGACY TIF (PANDUIT TIF) <i>Final Year: 2039</i>	
Infrastructure Investments	<ul style="list-style-type: none"> Freedom Pond (detention for Panduit site and downtown Tinley Park; walking path) Stormwater, watermains, street lighting, and others
Other Uses of Funds	<ul style="list-style-type: none"> Demolition of former Panduit facilities Environmental remediation

4. MENTAL HEALTH CENTER TIF <i>Final Year: 2038</i>	
Infrastructure Investments	<ul style="list-style-type: none"> N/A
Other Uses of Funds	<ul style="list-style-type: none"> Studies, surveys and plan development

5. 159 th AND HARLEM TIF <i>Final Year: 2042</i>	
Infrastructure Investments	<ul style="list-style-type: none"> Stormwater, lighting, landscaping
Other Uses of Funds	<ul style="list-style-type: none"> Tinley Park Plaza redevelopment Pete's Fresh Market redevelopment Demolition of older commercial properties for redevelopment



Downtown Tinley Grant Program

In addition to funding project-by-project eligible costs, TIF is also used to fund the Downtown Tinley Grant Program. Instituted in 2018 to assist with retail development along the Oak Park Ave corridor, the program provides matching grants to eligible existing and new businesses, encouraging investment or reinvestment in their properties [64].

Businesses can receive up to \$70,000 in matching grant dollars every three years. Matching grants for eligible businesses are allocated for the following uses:

- **Façade Improvement** - Up to \$35,000 in matching grants for exterior building improvements that increase the pedestrian focus, historic character, design quality and vitality of Downtown Tinley.
- **Code Compliance** - Up to \$35,000 in matching grant funds for properties built prior to 2007.

- **Signage** - Up to \$5,000 matching grant to fund pedestrian-oriented signage and assist businesses with removing nonconforming signage.
- **Retail** - \$35,000 in matching grant funds to recruit specialty retailers that are complementary to existing businesses or assist existing businesses that “amplify” Downtown Tinley.

Both the Downtown Tinley Grant Program and project-by-project TIF assistance have supported significant private investment in the Oak Park Avenue corridor. Retail businesses that have received some form of TIF assistance include Sip Wine Bar, Cuzin’s Tavern and Pizza, Banging Gavel Brewery, Avocado Theory, Egg Headz and others [65].

[64] Village of Tinley Park

[65] Village of Tinley Park TIF Annual Financial Reports, TIF Joint Review Board meeting minutes



Other Property Tax Incentives

Cook County Special Assessments

Cook County offers property tax incentives for the development or rehabilitation of commercial properties, which are typically assessed at 25% of market value. These property tax incentives—structured as special assessments on eligible properties—reduce the assessment ratio for a specified number of years, thereby reducing the property’s real estate tax payments. Typically, special assessment properties are assessed at 10% of market value for the first 10 years, 15% in the 11th year and 20% in the 12th year, before reverting to the normal 25% assessment ratio in year 13 [66].

There are several different special assessment programs with different goals, eligibility requirements, and incentive structures, outlined in the table below.

Most programs incentivize commercial projects (including retail, office, and/or hotels) in areas with a demonstrated need for commercial development or experiencing economic stagnation, while others provide incentives for industrial property rehabilitation or new construction.

COOK COUNTY SPECIAL ASSESSMENT PROGRAMS [66]	
Program	Eligibility
Class 6B	Industrial new development or rehabilitation
Class 7A	Commercial projects under \$2M in areas with a demonstrated need for commercial development
Class 7B	Commercial projects over \$2M in areas with a demonstrated need for commercial development
Class 7D	Existing or new construction of grocery stores in food deserts
Class 8	Commercial and industrial properties in areas experiencing severe economic depression
Class C	Commercial and industrial properties that have substantial environmental contamination that requires remediation costs exceeding \$100,000 or 25% of the property’s market value in the prior year

Will County Property Tax Incentives

While commercial properties are assessed at a lower ratio in Will County than Cook County, Will County does provide some property tax incentives for commercial and industrial development and rehabilitation. The Will County Tax Abatement Program provides three-, four- or five-year 50% abatement for qualifying projects on new increment generated by new or expanded facilities [67]. This program functions differently than the Cook County special assessments, by reducing actual tax payments rather than the assessed value of the property.

[66] Cook County Assessor’s Office

[67] Will County Center for Economic Development



SEALON

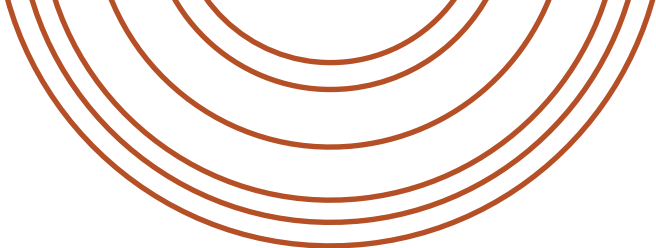
care centers

17214

17212

Nuts About Nuts

210



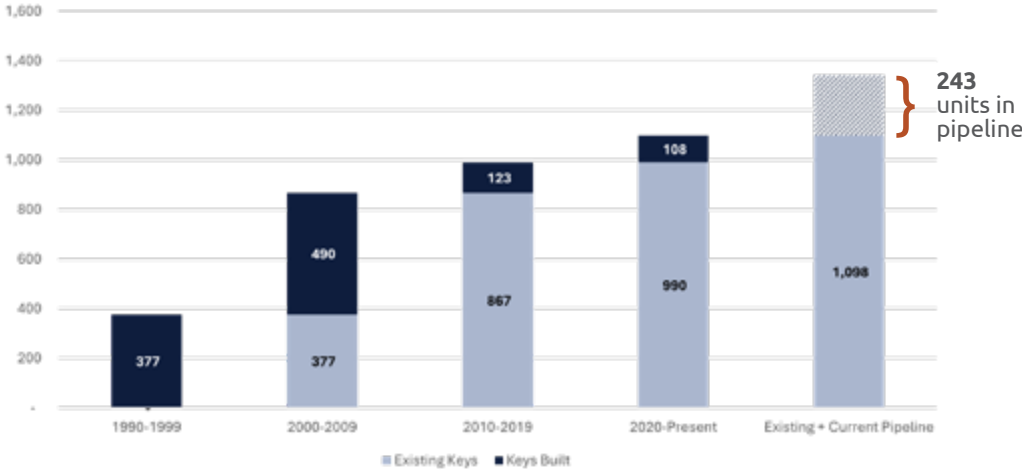
Hospitality

Overview

Tinley Park’s hospitality sector is anchored by the Tinley Park Convention Center, which draws visitors from the Chicagoland region and Illinois, and the Credit Union 1 Amphitheater, which hosts concerts and events throughout the year. These

community assets generate sales for nearby retail and service businesses and bring tourism dollars into Tinley Park. Hotels support the Convention Center and Amphitheater, while also generating significant tax revenues and creating jobs. There are 11 hotels located in Tinley Park, and two additional hotels slated for development.

Figure 39: Hotel Construction by Decade and Number of Keys



Existing Hotel Supply

There are approximately 1,100 hotel keys in Tinley Park across 11 hotels. Most are midscale class (60% of total keys), including the Comfort Inn & Suites, Holiday Inn, and Fairfield Inn & Suites. Two upscale hotels (EVEN Hotel and Hilton Garden Inn) comprise 232 keys (29% of total), and one economy hotel has 123 keys (11% of total).

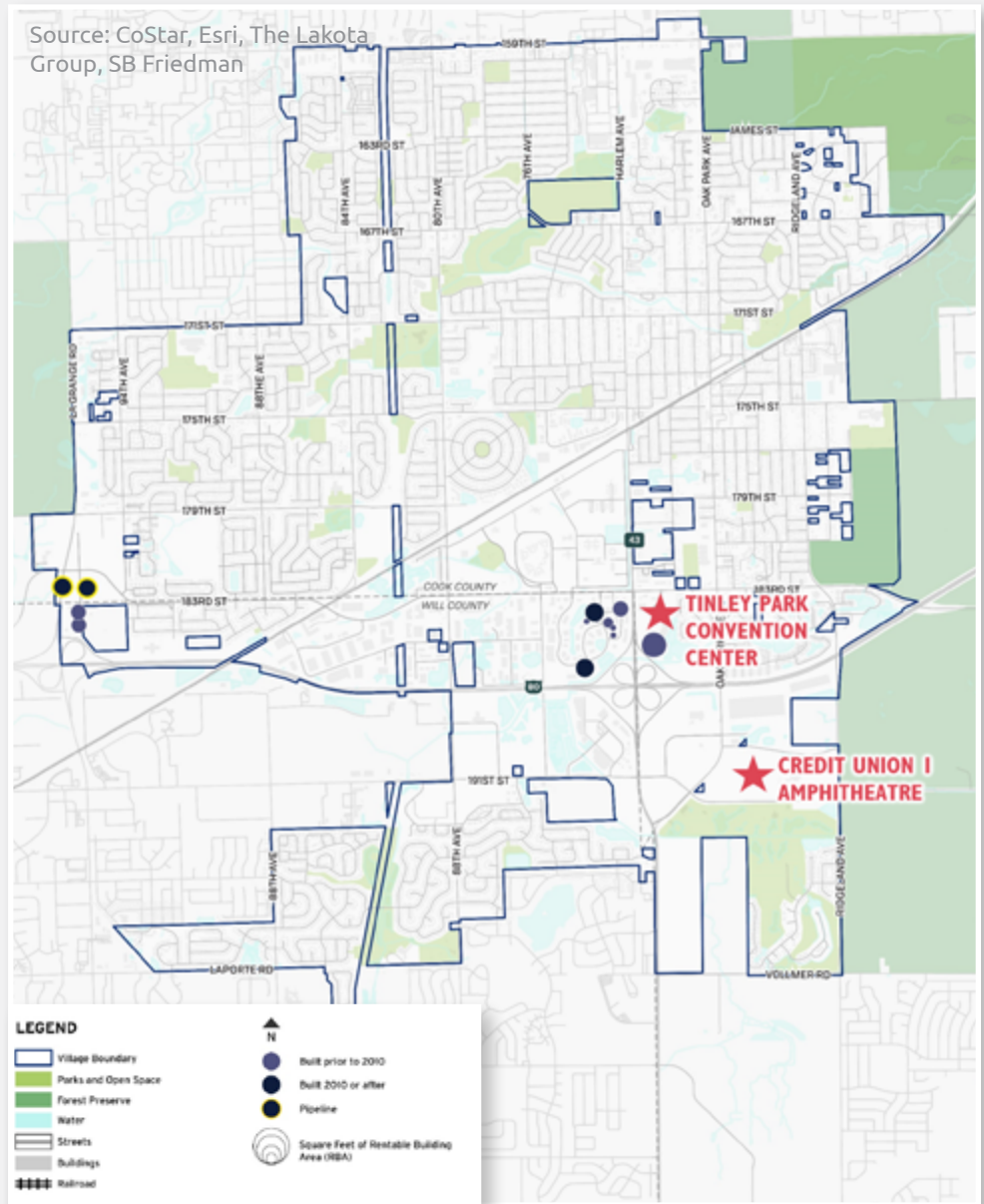
Most hotels were constructed more than 15 years ago, with five hotels totaling 377 keys built in the 1990s, and 4 hotels with 490 keys built in the 2000s. Since 2010, only two new hotels with 231 keys have been built [68].

A 118-room Residence Inn and a 125-room Courtyard by Marriott are in the development pipeline, scheduled to begin construction in 2024 [69].

[68] CoStar, July 2024

[69] Village of Tinley Park

Map 8: Hotel Constructions



Hotels in Tinley Park are clustered around the Tinley Park Convention Center, Credit Union 1 Amphitheater, and the two I-80 interchanges, which provide direct access to downtown Chicago and other parts of the region. The 202-room EVEN Hotel is attached to the convention center. Both new hotels in the development pipeline will be located off the I-80/LaGrange Road interchange [70].



Existing Hotel Occupancy

Hotel occupancy in Tinley Park varies seasonally. While many factors impact hotel stays, peak occupancy occurs in the early summer months, along with the increased frequency of amphitheater events. Convention center events also lead to hotel stays, though attendance at such events tends to peak in the spring and fall, as discussed on page 65. Since 2021, hotel occupancy during the peak months of June and July has ranged from 75-78%, with an average of 76%. Prior to the pandemic, from 2015 and 2019, occupancy rates were somewhat higher, ranging from 74-84%, with an average of 78% [71].

Average 12-month occupancy is lower than peak season occupancy, reflecting lower occupancy rates during the winter months. Average 12-month occupancy has nearly rebounded following the pandemic, at 66% as of May 2024, compared to 67% as of May 2019 [72].

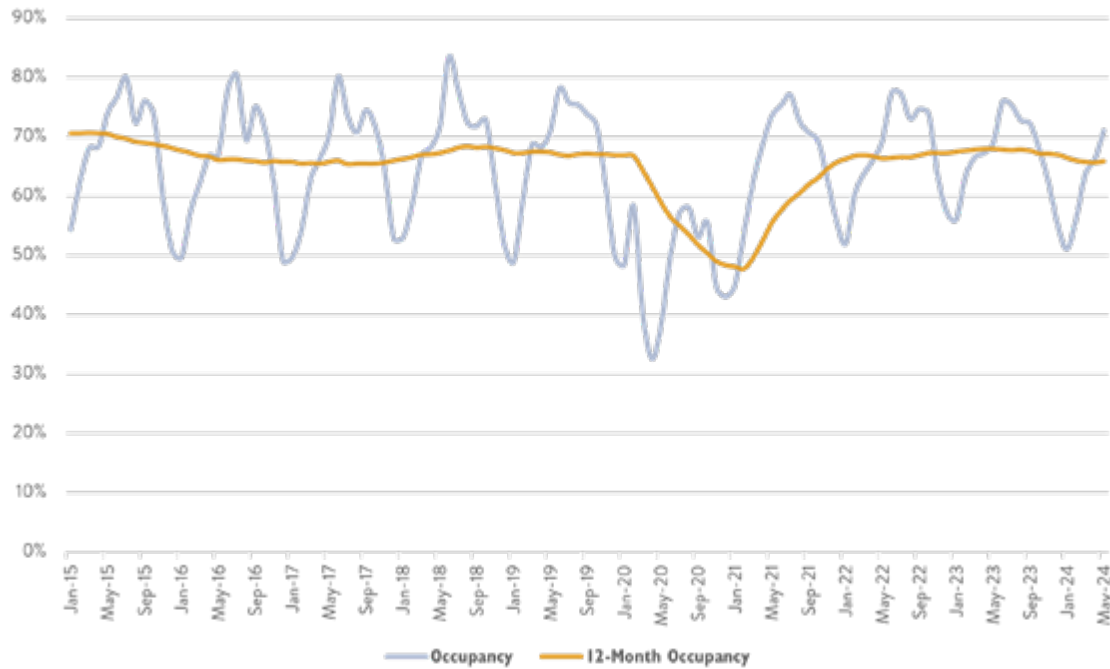


[70] CoStar, July 2024

[71] CoStar, July 2024

[72] Current 12-month average occupancy calculated as monthly average of June 2023-May 2024

Figure 40: Occupancy by Month and 12-Month Average



Average Daily Rate

Like occupancy, average daily rates (ADR) across Tinley Park hotels are highest during the summer months. While occupancy peaks in June and July, peak ADRs span June through September. In 2023, ADR during these months ranged from \$133-\$137 per key.

ADR has increased during peak summer months and as a 12-month average relative to rates pre-COVID. In 2019, June through September ADRs ranged from \$112-\$118 per key. As of May 2019, 12-month ADR was \$112 per key, compared to \$126 per key as of May 2024 [73].

\$112
Average Daily Rate
2019

\$126
Average Daily Rate
2024

[73] CoStar, July 2024. Current 12-month average ADR calculated as monthly average of June 2023-May 2024



Convention Center Visitation

For 12 months ending in June 2024, 285,000 people visited the Tinley Park Convention Center, a 12,000-person increase relative to pre-COVID levels [74]. Generally, events in 2023 and 2024 had higher overall attendance than events in 2018 and 2019. Since January 2018, six of the ten top days by total daily visitors occurred in 2023 or 2024. The attached EVEN Hotel completed a \$10 million renovation and rebrand in fall 2020, which may be a factor contributing to increased convention center visits [75].

[74] PlacerAI. Total number of visitors (non-employee) visiting for at least 10 minutes, July 2023-June 2024, compared to July 2018-June 2019
[75] BizBash "10 New Venues in Chicago for Spring 2021 Meetings and Events" March 2021
[76] Out of total visitors July 2023-June 2024

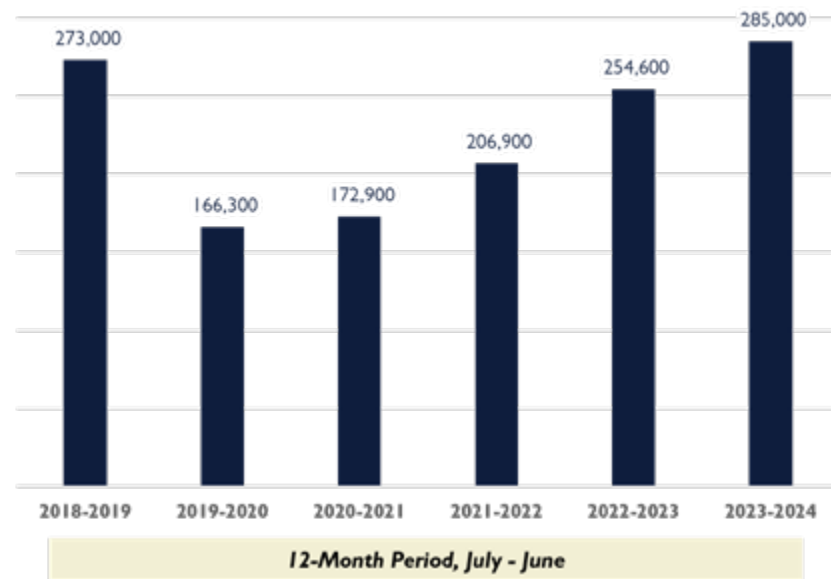
The convention center's draw is primarily regional. Approximately 82% of convention center visitors live in Illinois, with the majority hailing from the southwest Chicagoland region. An additional 7% of visitors live in Indiana. Over the past year, visits were greatest in May, March, November, and October, with over 30,000 visitors in each of those months. July and August had the fewest number of visitors, at 11,200 and 11,100 per month, respectively [76].

The convention center's regional visitor base and spring/fall peak visitation months indicate that convention center visitation may not be as closely related to



overall hotel performance as amphitheater visitation, given that hotel occupancy peaks in June and July. However, the convention center is likely an important driver of hotel occupancy in spring and fall months. In addition to supporting the hotel market, there may be additional opportunities to leverage convention center visitation to support local retail through marketing and partnerships.

Figure 41: Annual Convention Center Visitors by Year



Mobility & Connectivity

Overview

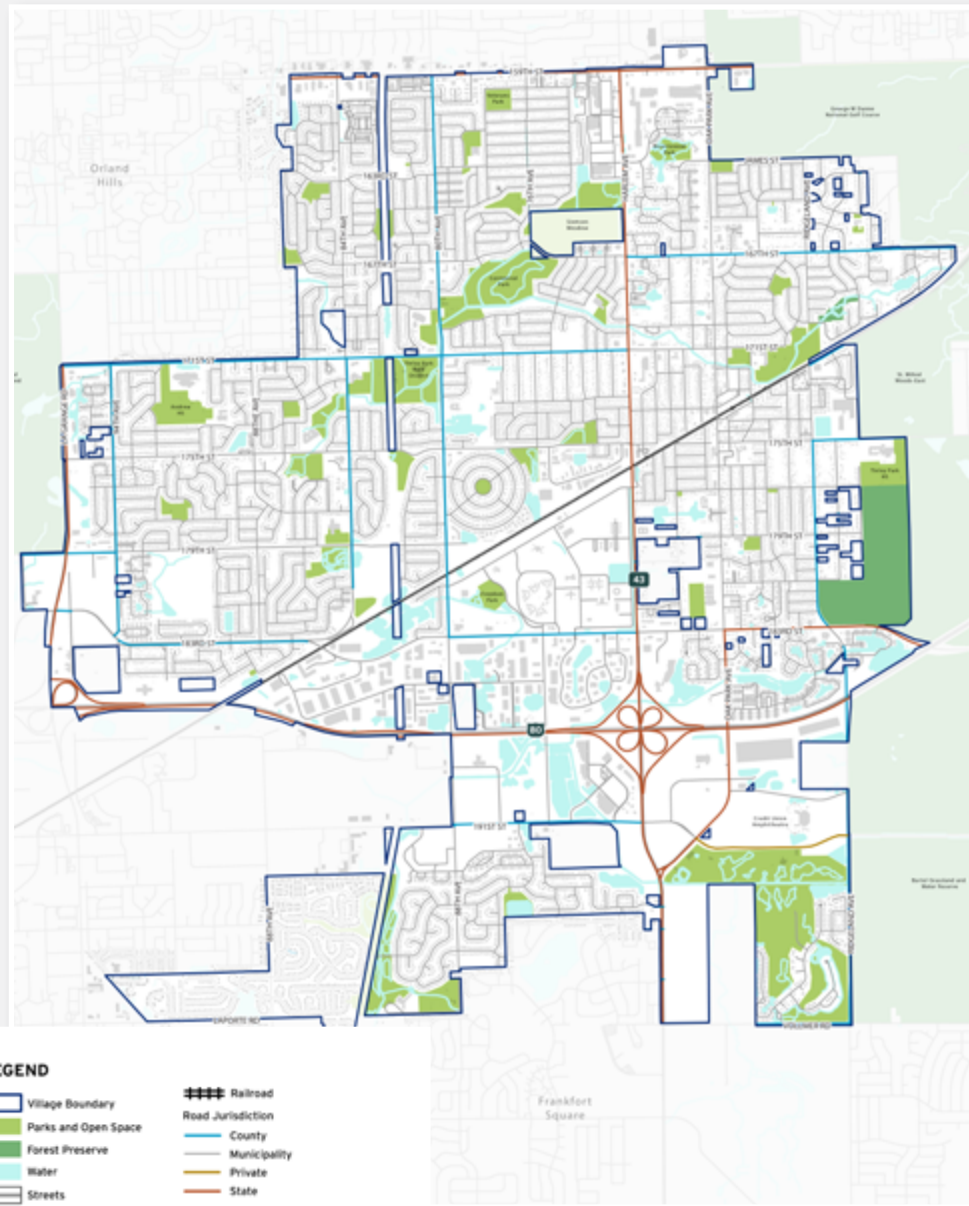
Tinley Park is located about twenty miles southwest of Chicago's Loop. While it is served by two Metra stations, most residents stay local - the majority of trips beginning in Tinley Park also end in Tinley Park or in adjacent communities.

Community members and elected officials reported that their mobility priorities included better sidewalk connectivity and improved navigability for pedestrians and cyclists. While there are sidewalks throughout the Village, there are gaps and inconsistencies in the bicycle and pedestrian infrastructure that can serve as barriers to movement. Better sidewalks and bicycle infrastructure were cited as important for leisure but also for access – specifically, to schools, Metra stations, and the Downtown. Trustees cited a desire for a walkable downtown – not just as a mobility goal but as part of a larger economic development vision.

Residents also cited traffic safety concerns: roads are wide; vehicle speeds are high; and many residents felt that slowing vehicles was a priority. Below is a summary of the current state of existing conditions as they relate to transit.



Map 9: Road Jurisdiction Map



Source: Esri, Lakota Group, Sam Schwartz



Circulation

Tinley Park was developed in a piecemeal fashion, with individual developments built over time. As a result, the street grid changes across the Village. Some portions have a traditional street grid, while others have curving streets and cul-de-sacs associated with suburban development in the latter portion of the 20th century. While many roads in Tinley Park have sidewalks, most were designed with the assumption that the majority of trips would be by car. Even where there is a traditional grid, the streets typically truncate at the end of the development. This means that virtually all traffic gets funneled into a small number of roads that span the whole Village and connect it to surrounding areas: Austin Avenue, Ridgeland Avenue, Oak Park Avenue, Harlem Avenue, 84th Avenue, and the highways. With the exception of Ridgeland, these are almost all county or state roads (surface roads are county; highways are state).

Harlem Avenue has between 25,600 and 29,100 cars per day along its length, per counts conducted by the Illinois Department of Transportation, while other major roads within Tinley Park, such as 171st Street; 167th Street; and S 80th Street have between 14,000 and 16,000 vehicles each. Within residential areas, traffic volumes are low, due in part to the low degree of connectivity and high number of dead-end streets within developments.

Engagement Note

During the engagement process, many stakeholders mentioned the lack of connectivity throughout the Village. This applies to both motorized vehicles and alternative methods of transportation, such as biking and walking. Though the street network may remain as-is, there are opportunities to improve the overall mobility network.

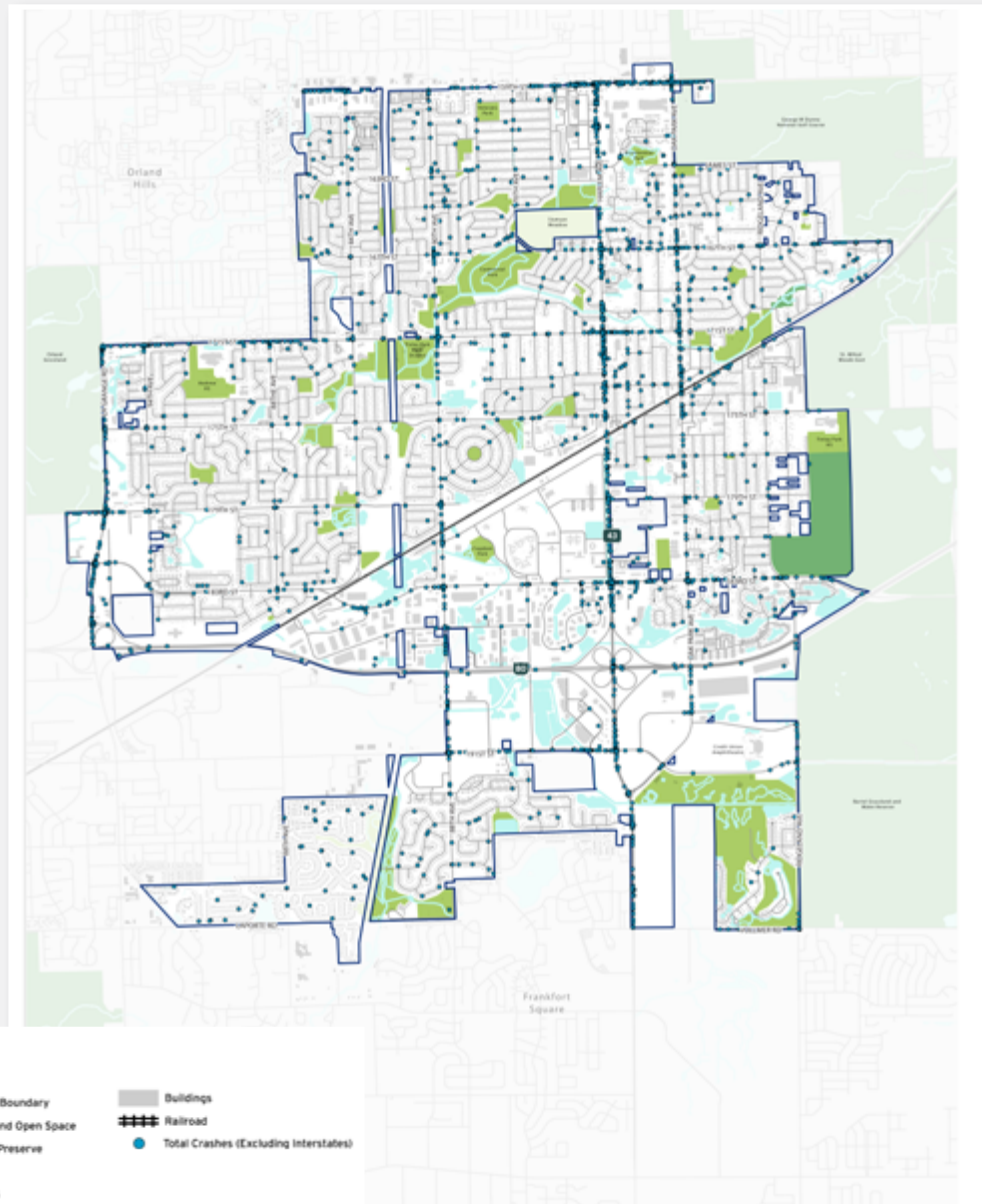


Car Incidences

Total Crashes

A dot density map of vehicle crashes in Tinley Park shows that the majority of crashes are concentrated along major thoroughfares, not municipal roads, and that intersections of state and county roads have the highest incidence of crashes. Harlem Avenue has a high concentration of crashes, because it intersects with many busy roads and is itself a major vehicular route through the Village.

Map 10: Total Crashes



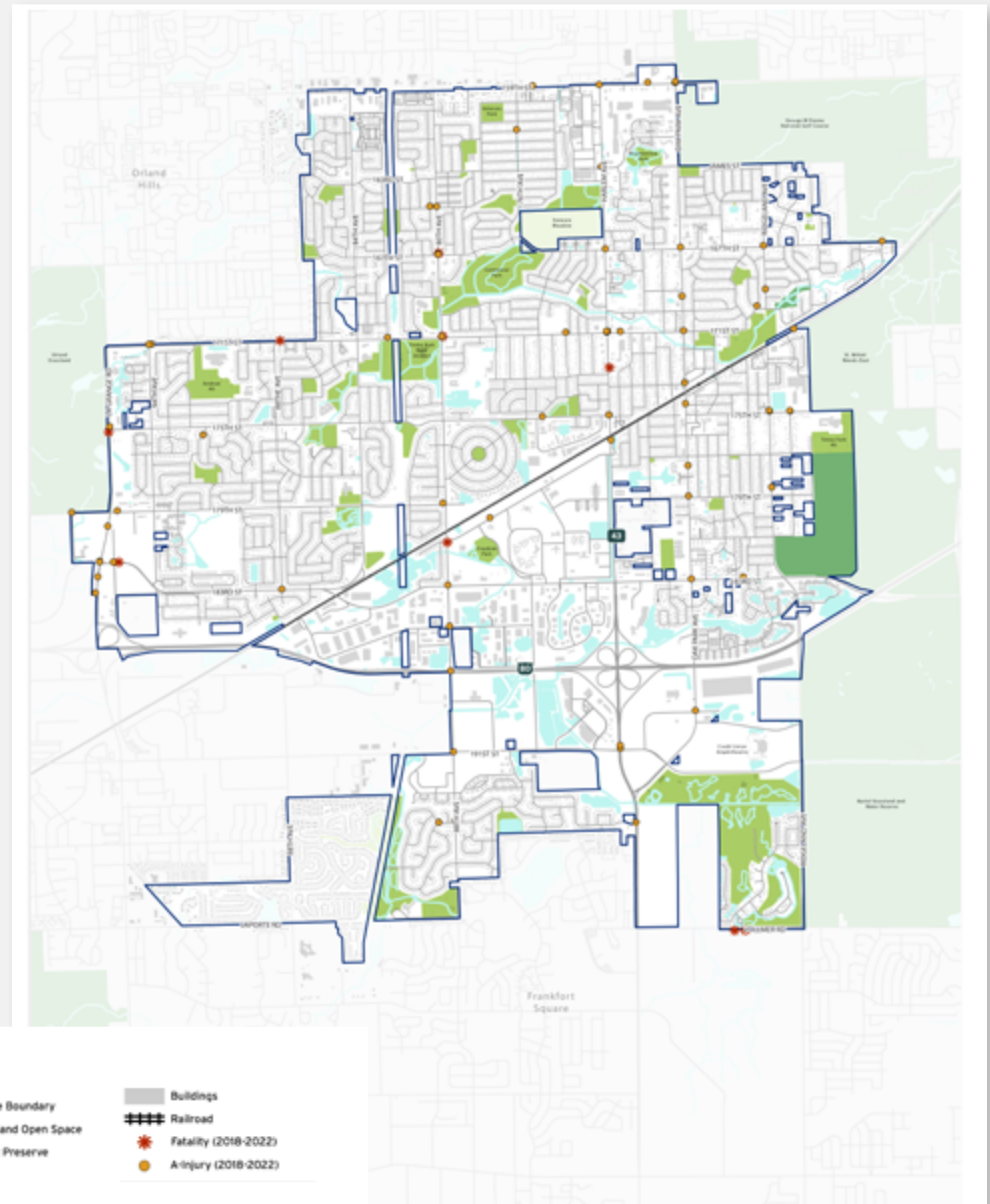
Source: Esri, Lakota Group, Sam Schwartz

Crashes Involving Fatalities & Serious Injuries

Crashes that resulted in serious injuries or fatalities were more likely to occur along major thoroughfares outside of Village purview. Between 2018 and 2022, the Village had 10 crashes involving fatalities, and 58 crashes resulting in serious injury, excluding those that occurred on Highway I-80.

10 CRASHES INVOLVING FATALITIES

Map 11: Crashes Involving Fatalities & Serious Injuries



Source: Esri, Lakota Group, Sam Schwartz

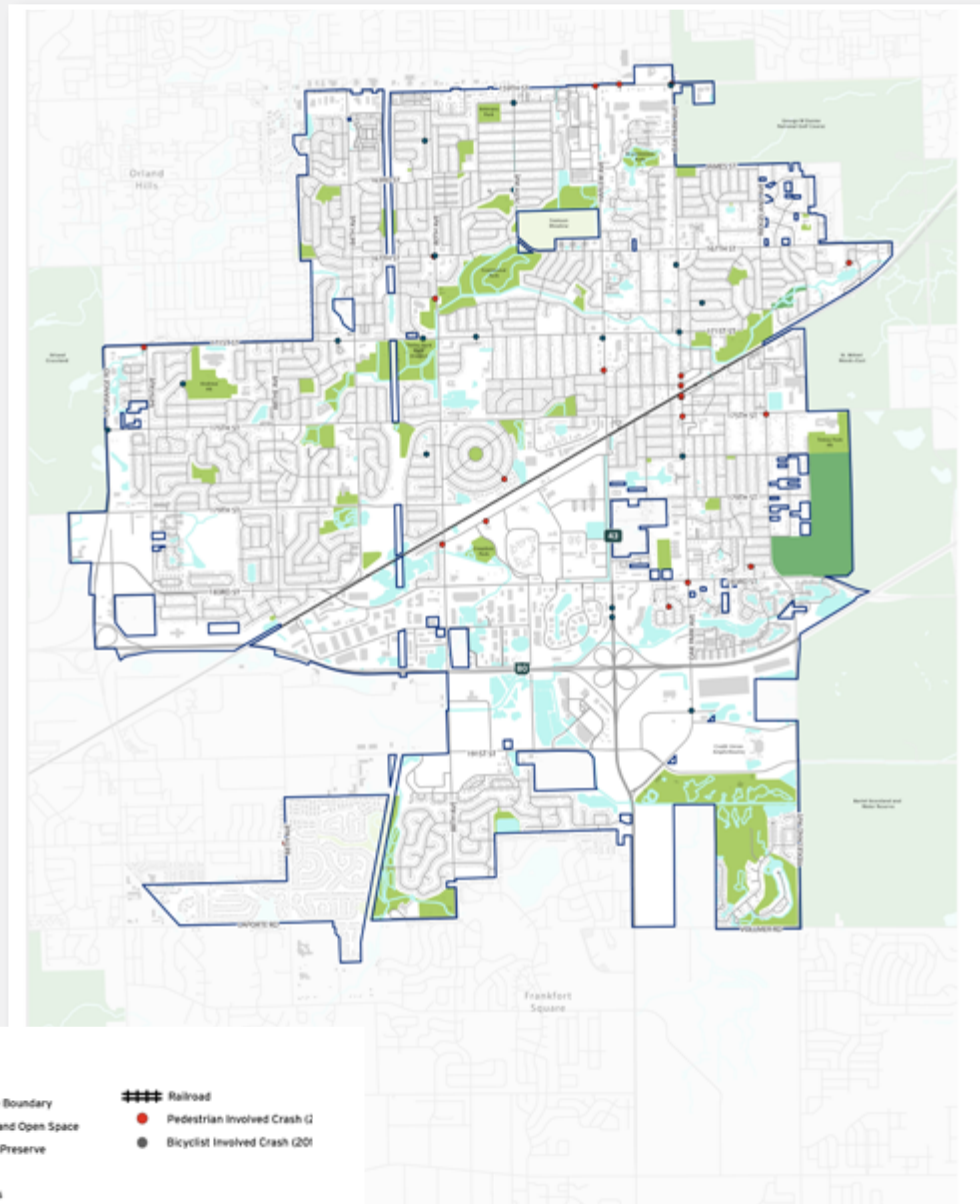
Map 12: Crashes Involving Bicycles & Pedestrians

Crashes Involving Bicycles & Pedestrians

Nationally, crashes involving bicycles and pedestrians have been increasing as a proportion of total crash events, and because vehicles are larger than they used to be (among other reasons), the likelihood of a fatality or serious injury has gone up. There were four fatal crashes involving a bicyclist or pedestrian in Tinley Park from 2018-2022, and 34 other crashes without a fatality. Oak Park Avenue had the greatest number of crashes, but three of the four fatalities occurred on Harlem Avenue.

Engagement Note

Stakeholders consistently mentioned the perceived lack of safety for pedestrians and bikers, particularly Downtown and along Oak Park Avenue. Some stated that they would be more encouraged to come downtown if there were safer pedestrian crossings and an improved sidewalk and trail network.



Source: Esri, Lakota Group, Sam Schwartz

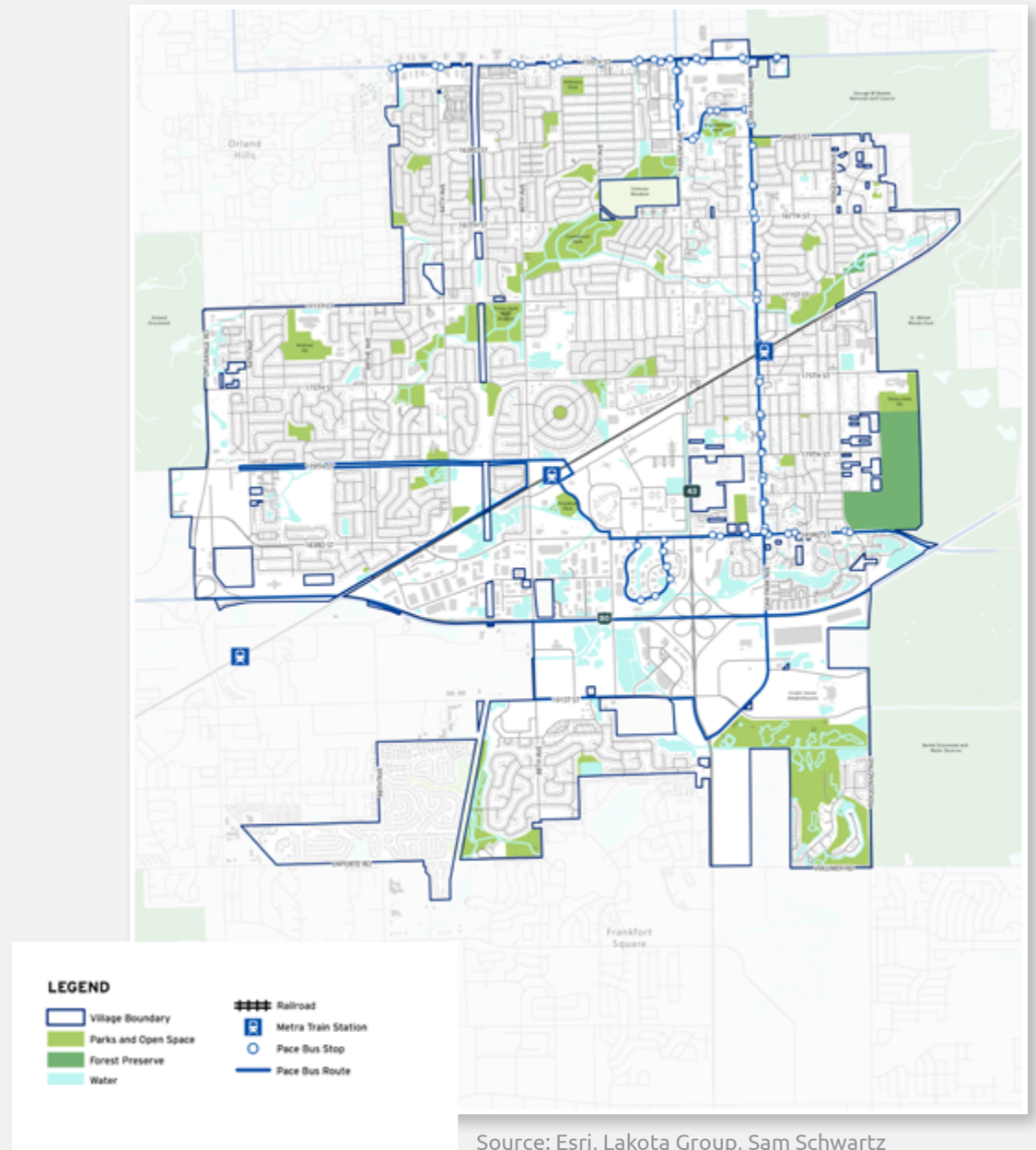
Public Transit

Tinley Park has two Metra stations – Tinley Park and Tinley Park – 80th Avenue, both on the Rock Island Line, and two Pace routes. However, only a very small proportion of trips originating in the Village are taken via public transit. The Rock Island Line had 273,954 trips in 2023, up 20% from 2022 but still at about 44% of pre-COVID ridership.

The two Pace routes through the Village, the 356 and the 386, run east-west and north-south; the 386 intersects with the Metra station.

Despite both train and bus routes through the Village, there are large swathes of Tinley Park that do not have meaningful access to public transit, at least not accessible by foot. Pace routes tend to have very low ridership through the Village, and most people accessing Metra drive and park at the station.

Map 13: Public Transit



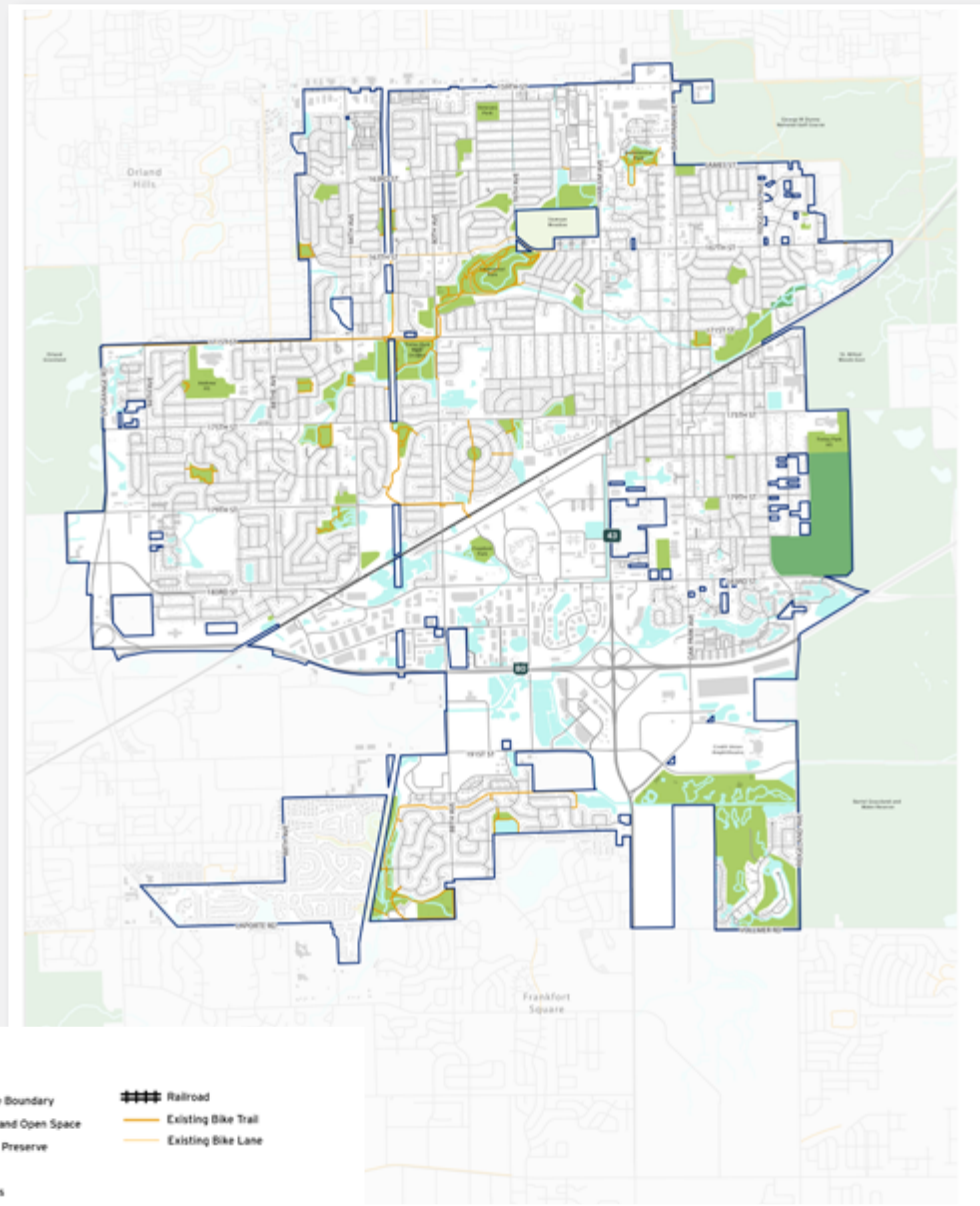
Source: Esri, Lakota Group, Sam Schwartz

Bicycling & Trail Connectivity

Tinley Creek has a significant number of bike trails, and the Tinley Creek Trail System runs near the Village to the northeast. The bulk of the bikeways within the Village are intended for leisure travel, especially around Centennial Park and within individual parks, in the form of self-contained loops. There are two more substantial segments of bikeway: an off-street trail that runs north-south through Village parks and through power line rights-of-way, and an east-west segment that runs along 167th Street.

While there are many segments of bike trail through the Village, there are very few streets with on-street bicycle infrastructure. Notably, there are large segments of the Village without any bicycle infrastructure at all – either on-street or in-park. For example, there is nothing for cyclists west of Oriole Avenue and south of 172nd Street.

Map 14: Bicycle & Trail Connectivity



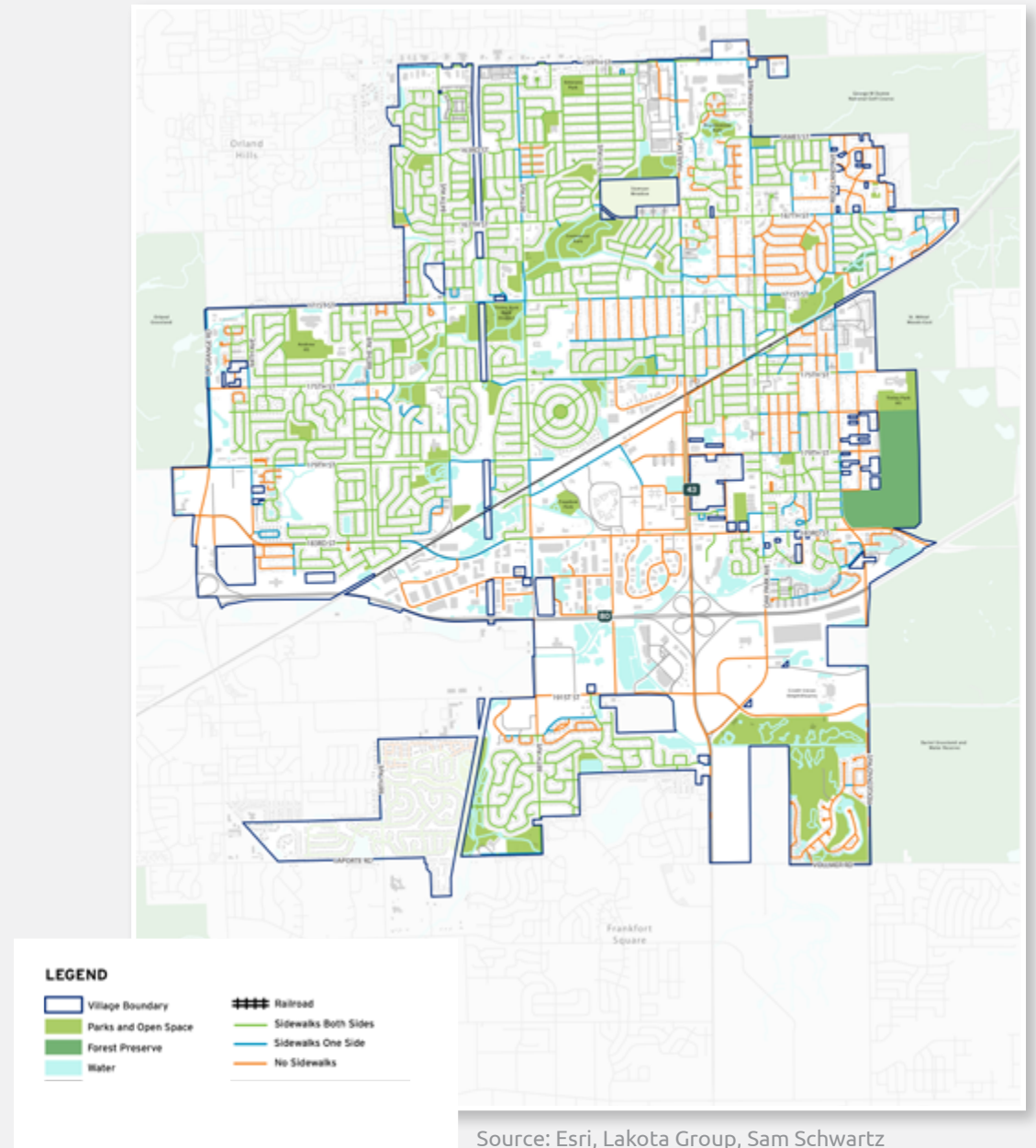
Source: Esri, Lakota Group, Sam Schwartz

Sidewalk Network

Sidewalk connectivity emerged as a major theme during the public engagement conducted by the consultant team. Village trustees, residents and leaders all identified sidewalk connectivity as a priority for the comprehensive plan.

There is a noticeable discrepancy between the northwest and southwest neighborhoods of Tinley Park, which consistently has sidewalk provision on both sides of the street, versus the rest of the Village, which has much more inconsistent sidewalk provision. This is especially true on the commercial areas around Highway I-80, near commercial and industrial uses. The most significant challenge vis-à-vis sidewalk provision is the cleave across Highway I-80: there are currently no sidewalks that allow pedestrians to move from areas north of the highway to areas south.

Map 15: Sidewalk Gaps



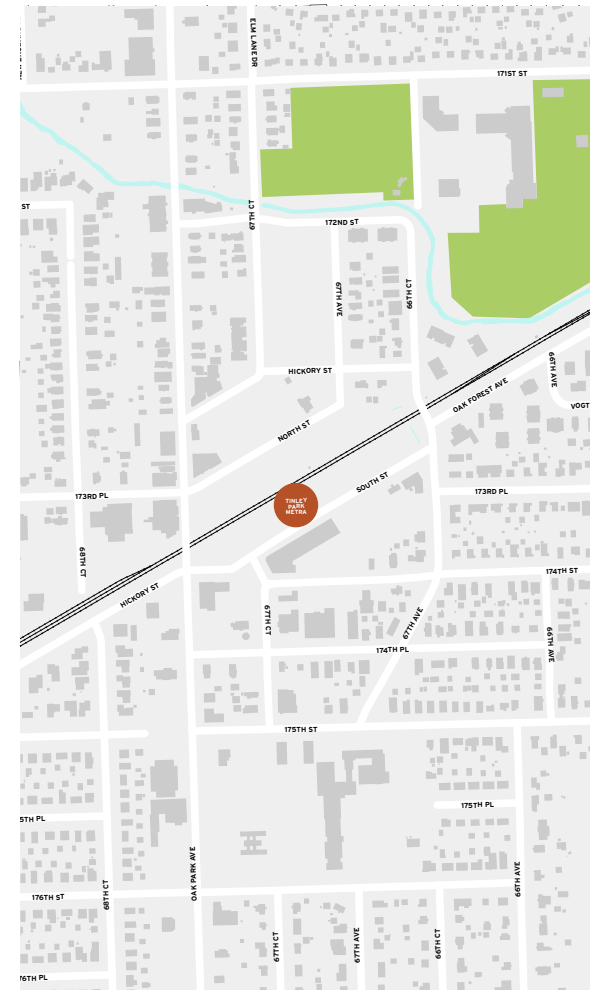
Source: Esri, Lakota Group, Sam Schwartz

Downtown Inset

The current Downtown area, the fulcrum of which is Oak Park Avenue & Hickory Street, developed around the Tinley Park Metra Station and includes Zabrocki Plaza, which serves as a gateway to the area. There is a mix of restaurants, bars, and other service-oriented businesses. However, much of the area's land use is parking. Across the 0.14 square miles of downtown, approximately 18.5% of land (about 16.5 acres) is dedicated to public or private parking lots. About 5 acres of this parking is Metra-specific, serving the Tinley Park Metra station. There are also several vacant/open areas adjacent to the Metra parking lots.

While Metra ridership continues to increase following the pandemic, Metra is also undertaking an assessment of its total parking provision systemwide. An assessment of Metra parking utilization and a consideration of opportunities for redevelopment may be undertaken at a later state in the Comprehensive Plan.

Several development projects have been completed or are underway in the downtown area. On South Street adjacent to the Tinley Park Metra Station, a 296,419 square-foot mixed-use residential and retail development (Boulevard at Central Station) was recently completed. In 2025, Harmony Square is scheduled to open. This is a 1.6 acre multi-use plaza on the corner of Oak Park Avenue and North Street—currently under construction.



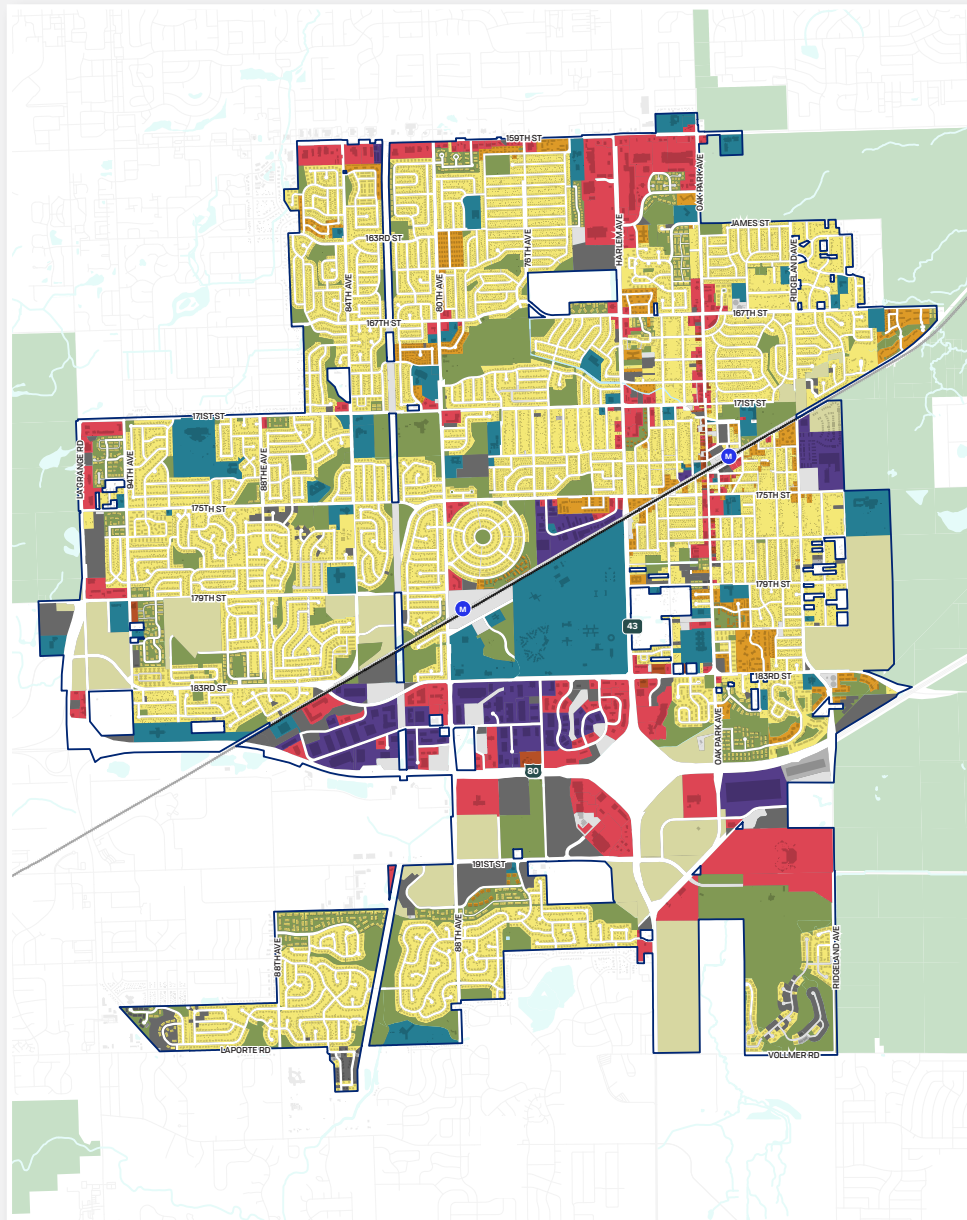
Physical Conditions: Land Use

Overview

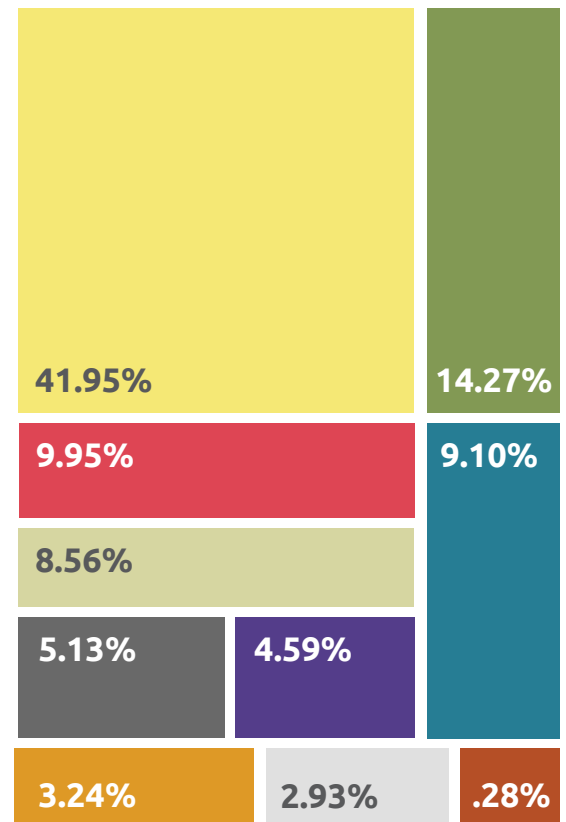
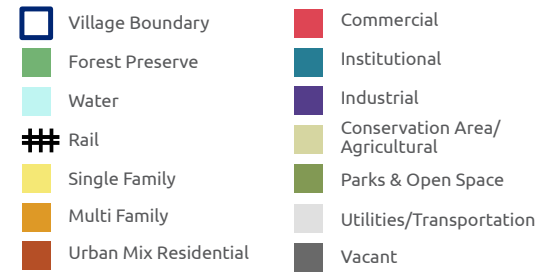
Land use planning is a critical component of suburban development, focusing on the allocation and regulation of land resources to balance social, economic, and environmental needs. It ensures that areas are designated for residential, commercial, industrial, recreational, and agricultural purposes, fostering sustainable growth and efficient infrastructure. Effective land use planning helps mitigate urban sprawl, reduces environmental impact, enhances community resilience, and improves quality of life by promoting organized development and preserving green spaces. Through strategic land use, Tinley Park can accommodate population growth while maintaining ecological balance, and ensuring a high quality of life for its residents.

In Tinley Park, the largest portion of land is dedicated to single-family residences. Significant areas of land are also allocated to commercial, institutional, and open spaces, emphasizing housing, business, public services, and recreation. Other uses include industrial, agricultural, and conservation areas. Overall, Tinley Park's land use is well-balanced and aligns with the broader regional approach to suburban development in the Chicagoland area.

Map 16: Land Use



MAP LEGEND



Source: Esri, Lakota Group, CMAP

Zoning Ordinance

Overview

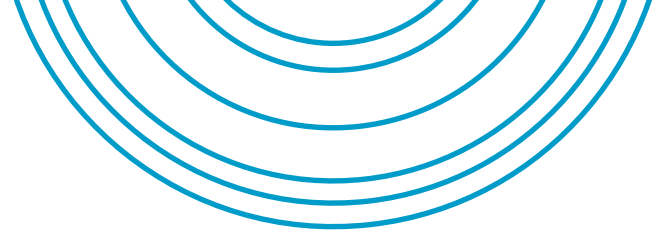
The Tinley Park zoning ordinance governs how land and buildings can be used within the Village. Its purpose is to promote orderly development, regulate land use, ensure compatibility between different land uses, and preserve the character of various districts. Tinley Park's zoning ordinance divides land into different districts, including residential, business, and industrial, each with its own set of permitted uses, building standards, and regulations. These ordinances, last updated in June of 2023, help manage growth and protect the overall character and function of the community. Civil Service Commission - This commission administers the Illinois Personnel Code as it applies to all Civil Service-classified employees in the Village. Meetings are held twice monthly.

Residential Districts

- **R-1, R-2, R-3, R-4 Single-Family Residential Districts:** Intended to stabilize, preserve, and protect older areas of the community developed primarily for single-family uses and to provide new areas in which exclusively single-family detached dwellings can be constructed. Single-family residential districts comprise the majority of Tinley Park.
- **R-5 Low Density Residential Districts:** Designated for low density single family dwelling units, including privately owned two-family and townhouses.
- **R-6 Medium Density Residential District:** Intended for a range of residential uses, including single-family, two-family, and multiple-family dwellings.
- **R-7 High Density Residential District:** Designated for areas having close



6^b



proximity to rail service, major shopping facilities, and within Planned Unit Developments with urban amenities that can support higher density developments. Low, medium, and high density residential districts are often located at the periphery of single-family residential districts, closer to business districts, and legacy neighborhood districts. These are near 159th Street, Oak Park Avenue, along the train tracks, around Downtown, and near other commercial corridors or districts.

Business Districts

- **B-1 Neighborhood Shopping District:** Intended for local shops and services, offering daily goods and services for nearby residents. It encourages small shopping centers with parking and supports existing local stores.
- **B-2 Community Shopping District:** Allows a mix of retail, personal services,

and related businesses. It's meant to cater to local residents, neighboring communities, and visitors for shopping needs, prioritizing walkable comparison shopping over highway-oriented businesses.

- **B-3 General Business and Commercial District:** Intended for various commercial services, including those catering to drivers. It's meant for businesses that wouldn't fit well in residential or community shopping areas.
- **B-4 Office and Service Business District:** Designated for offices and service businesses. Some compatible commercial uses are also allowed. These districts are typically small and act as a buffer between residential and commercial areas.
- **B-5 Automotive Service District:** Intended for automobile-related services, ideally placed on main roads

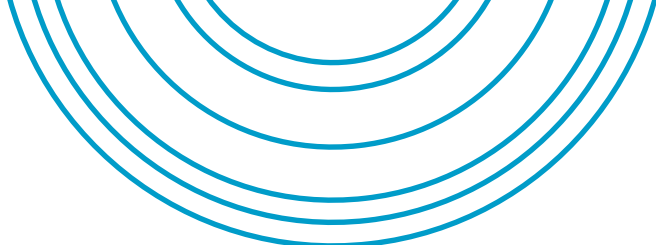
with enough space for safety and accessibility.

Industrial Districts

- **ORI Office and Restricted Industrial District:** Intended for office buildings, research, and light industry in a pleasant, park-like environment. The low-intensity regulations ensure compatibility with nearby residential and commercial areas.
- **M-1 General Manufacturing District:** Intended for industrial activities with moderate environmental impact, situated away from residential and main retail areas.

Overlay Districts

- **MU-1 Mixed-Use Duvan Drive Overlay District:** Intended to provide for business and light industrial uses in the Duvan Drive Business Park along



with some automobile-related uses compatible with the area.

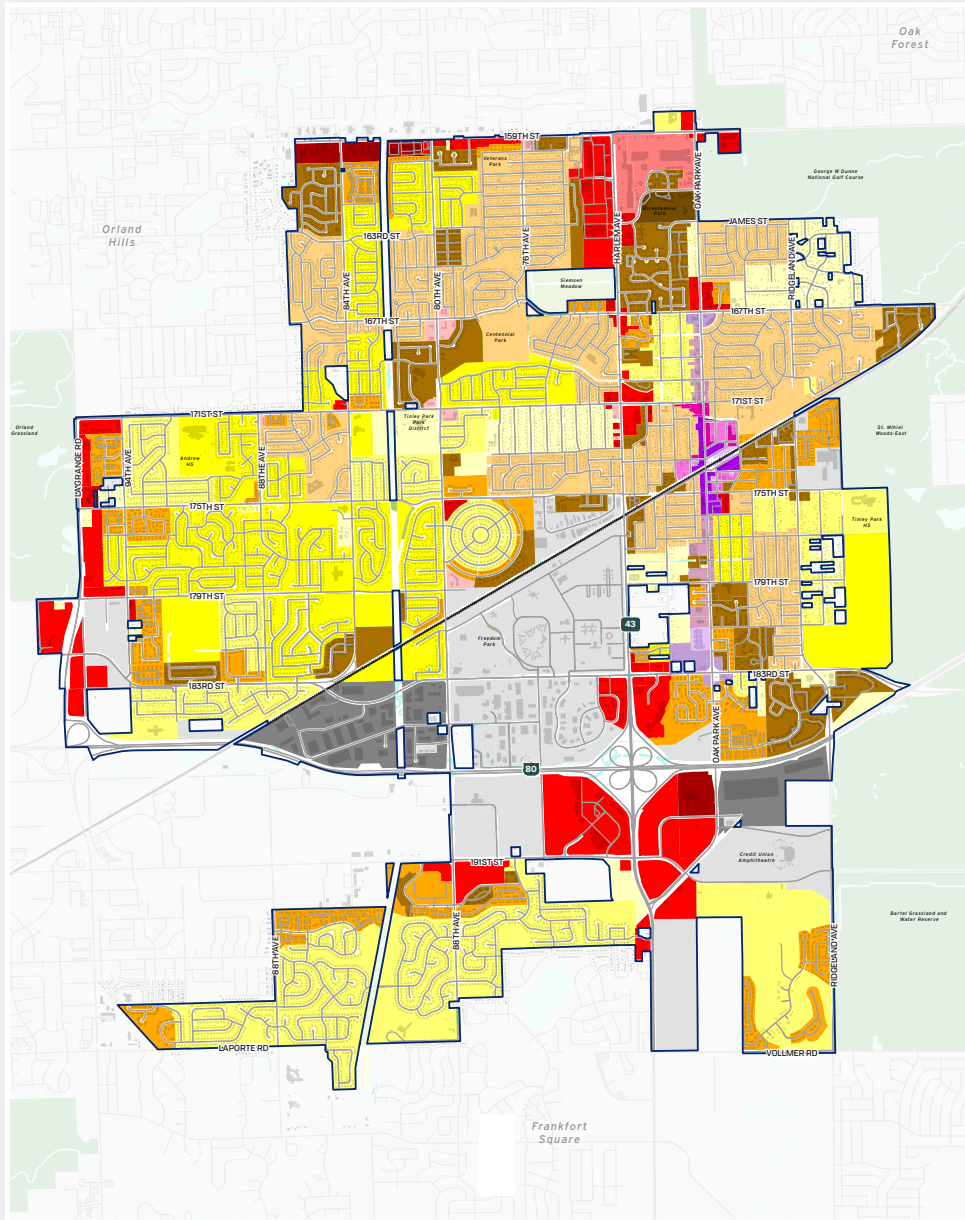
- **UD-1 Urban Design Overlay District:** Intended to promote specific design standards concerned with the character and placement of non-residential buildings, including related parking and other accessory uses, as well as the role and nature of the spaces between buildings and the public streets.

Legacy Districts

The Legacy Code was adopted in conjunction with the Legacy Plan in 2011 and updated in 2020. The Legacy Code implements the Legacy Plan by codifying Tinley Park’s vision with a form-based approach. The Legacy Code applies to an area of land along Oak Park Avenue between 167th Street and 183rd Street. The zoning overlay districts described above do not apply to the districts outlined in the Legacy Code.

- **DC Downtown Core:** Intended to promote taller, mixed-use development in the vicinity of the Oak Park Avenue Train Station. This district is concentrated along Oak Park Avenue from 172nd Street to 176th Street and extends slightly east on Oak Forest Avenue until 66th Court.
- **DF Downtown Flex:** Intended to retain the small scale character of the established commercial and residential structures in Downtown Tinley Park. This district comprises several blocks within the Legacy Code area south of 171st Street and North of Oak Forest Avenue.
- **DG Downtown General:** Intended to help transition existing single-family houses and commercial into multi-family uses. This district includes several scattered parcels within the Downtown General District south of 172nd Street and north of 175th Street.
- **NG Neighborhood General:** Intended to help transition existing single-family houses and commercial uses into multi-family uses. This district is concentrated within two segments along Oak Park Avenue. The first is between 167th Street and 171st Street and the second is between 176th Street and 181st Street.
- **NF Neighborhood Flex:** Intended to help create a mix of commercial and multi-family uses to anchor the north and south ends of the Legacy Code Area. This district is concentrated around the intersection of 167th Street and Oak Park Avenue, as well as the intersection of Oak Park Avenue and 183rd Street.
- **CV Civic:** Intended to allow for flexibility and creativity in the establishment of civic amenities provided by local government and civic bodies for Village residents. This district is concentrated along Oak Forest Avenue from Oak Park Avenue to 66th Court.

Map 17: Zoning



LEGEND

- Village Boundary
- Forest Preserve
- Water
- Rail
- R-1
- R-2
- R-3
- R-4
- R-5
- R-6
- R-7
- B-1
- B-2
- B-3
- B-4
- B-5
- ORI
- M-1
- CV
- DC
- DG
- DF
- NG
- NF

Engagement Note

Stakeholders, including developers and real estate professionals, explained that there is an opportunity for more flexibility in the zoning code. This could include allowing additional business uses in industrial districts or medium-density housing in lower-density residential districts near commercial areas.

Source: Esri, Lakota Group, Village of Tinley Park

Village-Owned Properties

Municipal Facilities

Municipal facilities are essential for the efficient functioning of a community, serving as the backbone of public services and safety. They house critical services such as fire and police departments, ensuring rapid response to emergencies and maintaining public order. Facilities like the Village Hall facilitate local governance, enabling administrative functions, public meetings, and community engagement. Overall, Village facilities support the daily operations and long-term resilience of the community.

Tinley Park has four fire stations, one fire training tower, a police department, a public safety building, and a Village Hall. The Public Works Department is responsible for the maintenance of Village facilities, as well as maintenance of street lights.

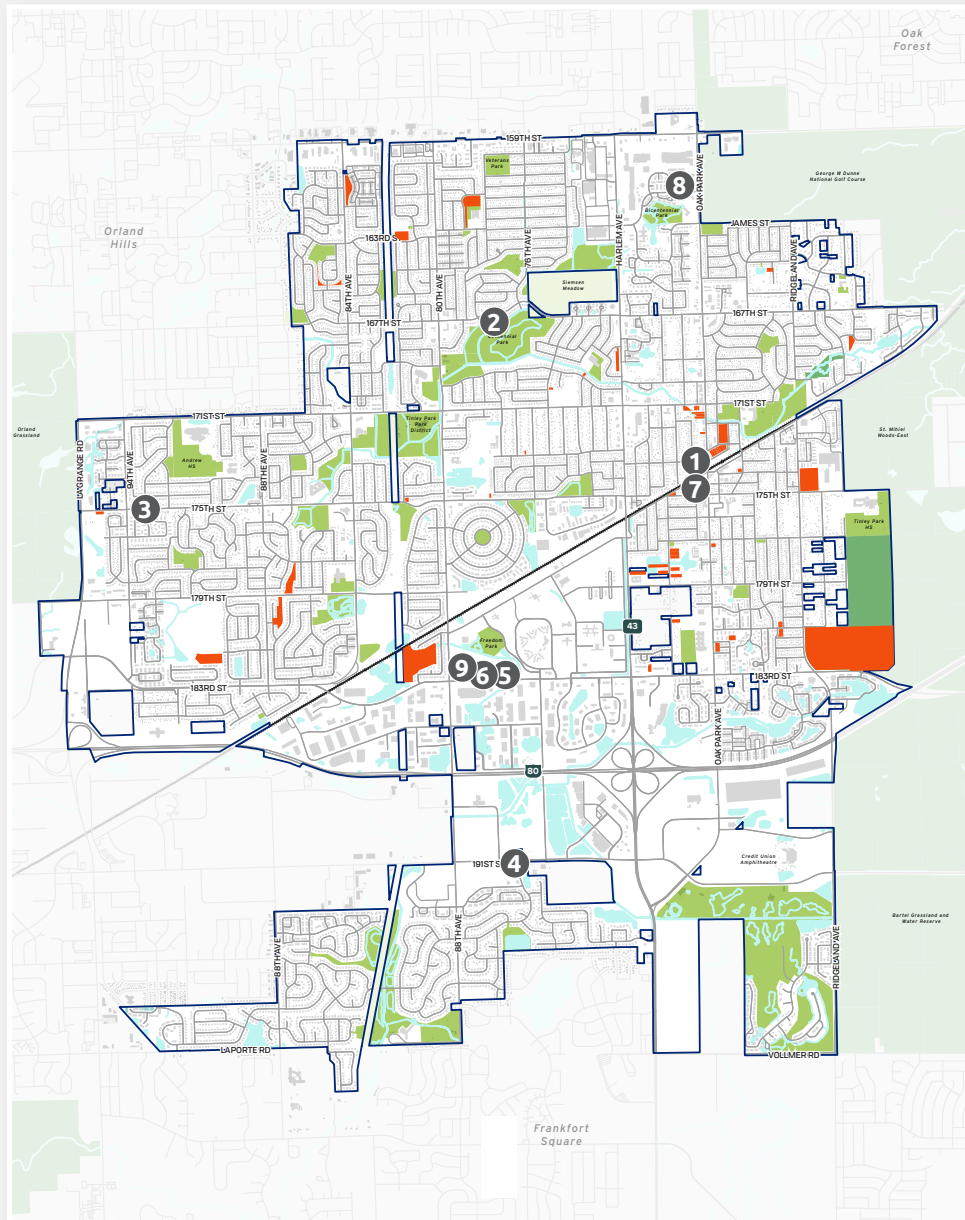
Vacant Properties

As Tinley Park continues to grow and develop, there may be a need for expanded or additional facilities. Tinley Park owns several vacant properties adjacent to existing facilities which may provide an opportunity for expansion in the future. Notable properties include those adjacent to Fire Station Number 46 and the Public Safety Building on Oak Park Avenue.



6^c

Map 18: Village-Owned Properties



MAP LEGEND

- Village Boundary
- Forest Preserve
- Water
- Rail
- Village-Owned Vacant
- 1** Fire Station #46
- 2** Fire Station #47
- 3** Fire Station #48
- 4** Fire Station #49
- 5** Fire Training Tower
- 6** Police Department
- 7** Public Safety Building
- 8** Village Hall
- 9** Charles B. Powers Public Works Facility

Engagement Note

Village representatives explained that the Village may require additional or larger facilities as Tinley Park continues to grow and develop, mentioning that vacant sites in proximity to existing facilities may provide opportunities for expansion.

Source: Esri, Lakota Group, Village of Tinley Park



Parks & Open Space

Overview

The Village of Tinley Park has a variety of community-serving recreational green spaces that are well-distributed throughout the Village.

Tinley Park has 58 recreational areas, including parks, natural areas, athletic fields, school green spaces, and special use recreational facilities, with a total area of 1,263 acres. This report primarily analyses parks, natural areas, and athletic fields which are recreational spaces that are regularly accessible to the general population. These facilities comprise 40 of the 58 recreational areas and have a total area of 507 acres.

The recreational areas analyzed in this report can be categorized into three classes, ranging from smaller parks to larger resources that serve the entire community.

- **Mini Parks** - Mini Parks are approximately one acre or less and serve residents living in close proximity. These parks have a service area of approximately one quarter (0.25) mile. There are seven mini parks in Tinley Park, totaling 3.7 acres.
- **Neighborhood Parks** - Neighborhood Parks are approximately one to eight acres in size and are designed for recreation and community gathering. These parks have a service area of approximately one half (0.5) mile and there are 22 neighborhood parks within the community, totaling 128.9 acres.
- **Community Parks** - Community Parks are greater than nine acres in size and are designed to meet community-wide recreational needs. They have a service area of one (1) mile and there are 11 of these recreational areas in Tinley Park, totaling 374.9 acres.



The other recreational resources in Tinley Park are elementary, middle, and high school green spaces. These are excluded from analysis because they are only accessible to the public outside of regular school hours and activities. Special use recreational areas include dog parks as well as amenities that require payment for use, such as golf courses and recreational attractions. These are also excluded from analysis.

In addition to the recreational resources located within Tinley Park, the community is also served by regional resources that surround the Village, such as Orland Grassland, Bartel Grassland, and various forest preserves. These are accessible to Tinley Park residents and the broader region, however they are excluded from analysis.

Figure 42: Park Classification

PARK CLASSIFICATION			
PARK	TYPE	ACREAGE	SERVICE AREA (MILES)
Tinley Terrace Tot Lot	Mini	0.1	0.25
Bornet Park	Mini	0.2	0.25
Rauhoff Park	Mini	0.4	0.25
Hirsch Park	Mini	0.6	0.25
German Park	Mini	0.7	0.25
Creekside Park	Mini	1.0	0.25
Neighborhood Parks			
Centanni Park	Neighborhood	1.4	0.5
Commissioners Park	Neighborhood	2.2	0.5
Gasior Park	Neighborhood	2.6	0.5
Jaycee Grove	Neighborhood	2.9	0.5
Bannes Park	Neighborhood	3.1	0.5
Filson Recreation Area	Neighborhood	3.4	0.5
Tharp Park	Neighborhood	3.4	0.5
Deinert Park	Neighborhood	4.6	0.5
St. Boniface Park	Neighborhood	4.9	0.5
Lewis Park	Neighborhood	5.4	0.5
Buedingen Park	Neighborhood	5.8	0.5
Memorial Park	Neighborhood	5.9	0.5
Arbor Park	Neighborhood	6.0	0.5
Gory Park	Neighborhood	6.7	0.5
Gunther Sports Field	Neighborhood	7.9	0.5

Level of Service Analysis

A Level of Service Analysis (LOS) is a tool used to determine whether a community is sufficiently served by recreational green space and whether current recreational resources will serve the communities future needs. The LOS is based on national benchmarks and employs a quantitative approach. For this reason it serves only as a guideline, but can provide a community with a broad understanding of where it stands compared to other communities in the US. The LOS examines total recreational acreage compared to population, as well as service area coverage to evaluate access to green space.

Acreage

According to the National Recreation and Park Association (NRPA), the benchmark for sufficient green space in a community is 10 acres of active recreational space per 1,000 residents. Excluding school and special use recreational areas, Tinley Park has 507 acres of recreational space. Tinley

PARK CLASSIFICATION (CONT.)			
PARK	TYPE	ACREAGE	SERVICE AREA (MILES)
Pottawattomie Park	Neighborhood	7.9	0.5
Bettenhausen Park	Neighborhood	8.4	0.5
McCarthy Park	Neighborhood	8.4	0.5
Volunteer Park	Neighborhood	9.3	0.5
Veterans Park	Neighborhood	9.4	0.5
Nasebandt Park	Neighborhood	9.6	0.5
Bristol Park	Neighborhood	9.7	0.5
Freedom Park	Community	12.9	1
Bicentennial Park	Community	13.8	1
Kiwanis Park	Community	14.7	1
Town Pointe Park	Community	15.7	1
Community Park	Community	19.2	1
Vogt Woods	Community	21.7	1
Tony Bettenhausen Recreation	Community	37.6	1
Lake of the Glen Park	Community	42.2	1
Union Creek Park	Community	50.1	1
Centennial Park	Community	61.0	1
Siemsen Meadows	Community	86.0	1

Park has a population of 55,570 residents (2018-2022 ACS Five-Year Estimates). According to the NRPA benchmark, a sufficient amount of green space in Tinley Park would be 555.7 acres. The Village is slightly deficient when compared to the national standard. However, surrounding forest preserves and regional recreational areas may compensate for this deficiency.

Distribution Analysis

Recreational acreage is only one indicator of adequate greenspace in a community. To gain a more comprehensive understanding of park access, a distribution level of service analysis geographically overlays park service areas over a map of Tinley Park. This visually distinguishes underserved areas while determining the percentage of the population that is underserved by recreational space.

- The service area for Mini Parks is the area within a 0.25-mile radius of the park boundary.

- The service area for Neighborhood Parks is the area within a 0.5-mile radius of the park boundary.
- The service area for Community Parks is the area within a one-mile radius of the park boundary.

The following map displays these service areas, overlaid to show which parts of the community are best served. Darker areas on the map represent sections of the community that are served by multiple active recreation areas and amenities. The best-served areas are north of the train tracks. Special Use areas and school green spaces are excluded from this analysis.

There are 50,490 people located in the total service area, which covers the majority of Tinley Park (Esri Business Analyst, 2017-2021 5-Year Estimates).

Walkability

When analyzing access to green space, it is also critical to examine walkability. Not all residents have access to automobiles and,

though they may be located within a park service area, that green space may not be accessible to them.

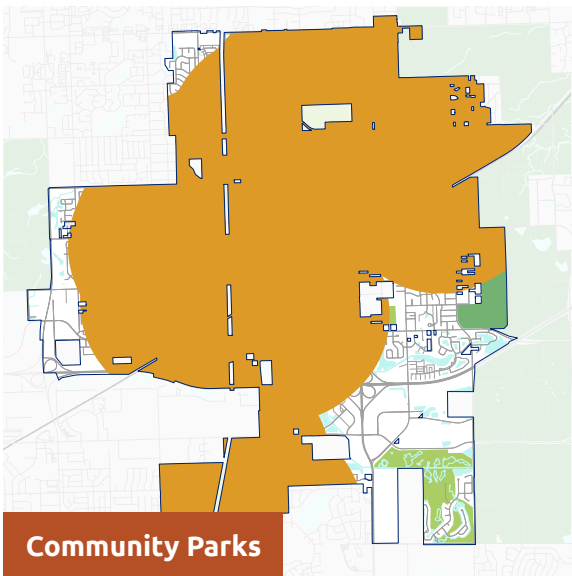
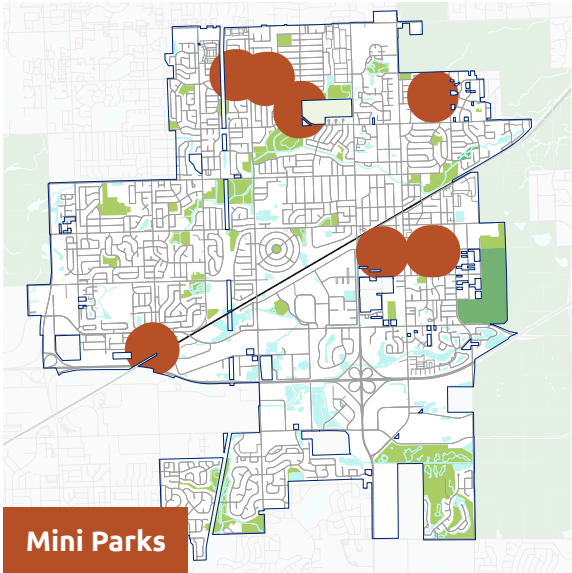
A walkable distance is considered to be a quarter (0.25) mile, which is approximately equivalent to a ten minutes walk. The map below displays this quarter mile walkshed. There are 37,265 Tinley Park residents located within this service area.



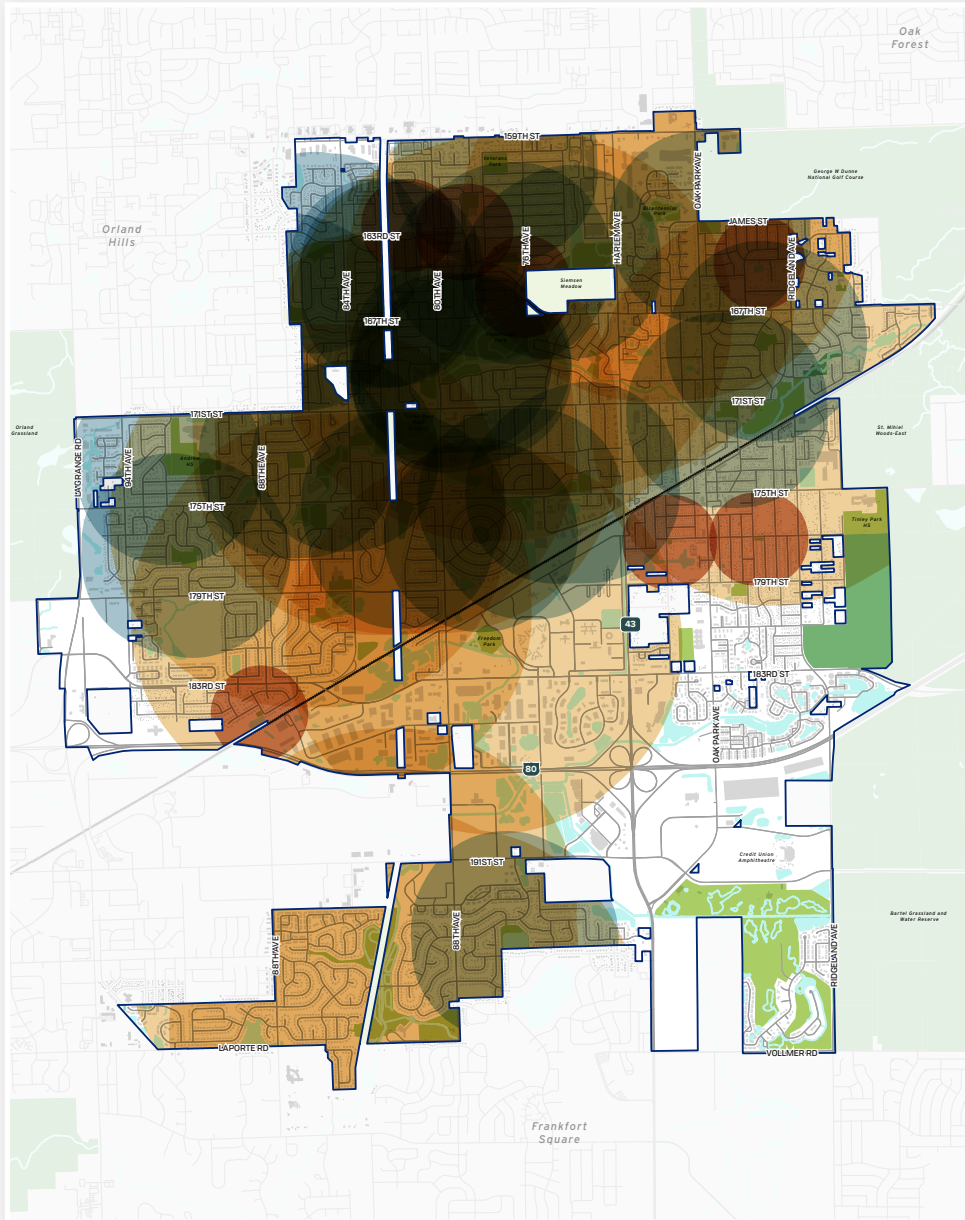


Park Service Areas










These maps display service areas for the Mini, Neighborhood, and Community Parks analyzed in this report. The amount of neighborhood and community parks far exceeds that of mini parks. While community and neighborhood parks have greater service areas, it is important to note that mini parks provide essential, walkable green space within residential areas.



Map 19: Green Space Service Areas



MAP LEGEND

-  Village Boundary
-  Forest Preserve
-  Water
-  Rail
-  Mini Parks (.25 mi)
-  Neighborhood Parks (.5 mi)
-  Community Parks (1 mi)
-  Low Density
-  High Density

Engagement Note

Many stakeholders expressed a desire for more accessible green space and community gathering spaces throughout Tinley Park. They said that they would benefit from better connectivity between green spaces and other key areas of the community, and that they would like to have the opportunity to bike or walk to parks and open spaces.

Source: Esri, Lakota Group, Village of Tinley Park

Flood Hazard Areas

Overview

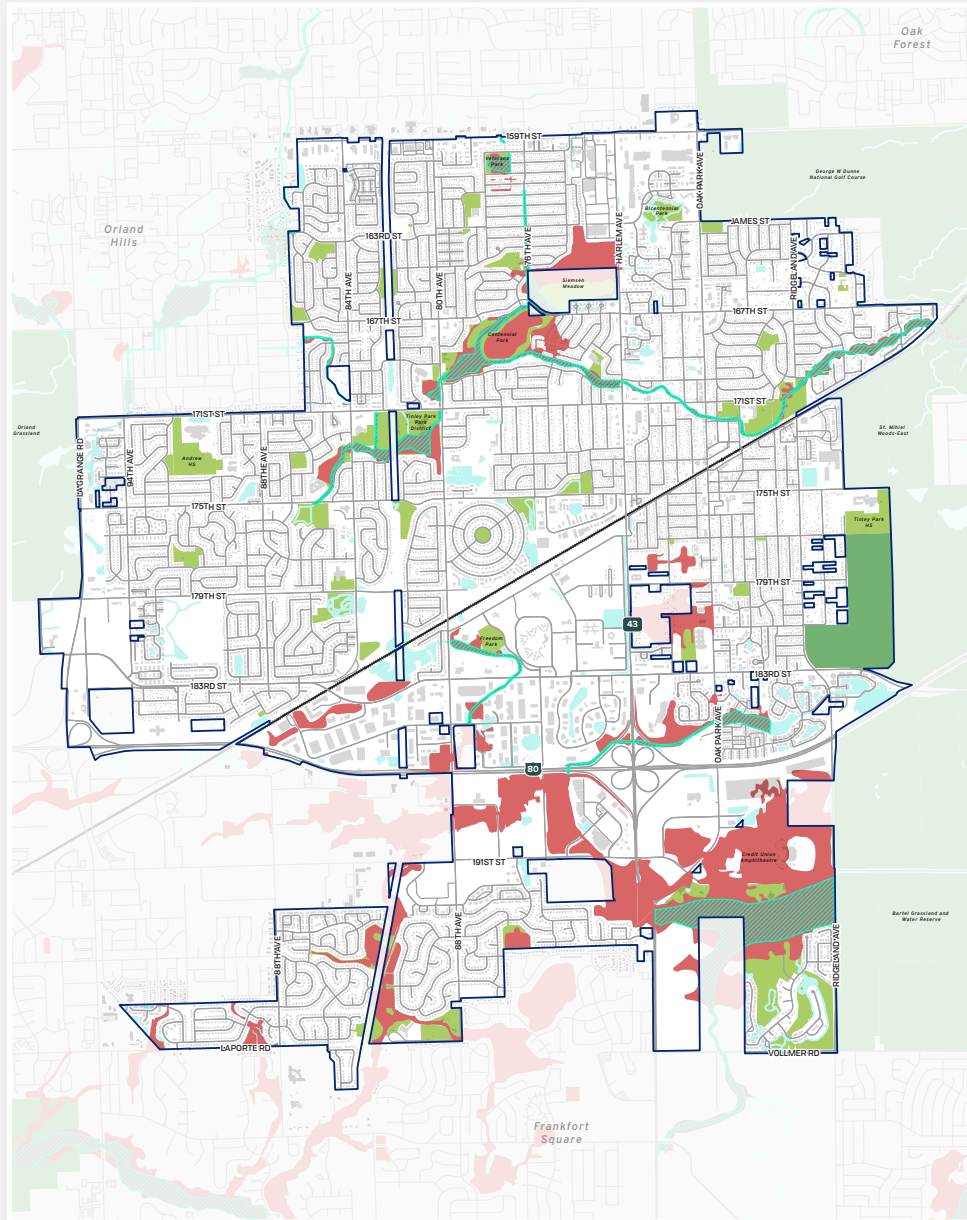
Flood hazard areas are geographic regions designated based on their potential risk of flooding. These areas are typically identified and mapped using historical data, hydrological and hydraulic modeling, and other geographic information system (GIS) technologies. The most common framework for defining these areas comes from the Federal Emergency Management Agency (FEMA), which creates Flood Insurance Rate Maps (FIRMs). Identifying Flood Hazard Areas is important for risk management, public safety, land use and development, sustainability, and comprehensive planning. The map on the opposite page shows floodways and high-risk flood hazard areas in the 100-year floodplain.

Identifying these high-risk zones ensures that development is strategically guided to minimize potential damage and enhance public safety. Integrating flood risk assessments allows for informed zoning regulations, resilient infrastructure design, and effective emergency response planning. This proactive approach not only protects lives and property but also promotes sustainable land use, preserves vital natural habitats, and ensures the community's long-term resilience against climate change and extreme weather events.



6^e

Map 20: Flood Hazard Areas



MAP LEGEND

- Village Boundary
- Forest Preserve
- Water
- Rail
- 1% Annual Risk Flood Hazard Areas
- Floodways

Utilities and Infrastructure

Overview

The Village of Tinley Park provides drinking water, sanitary sewer service, and storm sewer for the residents within its boundaries. These services are the responsibility of the Public Works Department. Maintenance and development of these services are just part of the responsibilities of Public Works, but this section will focus on those three aspects.

Utilities were mostly installed with streets when properties were developed, and subdivisions were built. The oldest parts of the utility systems were installed in the 1950's and 1960's, comprising under 10% of the total system. The rest of the systems were installed in the 1970's (~25%), 1980's (~15%), 1990's (~30%), and 2000's (~20%). The overall age of the systems coincides with the Village's most rapid period of growth from 1970 to 2000.



Charles B. Powers Public Works Facility

Water System

Water Source

Tinley Park established its municipal water system in the very early history of the Village, dating back to 1899. The early system consisted of exclusively groundwater. Tinley Park connected to Lake Michigan water through a purchasing agreement with the Oak Lawn Regional Water System in the early 1970's, which coincided with its substantial population growth period.

Oak Lawn supplies water to multiple municipalities in the area including Tinley Park, Oak Forest, and Orland Park. Tinley Park in turn sells some of this water to the neighboring Villages of Mokena, New Lenox, and Orland Hills. This water is treated by the City of Chicago and ultimately comes from Lake Michigan.

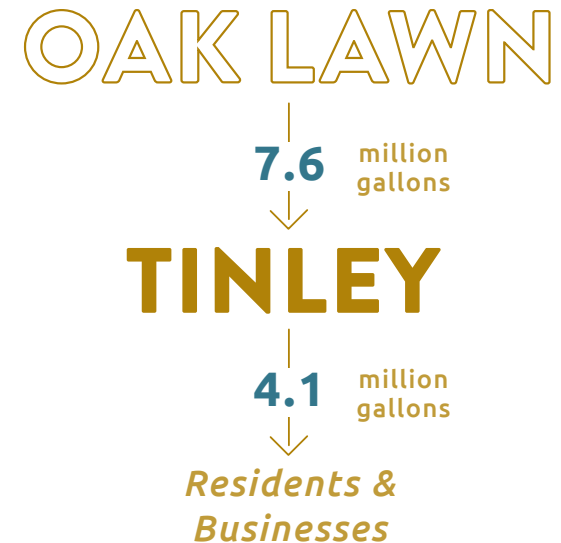
Cost for residents and the Village is set by Oak Lawn, but cost increases by the City of Chicago are passed through from Oak Lawn to its customers as well. In this way, Tinley Park is somewhat reliant on Chicago and Oak Lawn for its water supply and

there is an interest in making sure that these communities upkeep their systems.

To continue using Lake Michigan water, Tinley Park must comply with water reporting requirements with the Illinois Department of Natural Resources (IDNR). This includes staying under 10% total water loss through the system.

Tinley Park's water allocation from the State of Illinois 7.6 millions of gallons per day (MGD). This is well over the water actually supplied to the Village for the residents and commercial businesses in the Village today. Water supplied for the users in the Village is on average approximately 4.1 MGD. Population and water usage would have to increase substantially for Tinley Park to come close to this allocation limit in the future. The substantive concern for the Village with regards to its water source is making sure to maintain the system so that water loss stays under 10%. This involves replacing aging water mains which have a high frequency of breaks, detecting leaks, and replacing meters as necessary.

Tinley Park has been well positioned with regards to non-revenue water. Non-revenue water loss as a percentage of water supplied has been under 5% for a considerable period. As the older water main in the system ages, breaks will become more frequent, a robust capital improvement replacement program will need to be implemented to ensure the Village is keeping up with the bulk of its water infrastructure reaching end of life.



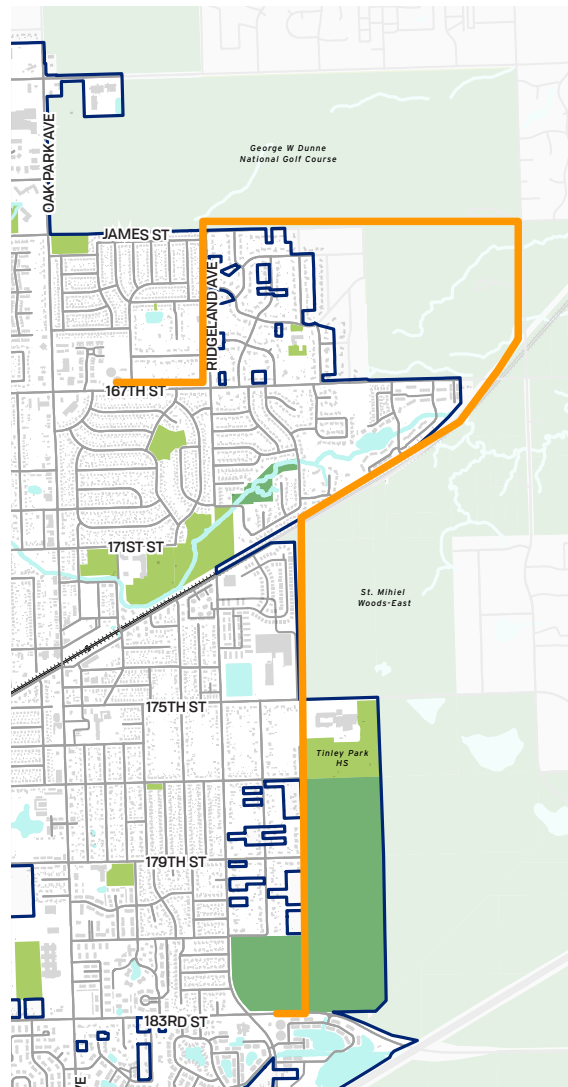
Water Supply

Water is supplied from Oak Lawn through two large transmission mains. The first was Tinley Park's original connection to Lake Michigan water in the early 1970's. The second transmission main was built in the early 2000's and was built for the purpose of providing enough water to supply to Mokena and New Lenox, however it does give Tinley Park's system a level of redundancy.






3.5
MGD

*Excess Water
Resource*

Map 21: Transmission Mains



MAP LEGEND

-  Village Boundary
-  Forest Preserve
-  Water
-  Rail
-  Transmission Mains



Connection between Oak Lawn
Transmission Main and Post 1
Pumping Station

Water System Components

The vast majority of the Village of Tinley Park's water system consists of ductile iron. Beginning in the 1960's, ductile iron was required by the Village and all water mains installed were ductile iron. As a result, over 95% of the water main in Tinley Park is ductile iron.

Tinley Park has two pump stations that each have two ground level reservoirs. There is also an elevated tank to help maintain pressure for the west side of Tinley Park, between 84th Avenue and 80th Avenue, off 179th Street. The pump stations, reservoirs, and tank provide a total of 21 million gallons of storage in the system. This amount of storage is more than sufficient for the usage that comes from the residents, commercial business, Mokena, New Lenox, and Orland Hills. Average daily use from all its customers, including the other municipalities is 8.2 million gallons. Tinley Park has more than double that amount in storage capacity.

The core of Tinley Park's distribution grid system is in the 24" water main, which branches out and reduces in size to serve

the southern and western portions of the Village. Exhibit B shows the water main 16" or larger highlighted on the map of the Village.

This amount of larger diameter water main as the core of a water system is very atypical for a Village in south suburban Cook and Will Counties. Most water systems have very little 24" water main outside of transmission mains. This amount of large water main could deliver water to almost any new user redeveloping any property in the Village. Based on how this grid system is set up, Tinley Park has one of the most robust in the region.



21 million gallons

Water Storage Capacity

8.2 million gallons

Water Storage Usage



Customers: *Residents, Commercial Business, Mokena, New Lenox, and Orland Hills*

Tinley Park started requiring 8" water main in all residential areas for new developments in the 1990's, which today is the industry wide standard for proper fire flow. Industrial and commercial areas were required to install 12" water main dating back further than that. These policies ensured that the grid system is even robust beyond the core components of larger water main. The distribution of sizes of water main is shown in the table below. Privately maintained water main has been excluded and some developments in progress have not yet been added to this data.

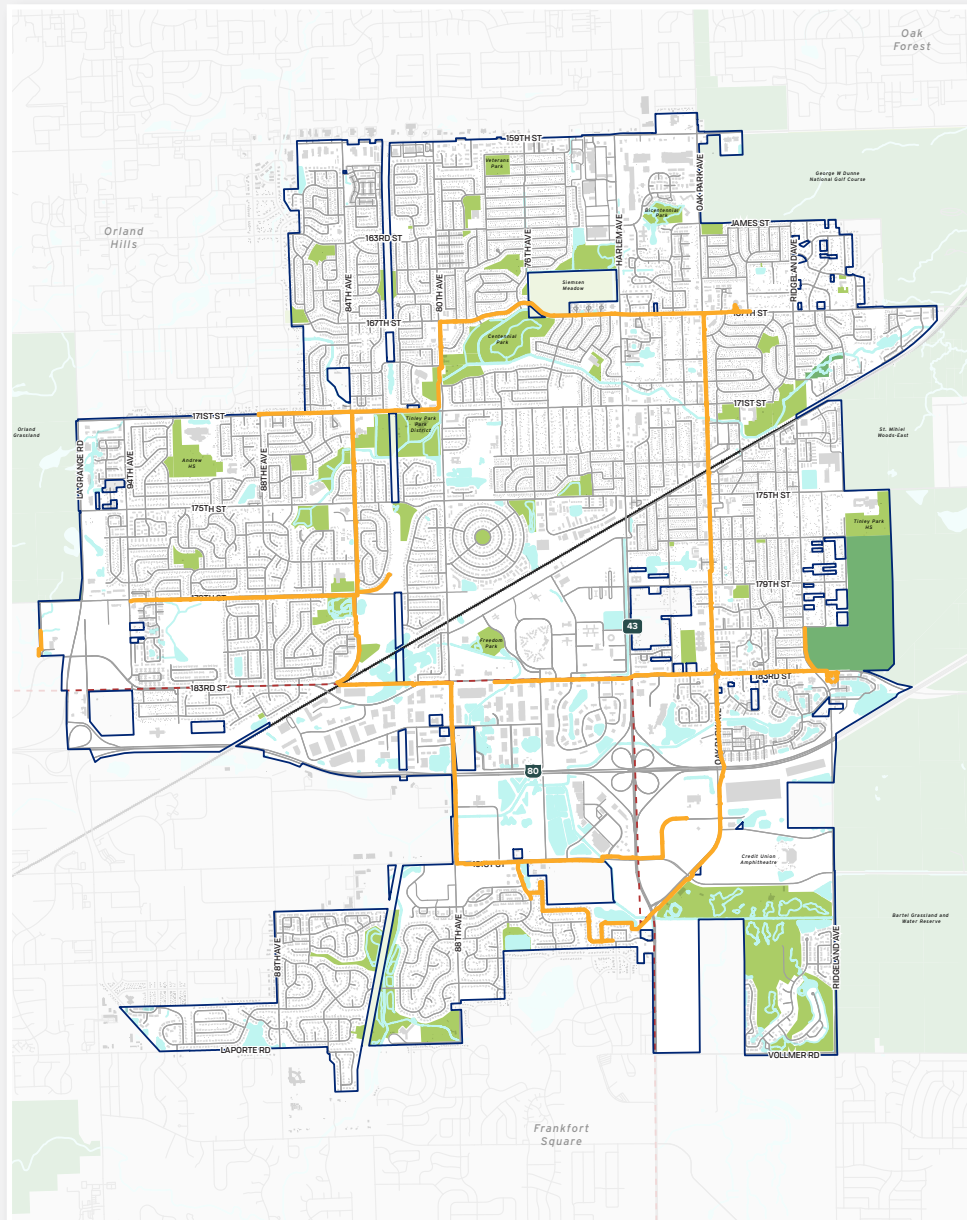
The water system also consists of approximately 3991 hydrants, 3339 valves, and service of over 23,000 water meters. This large of a water system requires a large personnel base with deep knowledge of the system to operate, which the Public Works Department provides for the residents and businesses. Maintaining operations and delivery of this system costs the Village over \$17 million per year. Ductile iron water main is considered to have a lifespan of 100 years under optimal conditions, larger scale failure of older

water mains should not happen for a few decades for the Village. Specific points of failure may be discovered more quickly in areas where conditions are sub-optimal for ductile iron, such as corrosive soils.






Figure 43: Size Distribution of Water Main

SIZE DISTRIBUTION OF WATER MAIN			
DIAMETER (IN)	LENGTH (FT)	LENGTH (MILES)	PERCENT OF TOTAL WATER MAIN
4	1,380	0.26	0.10%
6	384,737	72.87	27.63%
8	569,297	107.82	40.89%
10	66,264	12.55	4.76%
12	263,495	49.90	18.93%
16	27,772	5.26	1.99%
20	7,023	1.33	0.50%
24	55,544	10.52	3.99%
30	667	0.13	0.05%
36	16,045	3.04	1.15%
TOTAL:	1,392,224	263.68	

Map 22: Larger Water Mains



MAP LEGEND

-  Village Boundary
-  Forest Preserve
-  Water
-  Rail
-  Water Mains > 16 in

Sanitary System

Treatment by MWRD

The Metropolitan Water Reclamation District of Greater Chicago intercepts and treats wastewater for all of Cook County. The Village system collects and transports wastewater from all residential and commercial users to the MWRD interceptor located just outside the eastern Village limits on 175th Street and Parkside Avenue. This interceptor is a 60” diameter sewer owned and maintained by MWRD. Wastewater produced in Tinley Park ultimately is transported to MWRD’s Calumet Water Reclamation Plant.

The size of the interceptor sewer sets an important limit on the Village’s possible growth. The 60” diameter sewer is sized to serve approximately 100,000 population equivalents (PE). With Tinley Park’s population being at 56,000 as of 2020 census, and businesses having a PE value associated with them, Tinley Park needs to be strategic in how it might redevelop in the future to account for this limitation.

MWRD requires that its satellite entities (such as the Village of Tinley Park) do regular maintenance on their systems to eliminate inflow and infiltration into the sanitary system (I&I). This consists of doing inspections of at least 2% of the system every year and correcting deficiencies. Correcting deficiencies can be done by lining sanitary sewers, doing repairs on the manholes in the system, and correcting illegal connections from the private sector.

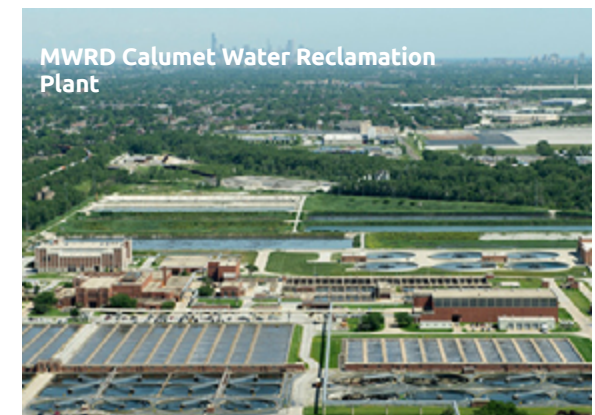
Tinley Park works to control inflow and infiltration by televising and lining sanitary sewers, smoke testing the sanitary system, and inspecting manholes for deficiencies. In that regard, it had an advantage over other communities who ignored this need in their sanitary systems. Tinley Park is compliant with MWRD’s requirements as of 2024. This work will have to continue on the Village’s very large sanitary system in order to remain in compliance with MWRD’s requirements.

Exception Areas

There are some exception areas in the Village that do not transport wastewater to the 175th Street interceptor.

One is the Kimberly Heights Sanitary District, which the Village annexed two thirds of in the 2000’s. The Sanitary District continues to operate and maintain its own sanitary system completely separate from the Village of Tinley Park.

The other Exception Areas are in the Will County portion of the Village, including Brookside Glen.



System Components

The existing sanitary sewers in Tinley Park consist of a mix of materials. Vitrified clay pipe (VCP) is mostly present in the older areas. Clay pipe was installed well into the 1980's and is less durable, so older sanitary mains will need to be rehabilitated over time to comply with MWRD requirements. This could include over half of the system. Plastic pipe started being used in the early 1990's. By 1995, almost all sanitary sewer installed was PVC. Ductile iron sanitary sewer has been used in critical areas of installation for most of the Village's history. Village force mains are all ductile iron.

The gravity system consists of 222 miles of sanitary sewer and 5,675 manholes. A size distribution is shown in the table below. Methodology with regards to sanitary sewer sizing has not changed very significantly in the industry since the sanitary sewer was originally installed. For any potential redevelopment, it would not be anticipated that the system would have to be meaningfully changed. Sanitary

sewer was sized accounting for any potential user in the commercial areas.

The Village also owns and maintains 10 lift stations and their associated force mains. The lift stations have been well

maintained and rehabilitated as needed over the years they have existed. Going forward, the Village will have to continue being proactive on these critical pieces of infrastructure.

Map 23: Will County Sanitary Service Areas

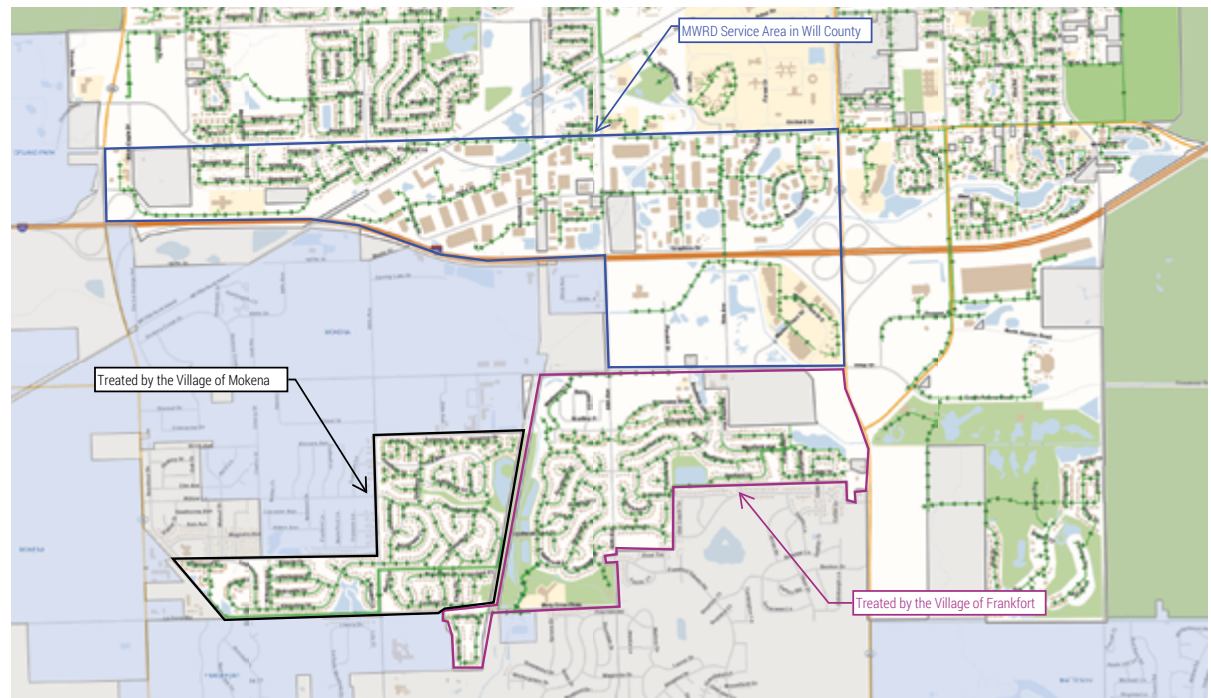


Figure 44: Size Distribution of Gravity Sanitary Sewer

SIZE DISTRIBUTION OF GRAVITY SANITARY SEWER			
DIAMETER (IN)	LENGTH (FT)	LENGTH (MILES)	PERCENT OF TOTAL WATER MAIN
6	12,593	2.39	1.08%
8	855,603	162.05	73.04%
10	112,288	21.27	9.59%
12	69,786	13.22	5.96%
15	30,092	5.70	2.57%
18	27,820	5.27	2.37%
21	11,655	2.21	0.99%
24	19,648	3.72	1.68%
27	11,280	2.14	0.96%
30	6,324	1.20	0.54%
33	634	0.12	0.05%
36	3,548	0.67	0.30%
48	7,074	1.34	0.60%
60	3,041	0.58	0.26%
TOTAL:	1,171,386	221.85	



Storm System

Historical Ditches

The two major waterways that serve as floodways through Tinley Park are Midlothian Creek and the Union Drainage Ditch. Midlothian Creek drains the north half of the Village and flows northeast along the railroad tracks into other communities where it eventually drains into the Cal Sag. The Union Drainage Ditch drains the southern half of the Village and flows southwest where it flows into Hickory Creek and eventually the Des Plaines River. These drainageways date back to when the land was originally being farmed. They have been maintained through the Village's development history with detention ponds being created that eventually flow into them.

Central Detention Policy

Tinley Park was unique in its development history in that it enforced a Central Detention Policy. This ordinance was passed in 1974 and enforced through the development history of the Village. The

Figure 45: Tinley Park Drainageways



undeveloped land was planned out based on drainage patterns and locations were selected for central regional detention ponds that would be interconnected and eventually drain to waterways. As developments occurred, developers were required to pay for their portion of a detention pond based on the percentage of volume that their development would require.

This system required detailed planning and a large amount of design work up front by engineers for the Village as Tinley Park was rapidly expanding. It also required enforcement by those who understood the system and the eventual plan. It was on the forefront of development planning at a time when stormwater management was not thought the same way it is today.

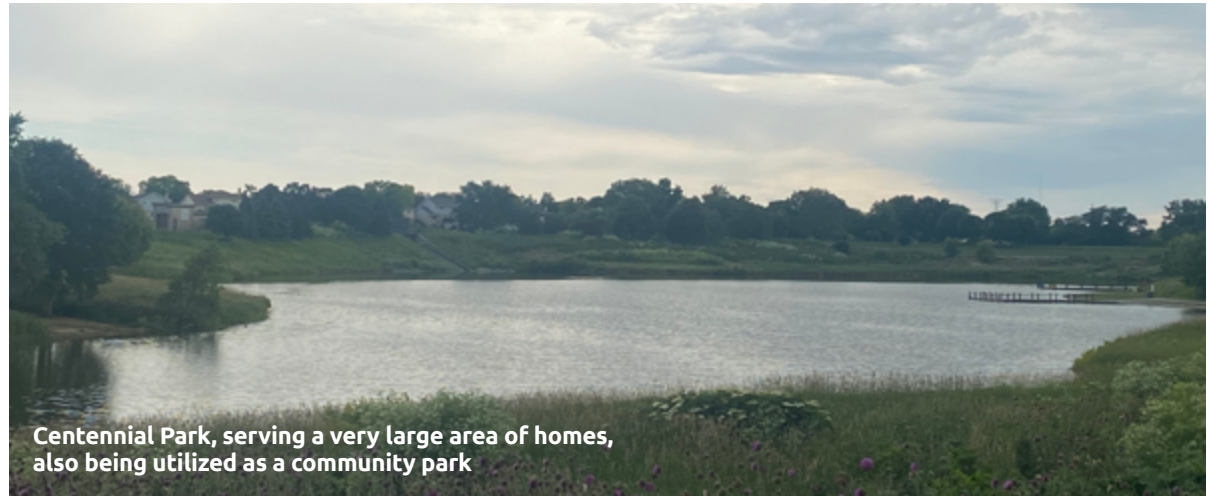
The results were largely successful. Tinley Park now has a robust system of regional detention ponds which it maintains, and most are adequately sized providing cohesive stormwater management for all the residents.



Central Detention Basin near Grissom Elementary School, serving the school and nearby homes

Retrofitting

Some development did occur before the central detention policy was enforced, but the policy was enacted at right time for most of the Village. Out of Tinley Park's 142 subdivisions, only 32 were constructed before detention was required by local ordinance. These areas are mostly concentrated around the original Village of Bremen on the east side of the Village. These residents have not been left without stormwater management though. Some of these areas have been retrofitted by the Village in the last 40 years. Two such examples are the Sayre Avenue regional basins (located off of Sayre Avenue, north of 179th Street) and the Freedom Pond (located at 175th Street and Ridgeland Avenue). Both of these were sized with redevelopment of their surrounding areas in mind. The Sayre Avenue basins provide volume for the entire Harlem corridor for possible commercial development. The Freedom Pond will provide detention for two active developments, the Harmony Square downtown project and the Oak Ridge Subdivision. These proactive



Centennial Park, serving a very large area of homes, also being utilized as a community park

stormwater management policies have kept the Village growing sustainably, even in the older areas of town.

Stormwater management calculation practices have changed twice within the history of the central detention policy. The oldest ponds would be considered undersized by today's standards. As properties which are tributary to some older ponds redevelop, they will most likely have to make up this "gap" in volume required with detention onsite, either underground or with new smaller basins.

Conveyance System

Storm sewers have been required for developments for most of Tinley Park's history. There are very few areas with ditch and culvert systems. Storm sewers have been required to be concrete which provides systems that hold up well over time and are resistant to corrosion. Under Village streets, the existing system is mostly made of concrete. Catch basins need to be cleaned out as sediment builds up in them. This is within the normal maintenance schedule of Public Works. If



Sayre Avenue Basin

blockages occur at inlets or inside storm sewers, Public Works has been made aware over the years and responded as appropriate. There are currently few problems with the existing storm sewer in Tinley Park.

The storm system spans a wide variety of sizes based on whether it was sized for the 100-year storm or 10-year storm. One complicating factor in the storm system is that there is much more privately owned and maintained storm sewer than other utility systems. Developers generally are required to maintain their storm sewer for commercial developments. There are also many roads in the Village that are under the jurisdiction of Illinois Department of Transportation (IDOT), Cook County Department of Transportation and Highways (CCDOH), or Will County Department of Transportation. Those agencies generally own and maintain the storm sewer system for their highways and Village storm sewer may be tributary to them after being detained. All storm sewer in the Village is included in the following table, regardless of jurisdiction or ownership.

In addition to the 237 miles of storm sewer in the Village, there are 3042 catch basins, 1818 inlets, 8246 manholes, and 927 flared end sections.

Concerns with the existing storm sewer system could include existing runs being undersized for new rainfall data. This should be evaluated as roads are reconstructed in the future. Existing storm sewer could also start to fail even though concrete and PVC pipe are generally very durable. As drainage issues come up, storm sewer may have to be televised and lined, point repaired, or replaced depending on the condition of discovered pipes. Issues like this may become more apparent in the future.

Figure 46: Size Distribution of Storm Sewer

SIZE DISTRIBUTION OF STORM SEWER			
DIAMETER (IN)	LENGTH (FT)	LENGTH (MILES)	PERCENT OF TOTAL STORM SEWER
8	16,432	3.11	1.31%
10	93,465	17.70	7.47%
12	365,435	69.21	29.22%
15	181,118	34.30	14.48%
18	116,933	22.15	9.35%
21	74,662	14.14	5.97%
24	103,026	19.51	8.24%
27	40,026	7.58	3.20%
30	56,801	10.76	4.54%
33	9,008	1.71	0.72%
36	61,339	11.62	4.90%
42	42,089	7.97	3.37%
48	46,525	8.81	3.72%
54	23,675	4.48	1.89%
60	13,696	2.59	1.10%
66	2,994	0.57	0.24%
72	3,542	0.67	0.28%
TOTAL:	1,250,766	236.89	



