



## Tinley Park Mental Health Center Redevelopment Plan

Village of Tinley Park  
EXECUTIVE SUMMARY

October 24, 2014

Prepared for the Village of Tinley Park by:

*Prime Consultant:*



*Market Assessment:*



*Transportation:*

**Sam  
Schwartz  
Engineering  
D.P.C.**

# Why should Tinley Park purchase this site?

## **This is an opportunity to create a legacy project.**

The Tinley Park Mental Health Facility (TPMHC), closed by the State of Illinois in 2012, is the single-largest master planning and development opportunity within the Village of Tinley Park.

The site is roughly the geographic center of the Village. With enhanced connections to and through the site, a neighborhood here could complement the entire Village. While only 2.7% of the land area of the Village, the 280-acre site presents an opportunity for creating a development that supports land use diversity that can complement the entire Village and serve as a “**best-in-region**” precedent for surrounding areas and beyond.

## **Even without purchasing the site, the Village may still have to pay demolition and cleanup costs.**

The State may sell the land to a private developer, for whom cleanup costs would be a major burden. It is likely that the developer may then request the Village for assistance with funding the cleanup and demolition.

## **Even without purchasing the site, the Village should still prepare a Master Plan and implement zoning changes.**

Even if the Village does not purchase the site, the site should still be planned and zoned for in order to maintain control of the development on the site. A Village-sponsored master plan will provide the greatest possible long-term benefits to the village as a whole. The land uses permitted under zoning resulting from a planning process will be different from those that would likely be sought by a developer.

## **The site’s location and size justify a cost premium.**

The site’s large acreage, central location within Tinley Park, Metra rail service and proximity to Interstate 80 are all premiums that justify the cost of buying and cleaning up the site.



# What resources may be required to develop the site?

## **Financing Mechanisms.**

### **GO BONDS/TIF FUNDS**

GO Bonds and a TIF District may be required to fund the construction of infrastructure. The Village will receive revenue by phase as each land parcel is selected for development and sold to the developer.

## HISTORIC TAX CREDITS

The TPMHC campus and buildings were designed by Skidmore, Owings & Merrill in the late 1940s and early 1950s. They are rare examples of high quality mid-Century institutional architectural in the south suburbs and could create a unique identity for the site in addition to providing important tax credits, if deemed to be historically significant.

## **A Master Plan and Regulatory Framework**

The Village will need a clear Master Plan and Regulatory framework in order to ensure that the vision is carried throughout the course of development phases.

## **Commitment to Sustainability and Innovation**

If the Village of Tinley Park is determined to have a unique product within the region, a commitment to sustainability and innovation may help them gain their place on the map. Several standards exist for measuring the sustainability of neighborhoods and cities, however, the region has limited precedents that excel at these standards. This Redevelopment Plan holds the potential to become one such model in the region.

## How will the purchase and cleanup of the site affect taxes?

### **It is not expected that the purchase or cleanup will have any impact on existing taxpayers.**

The Village Board is looking at several options to finance the purchase and related cleanup costs. The Village Board does not intend to add to any existing taxpayer's property tax burden to pay for these costs. It is not expected that the purchase or cleanup will have any impact on existing taxpayers.

## Will this compete with the Downtown Plan?

### **Yes, this project could compete with the Downtown Plan.**

The Village is wary of the TPMHC site competing with the downtown and these projects run the risk of competing if they are marketed at the same time. In order to avoid this conflict the implementation of the downtown plan needs to advance quickly. Competition between the two sites can be mitigated by undertaking a sustained push to complete the first wave of downtown projects in the next 2-4 years.

### **No, this project would not compete with the Downtown Plan.**

These two distinct projects offer different places, products and experiences. Downtown has unique historic character and existing amenities. The TPMHC will be a new community supporting a healthy and active lifestyle. Amenities and destinations will develop as population grows. In fact, purchasing and master planning the TPMHC site may allow the Village an opportunity to better connect the site and its future residents to the downtown, which is only a 1/2 mile from the site.

## What is the vision for the site?

A number of interviews were conducted to gain an understanding of the vision that stakeholders in Tinley Park hold. Stakeholders included: Village staff members, Village Board of Trustees, the Park District, a school Superintendent, and staff from social service agencies in the study area. There is a shared vision in bringing new residents and young families to Tinley Park, with suitable amenities, more local jobs, social services and best practices for environmental stewardship.

### TPMHC VISION STATEMENT:

“In order for Tinley Park to prosper long into the future the Trustees envision a best-in-region development based on core values of community, beauty, authenticity, sustainability, health and happiness.”

### **Design Principles to be Applied**

#### **ENSURE NEIGHBORHOODS ARE WALKABLE**

The current walk score for Tinley Park is 31, which makes it a car-dependent city. Walkscore is becoming increasingly popular amongst young people that are looking for walkable places to live and developers that are using walkability as a marketing tool. Ensuring walkability in the new development could give Tinley Park a marketing edge that developers are attracted to. In the typical market, an additional one-point increase in Walk Score was associated with between a \$500 and \$3,000 increase in home values. Walkability was positively correlated with prices both in metropolitan areas with relatively high levels of walkability and those with relatively low levels of walkability.

#### **IMPROVE CONNECTIVITY AND ACCESS**

This is an opportunity for improved pedestrian and bicycle accommodations, connection between the east and west sides of Tinley Park, and better access to facilities and amenities such as the Downtown Business District, Metra station, public library and parks and recreation areas.

#### **PROVIDE ACCESSIBLE AND HIGH-QUALITY OPEN SPACES**

Open space is a powerful amenity to adds value to master planned developments. Today's younger demographic has no use for a golf course community but would assign high value to the right combination of public parks and amenities. In the second phase of planning we hope to devote time to developing parks and programming.



## RECLAIM THE NATURAL HYDROLOGY

The natural hydrology underlying the site is a huge planning asset. In the 20th century the prevailing philosophy was that surface and rainwater were problems to be conveyed away using the least land area. Current thinking sees water and the land area needed to store and filter the water as high value open space amenities. The master plan will pursue strategies for using hydrologic corridors as linear parks.

## ALLOW FOR A MIX OF USES

Mixing land uses is a powerful strategy for reducing both automobile dependence and miles driven. While retail development on the site is constrained by Cook County's relatively high tax rate there appears to be some interest in locally serving retail uses. Locating neighborhood serving retail uses in each neighborhood will promote walking and strengthen community ties.

## PROVIDE DIVERSE HOUSING TYPES

A shared desire among Village of Tinley Park Stakeholders is to see more diversity in housing. While Tinley has a number of housing types already available in market, several of them are still missing such as tri- and four-plexes, live/work units, and courtyard apartments. Many of these housing types like townhomes and live/work units can be particularly attractive to younger people that are looking for less space and a more dense environment. Providing diversity of housing not only at a site level, but at a block level also allows people to "age-in-place". Residents theoretically can start living on a block in one type of housing and move to a different unit on the same block as they age and their family size increases or decreases.

## CREATE ECONOMIC VIABILITY

The site sits at the north side of the border between Cook County and Will County. The property tax difference between the two Counties (Cook being the higher) makes retail a difficult proposition on the site. However, when looking at traffic counts, Harlem Avenue sees a considerable amount of vehicle traffic, which makes the possibility of retail on the site much more likely than expected. 80th Avenue and 183rd also see a good amount of traffic. Traffic counts dwindle moving further south into Will County.

The location of the Metra Station in the Study Area also presents a great opportunity for small scale retail. The pedestrian traffic the station sees has already provoked some retail, but that can be expanded and further supported by increased residential development in the area.

