

## Open House on Wednesday, March 8, on Downtown Redevelopment

### **Q. What can you tell me about the downtown redevelopment open house?**

**A.** The Village of Tinley Park will hold an **open house on Wednesday, March 8, 5:30-7:30 p.m., at Zion Lutheran Church (171st St. and 70th Ave.),** to provide information to the community on the L&H North Street development. The open house is being held prior to the public hearing on the project.

### **Q. How does an open house work?**

**A.** An open house allows attendees time to freely view exhibits and ask questions of Village staff, the developer and consultants. There is no formal presentation so those attending are free to come and go as they like during the posted hours of the open house.

### **Q. Why is downtown redevelopment being considered?**

**A.** Tinley Park, like other communities, recognizes that nothing stays the same. In order to preserve the vitality and character of downtown, reinvestment is going to be necessary. Communities that do not reinvest in their downtown business districts often find they have difficulty competing with suburban retail development. By becoming involved, the Village can ensure redevelopment is not piecemeal but is coordinated and is consistent with the plan for the entire downtown.

### **Q. What is the L&H Development?**

**A.** Developer L&H Real Estate is proposing a mixed use transit-oriented development to create Oak Park Avenue as a community focal point and enhance downtown as a gathering place for the community. The L&H proposal includes more than 100 for-sale condominium units with an average price of \$275,000-plus, a movie theater, restaurants, more than 22,500 square feet of retail and banking, as well as about 13,600 square feet of office

and personal services. A parking structure also would be constructed to serve additional Metra commuters and the downtown business community. The combination of retail, restaurants, entertainment and a park setting would help to enhance downtown as a gathering place for residents to enjoy.

### **Q. Has the Village identified the potential impacts of the L&H development and what has it done to address those impacts?**

**A.** Yes, the Village has identified and carefully reviewed the following impacts:

- General community questions
- Impacts on adjacent residential areas;
- Traffic and parking
- Impact on existing businesses;
- Market capacity, and,
- Design standards.

The Village completed a traffic study, a market study and is reviewing design standards, impacts on businesses and other potential concerns.

### **Q. What will be the impacts on traffic downtown?**

**A.** The traffic study commissioned by the City found traffic levels will increase. It will be necessary to make improvements to several intersections in order for traffic to operate at acceptable levels. Changes would include a new traffic signal at 175th Street and Oak Park Avenue, as well as the addition of a southbound right-turn lane and an eastbound through lane at 171st Street and Oak Park Avenue. The study also found traffic will increase on Oak Park Avenue by about 200 vehicles per hour in the afternoon and with that increase the street will be operating at or near its effective capacity.

### **Q. Did the traffic study recommend any improvements?**

**A.** Yes. The traffic study recommended improvements to Oak Park Avenue at 171st Street, 167th Street and 175th Street. Based on development projections and the adoption of recommendations from the traffic consultant, Oak Park Avenue would be able to handle the capacity with the improvements.

### **Q. How would parking be handled?**

**A.** The development plans will include underground parking for residential units. A parking structure also would be constructed to serve additional Metra commuters and the downtown business community during the day and the cinema and the commercial patrons during the evening.

### **Q. Who would pay for the L&H development?**

**A.** The developer would pay for the redevelopment through land payments, investing more than \$60 million into the project. If necessary, tax increment financing would be considered for public improvements related to roads, sidewalks and utilities, as well as additional assistance to attract targeted businesses.

### **Q. Will this redevelopment impact property taxes?**

**A.** Because the project is being funded by other sources, the Village does not anticipate that it will impact property taxes. Tax increment financing assistance, if used, will be provided based on anticipated taxes to be generated by the development and will not result in a tax on existing taxpayers.

### **Q. How can I become more informed?**

**A.** Come to the March 8 open house. If you have questions, you may contact the Village at **(708) 444-5075**, or visit the Village's Web site at [www.tinleypark.org](http://www.tinleypark.org).



Conceptual rendering of proposed Oak Park Avenue and North Street

## Downtown Vision Statement

*Downtown is a major focal point for the Tinley Park community. As the soul of our community, it connects us with each other, to our heritage as a small farming community and to the larger metropolitan area. It exists at a physical scale which accommodates several modes of travel but emphasizes the character, walkability and accessibility of a small town center.*

**The primary goals of Tinley Park's Downtown Redevelopment are to:**

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

**You're invited to an OPEN HOUSE on  
Wednesday, March 8, on Downtown Redevelopment**

Edward J. Zabrocki  
Mayor  
Frank W. German  
Village Clerk  
TRUSTEES:  
Patrick E. Rea  
David C. Seaman  
Matthew J. Heffernan  
Gregory J. Hannon  
Michael H. Bettenhausen  
Brian S. Maher

