



Tinley Park Comprehensive Plan

Opportunity Sites | Plan Commission Meeting 05.15





MEETING AGENDA

1. Opportunity Site Overview
2. Opportunity Site Concepts
3. Next Steps



FULTON
ELEMENTARY SCHOOL

16 PTO FAMILY NIGHT
17 K. MEET & GREET 9-3
18 NEW FAMILY TOURS 3:30-5:00
19 21 BACK TO SCHOOL NIGHT 5:30-7:00
23 FIRST DAY FOR ALL

Opportunity Sites Overview



Overview - What are Opportunity Sites?

- **Strategically Located:** Sites are located in areas that would catalyze additional development or are near community hubs.
- **Ripe for Development:** Sites are vacant or in need of improvement.
- **Village-Identified:** Sites are selected in collaboration with Village staff.
- **Aligned with Community Vision:** Concepts address Village and community needs and desires.
- **Guidelines, not Final Plans:** Concepts can be shown to developers to illustrate desired uses and form, but final design is flexible.



FAQs



Opportunity Site Concepts

191st St & 80th Ave

- Large undeveloped opportunity site is located on the northeast corner of the intersection.
- Located directly south of the Panduit Facility.
- Surrounding land uses include agricultural land, big box commercial, and light industrial.
- **Development Goal:** Provide employment opportunities and promote economic development.



191st St & 80th Ave Concept A



191st St & 80th Ave Concept B



LaGrange Rd & 183rd St

- Located directly north of I-80 and surrounded by residential neighborhoods to the east, undeveloped land to the north, and hotels to the west.
- Existing plans for hotels, Gas n' Wash, residential incorporated.
- **Development Goal:** Create a vibrant, mixed-use area and incorporate a new Public Works facility with room for expansion.



LaGrange Rd & 183rd St Concept



Convention Center

- Near several commercial centers, a mixed-use commercial/residential building, and several drive-thru restaurants on 183rd.
- Need for additional Convention Center parking.
- **Development Goal:** Develop mixed-use or commercial opportunities that can draw visitors from the Convention Center and the Interstate.



Convention Center Concept A



Convention Center Concept B



Sayre Ave and 179th St

- Located along 179th Street, Harlem Avenue, and Sayre Avenue.
- Nearby development is primarily residential, with individual single-family sites dispersed throughout the area.
- Existing wetlands located at the center of the area.
- **Development Goal:** Create a holistic vision for the entire neighborhood and develop additional housing.

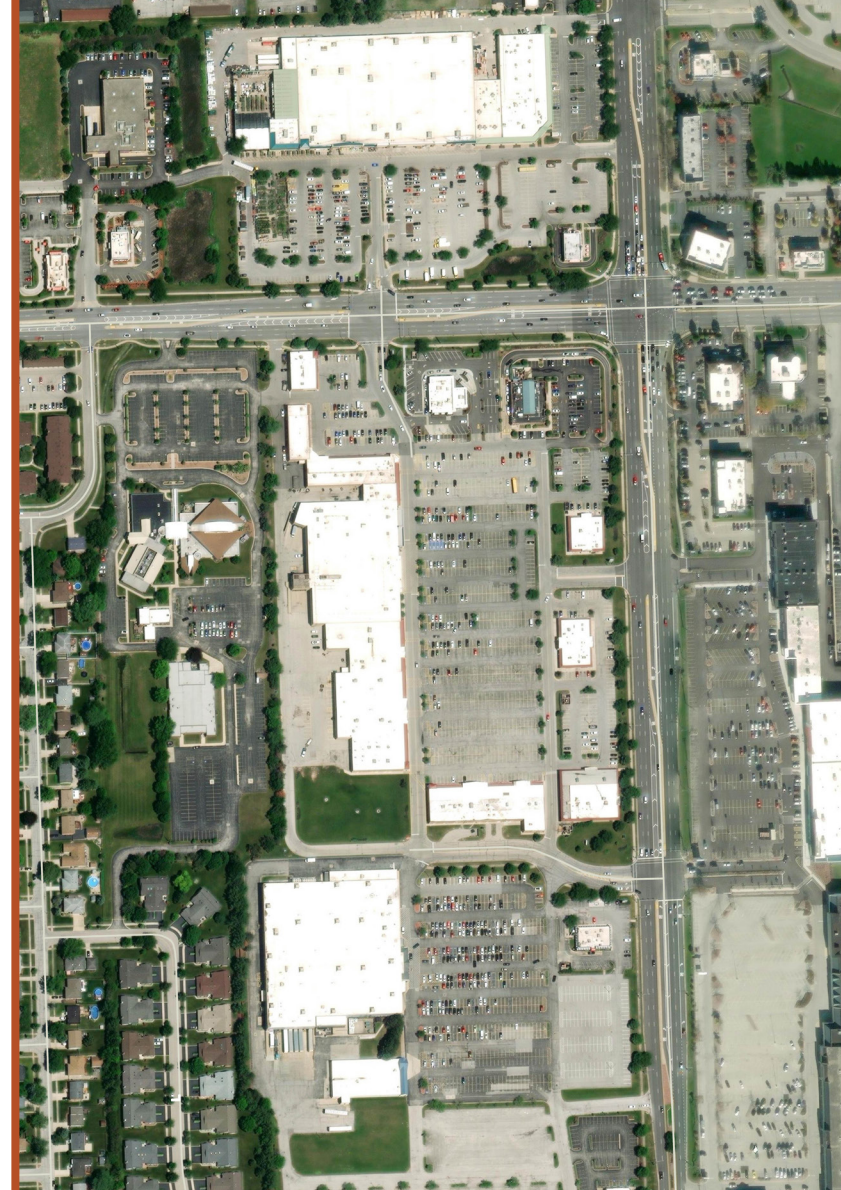


Sayre Ave Concept

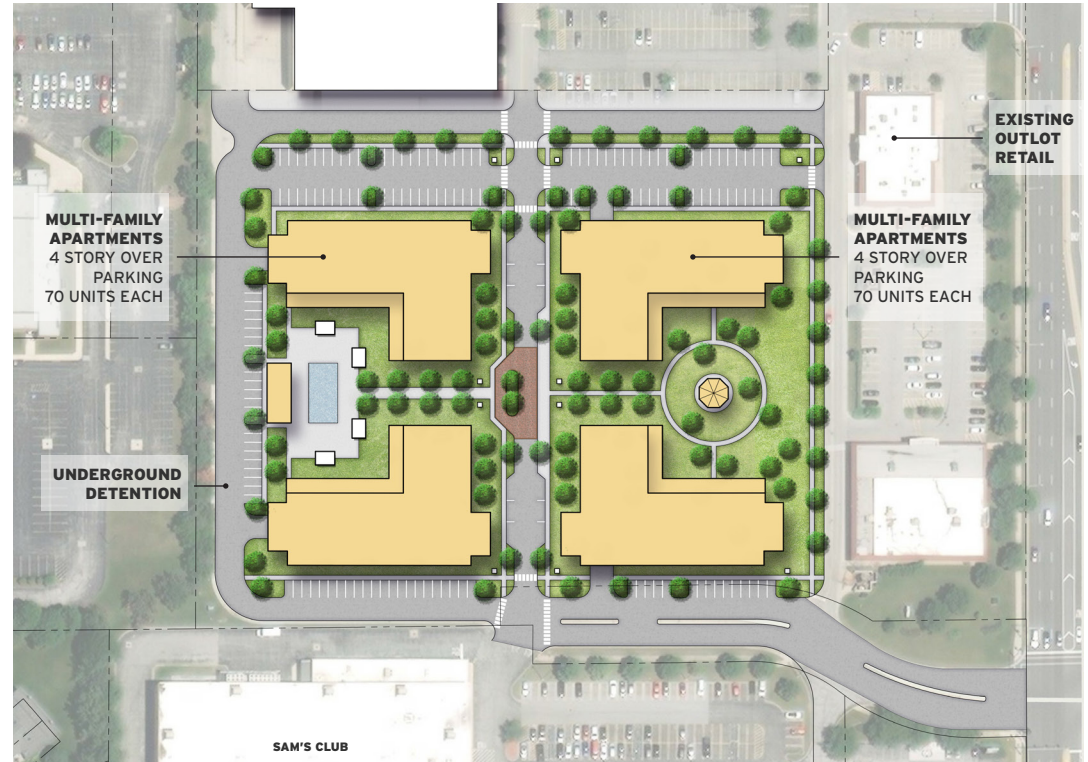


Park Center Plaza

- Commercial center located on the southwest corner of 159th and Harlem Ave.
- Newly developed.
- The center is in need of upgrades and there are several vacancies.
- **Development Goal:** Introduce new, higher-density residential uses that will support exiting businesses and provide residents with access to amenities.



Park Center Plaza Concept

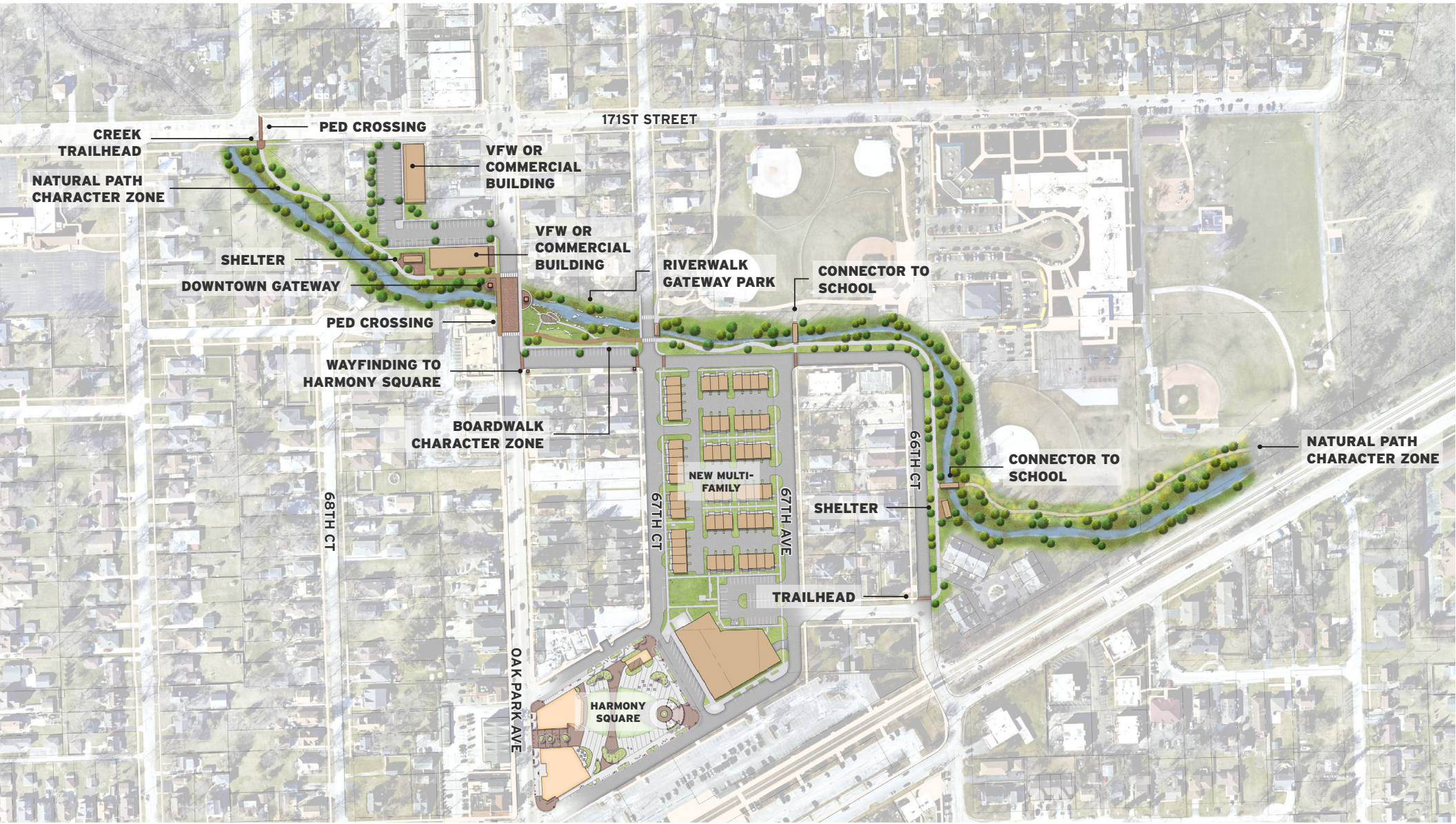


Creekwalk

- One of the Village's long-standing goals has been to create a publicly-accessible Creek Walk.
- The Village owns several parcels adjacent to the creek.
- **Development Goal:** Develop a Creek Walk from 171st to the Fulton Elementary Area, connecting various community parks and green spaces. Move the VFW building. Tie in to Harmony Square development.



Creekwalk Concept



Creekwalk Concept

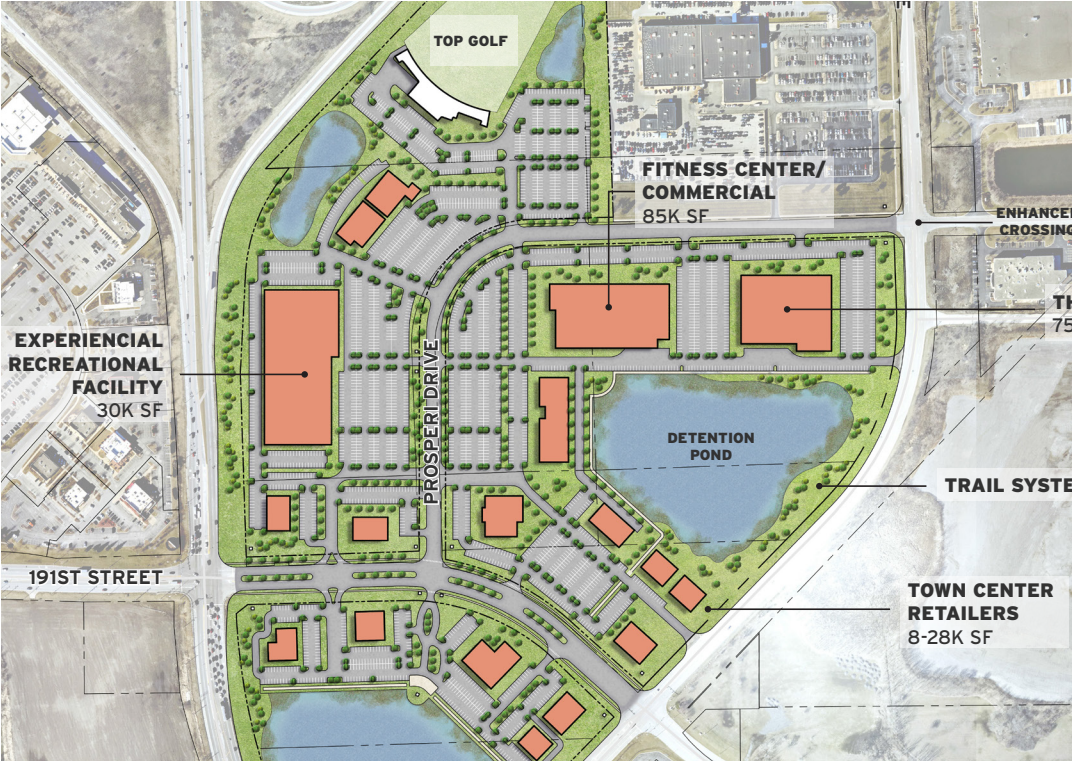


Oak Park Avenue and 191st St

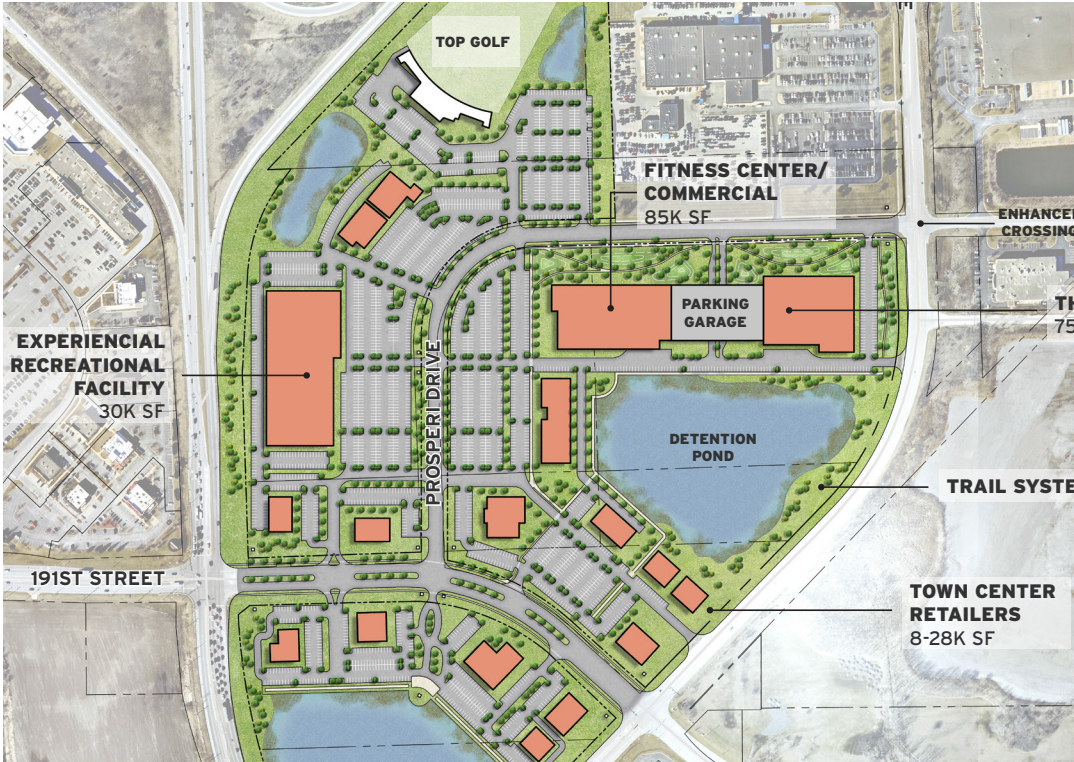
- The area is surrounded by entertainment-oriented uses, such as the Credit Union 1 Amphitheater.
- Easily accessible from the highway and the large parcels of undeveloped land have the opportunity to complement surrounding attractions.
- Top Golf will be locating here.
- **Development Goal:** Develop a regional destination for entertainment, restaurants, shopping, and recreation.



Oak Park Avenue and 191st St Concept A

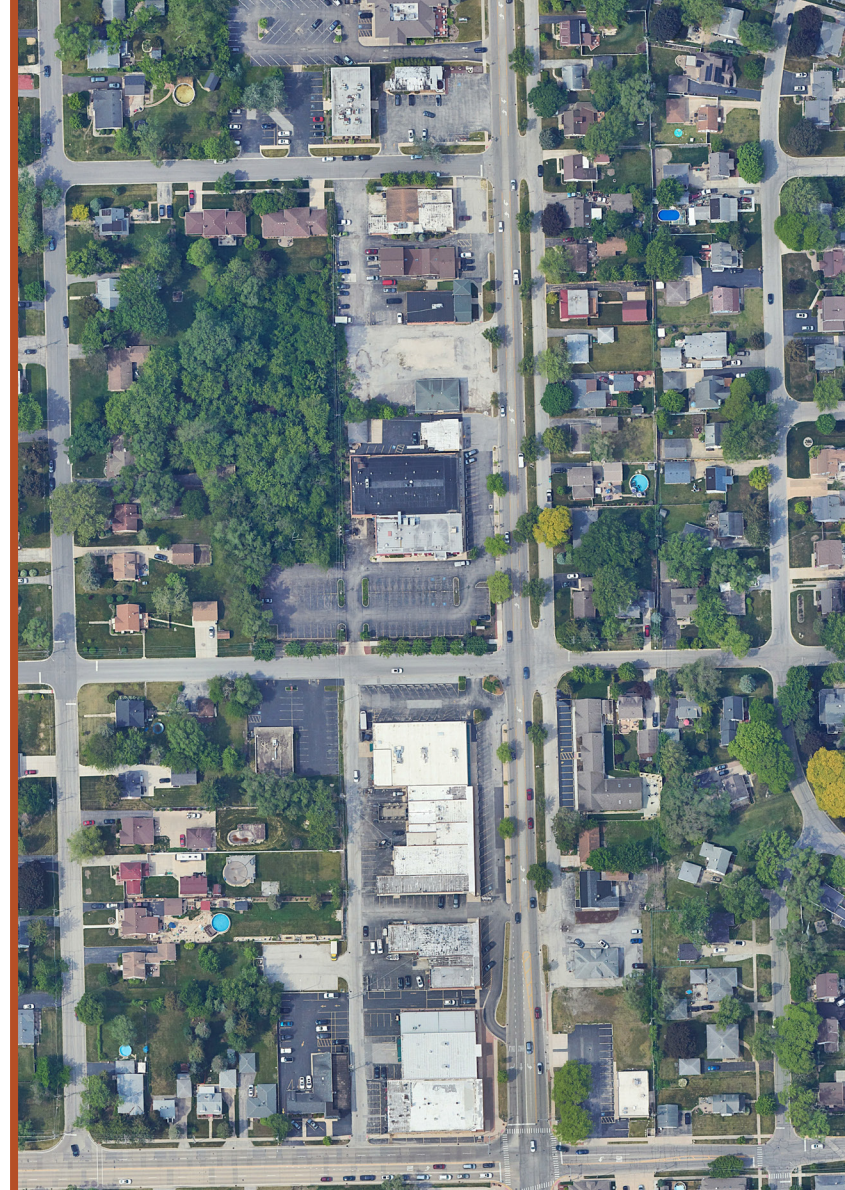


Oak Park Avenue and 191st St Concept B



Oak Park Avenue and 170 St

- There is a need for better streetscaping along Oak Park Avenue near downtown.
- Additional parking could benefit nearby businesses.
- **Development Goal:** Create a consistent streetscape that will serve as a precedent for streetscape improvements throughout the downtown area and Oak Park Ave. Help enhance walkability along Oak Park Avenue.



Oak Park Avenue and 170 St Concept

