

Village of Tinley Park

News Release



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Tinley Park issues RFQ on State Property site

The Village of Tinley Park has issued a Request for Qualifications (RFQ) to identify qualified parties interested in developing the 280-acre former Tinley Park Mental Health Center site at 183rd Street and Harlem Avenue in Tinley Park, Ill. The Village has done this in anticipation of the owners of the property, the State of Illinois, completing the site appraisal and subsequently giving the Village the opportunity to purchase it.

The RFQ is due Jan. 19, 2018. The Village will be asking for the individual or firm's development experience, a narrative of the development concept, and its ability to acquire the property at once or over time. The Village is in the process of developing a master plan that will be used as a guide but is open to other ideas and uses for the site.

"The Village hasn't made a decision on whether it will buy the property when the State offers it, but getting information on the types of ideas and land uses the development community is willing to build is one factor that will help us in making an informed decision on the potential acquisition," Tinley Park Mayor Jacob Vandenberg said.

Once the RFQs are submitted, the Village is expected to review the submissions and narrow them to a short list of developers to submit more detailed proposals.

The parcel has immediate access to a daily traffic count of 140,000 cars per day on Interstate 80 and its intersection with Interstate 57 and Interstate 355 Veterans Memorial Tollway. There also is a Metra station immediately adjacent to the site that boasts the second-largest number of daily boardings in the Chicago Metra system. In addition, the Tinley Park Convention Center is located at the intersection of 183rd Street and Harlem Avenue, and the Hollywood Casino Amphitheater is just a few blocks from the site. Both Chicago Midway International Airport and Chicago O'Hare International Airport are located less than an hour's drive from the site.

(more)

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The Tinley Park Mental Health Center is encompassed in the Mental Health Center Increment Financing (TIF) District, which was established in July 2015.

“At nearly 280 acres of land, the Tinley Park Mental Health Center property is roughly the geographic center of the Village and has excellent highway and rail access,” Vandenberg said. “Rarely is there a large enough, continuous site available that can shape the future of a village. We fortunately have one.”

The State of Illinois originally offered the land to the Village a few years ago at a purchase price of about \$4.165 million, although that number may change with the State’s new appraisal. There is an estimated \$12.4 million demolition and environmental clean-up cost for the site, but that estimate is based on testing completed in 2014 and could also change.

Located immediately adjacent to the Harlem Avenue exit at I-80, the site is unique in that it’s located at the confluence of four townships (Orland, Bremen, Rich and Frankfort) and the southern edge of Cook County (Will County is located directly south of the parcel).

Two Metra stations in the Village provide access to downtown Chicago and extend outbound to Joliet. With easy access to interstates 57, 80 and 294, the Village has brought significant commercial development, especially on 159th Street, 183rd Street, Harlem Avenue and LaGrange Road.

Tinley Park is a dynamic, growing community of 57,000 people that is located at the southwest edge of the Chicago metropolitan market. The Village is the 20th largest city in Illinois and the 14th largest city in metropolitan Chicago.

Visit www.TinleyPark.org/RFP to read the Request for Proposal associated with the former Tinley Park Mental Health Center site.

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