

## STRENGTHS

- Transportation: Metra Rock Island District Line
- People!
- School District (all)
- Park District x2
- Library
- Low crime rate
- Family-oriented x2
- Downtown area!
- Shopping/Stores (191<sup>st</sup> w/ Target)
- Tinley Police Dept!!
- Fire Dept!!
- Community Activities (Christmas, Music in the Park, Irish Parade)
- Community of churches
- Cruise Nights (June - August)
- Housing (Starter homes, medium, high income – good range)
- Senior activities (senior commission plans activities)
- Cook Co Forest Preserve
- History & longevity (businesses)
- Access to Expressway / Geographic proximity
- Hospitality
- The walking paths & bike trails
- Economic Potential
- Music acts at the Amphitheater
- Convention Center / Hotel
- Charity – support from community towards causes
- Lake Michigan Water.... Yum
- Volunteerism
- Travel Sports Teams
- Farmers Market
- Pizza... also yum
- Chamber of commerce
- Public Works Dept (Best in the region! Streets cleared most of the time)

- 4<sup>th</sup> of July Fireworks Show
- Most & Best Veterans
- Moraine Valley Ext Campus
- Stable village government
- Recycling options
- Sister Cities & high school exchange programs (Germany & Ireland)
- Paws Animal Rescue – No kill
- Neighborhood look outs... neighborly
- Two Beautiful train stations (Metra)
- CMS State Champs!! (band)

## WEAKNESSES

- Lack of Pace Bus service
- Empty / vacant buildings (bus. & home); overrun lots
- Uneven distribution of commercial & retail property (in Dist 140, tax burden falls on homeowners)
- Lack of transparency in government (local)
- Property value vs taxes paid, not right
- Location in Cook Co
- High non-residential property taxes
- Code enforcement on residential properties
- Pedestrian safety – large gaps in sidewalk network
- What's already established isn't fully complete
- Vision + Planning doesn't equal Execution (downtown primarily)
- Bicycle trail network not fully complete
- Harlem Ave as barrier (east & west) need bike access across
- Lack of liquidity
- Too many rental properties
- No hospital
- Not attracting businesses (i.e. Marianos)
- Affordable housing for low-income is missing from the housing mix
- Lack of vehicle charging stations
- Hate red light cameras

- Inconsistent building codes / zoning ord.
- Feel the public is sometimes missing a voice in decisions
- Concerned the government is too corrupt to install infrastructure
- Hold meeting elsewhere
- Lack of sustainable energy sources

## OPPORTUNITIES

- Environmental funding options for remediation of site
- Revenue generator (thru taxes, external dollars into Tinley)
- Westfield Indiana Sports Complex (for families and youth)!!
- Tinley programs, athletics (places where kids can go)
- Reverse commute (develop offices in Tinley)
- Separate bike trails from streets
- Universal Design (accessibility, ADA compliant)
- Different Levels of senior housing
- Community garden
- Sustainable development (Ronan Park, CA & San Francisco)
- Hospital (Loyola looking around, University of Chicago)
- Vision
- Let state hold property, develop in portions, developer remediates (phase the project)
- Development extending along Harlem Ave, too
- Capitalize on traveling sports clubs from other towns
- College or a Medical research facility
- Keep convention attendees in town (dining out)
- Prime location, easily accessible
- Hotel with sustainable sports complex
- Organized labor
- Park land
- Corporate sponsored sports complex to help finance project
- Southside Ravinia
- Higher residential density to attract businesses
- Cultural elements – showcase history
- Entertainment trolley / transportation
- SWCOC – Jim Garrett
- Senior Housing accommodations

- Out of the box ideas, not convenient
- Sports complex could drive commercial development along corridors (Naperville)
- 183rd storefronts
- STAR WARS MUSEUM
- Buying property adds control
- De-annex to Will Co
- Trolley bus services offered at hotel sites connecting to the Downtown area. Three round trips between 3p-10p Thursday through Sunday
- Fulfill the proposed small, intimate, old-school movie theater in downtown Tinley

## THREATS

- Residential development leads to redistricting
- Low enrollment in schools
- Increased traffic & demands on city services with new development
- Cost of environmental remediation x2 (estimate too low)
- Cost of purchasing property / financing
- Tinley tax base
- Concentrating low-income housing
- Residents moving out of state
- Inaction on master plans – set a stake on a bold vision or you will fall apart
- Notification of building permits
- Make sure public gets out ahead of private investment – require private sector to adhere to public's vision
- Lack of financial options (banks not lending/financing issues)
- Need to keep an open mind, even if you don't like the idea initially
- Need flexible plan for the uncertain future
- Not applying low-tech, simple solutions
- Us doing things as we have been.... “Insanity is doing the same thing and expecting a different result” “... we are our own worst threat because we don't want to change”

- Competing development plans in other parts of town (supply & demand of willing developers)
- Closing down manufacturing operations / lack of jobs
- Industrial parks / facilities
- Another municipality purchasing property
- Will Co Business tax structure (lower).. Cook Co as threat
- \$4.50/sf in Will County; \$8/sf in Cook County (real estate taxes)
- Need a clear path forward

[TinleyPark.civicpage.com](http://TinleyPark.civicpage.com)