

Project Summary



Not a One-Time Flash in the Pan.... Economic Development Progress builds on a 36 year Plan for Success

The Economic Development Plan in Tinley Park, Illinois, population 57,000, is a nationally recognized model for cities that desire diverse and sustainable economic development. Elected officials in this southwest suburban Chicago city have followed an aggressive economic development plan originating in 1971, and funded through municipal general revenue. As a result of stable leadership and policy commitment, Tinley Park boasts one of the most diverse economies in the Midwest, one of the lowest property tax rates in the region, and one of the best credit ratings in the nation. Once a farming community settled in 1845, Tinley Park is today one of the Top 20 Employment Centers in all of metro Chicago, and a prime example of successful suburban economic development. In 2006 (after being named a finalist with San Antonio and Los Angeles), Tinley Park became the first city in Illinois to be “National Winner” of the U.S. Department of Commerce “Excellence in Urban/Suburban Economic Development” Award.

The primary economic development goal is to expand the tax base for the benefit of all of our citizens, property owners, and employers. While many of the 267 cities in Metropolitan Chicago are either bedroom-communities or dependent on one economic sector/industry, Tinley Park has distinguished itself as a well-planned community with a broad tax base supported by diverse manufacturing, health care, office, education, distribution, retail, service, transportation, communication, entertainment, and hospitality industries. Following results measured on new investment, new jobs created, economic impact, and property valuation, the coordinated leadership of the Village of Tinley Park (Mayor, Board of Trustees, volunteer Commissioners, and Staff) continues to make significant accomplishments to assure economic vitality.

Specific Goals with Proven Results

- Encourage the location of more corporate headquarters
- Provide assistance for expansion of existing industries
- Assure Employment Growth through attraction of more industrial and commercial developments.
- Promote increased mixed-use investment in downtown re-development
- Coordinate economic development and planning functions to best assist developers and investors
- Enhance an economic climate that will insure a dynamic increase in real estate values

The Innovative Economic Development Strategy of Tinley Park, Illinois

Stick to a Good Plan

What is innovative about Tinley Park? Here is Proof that Good Leaders that stick to a Good Plan, will insure that significant results can be made in all aspects of Community Economic Development. We make sure that “Working Together for Progress” is a fact, and not just a slogan. Following a proven plan of success, the Mayor and Board of Trustees work with appointed leaders with the Economic and Commercial Commission, Long Range Planning Commission, Historic Preservation Commission, and MainStreet Commission to promote quality development, a healthy tax base, maximized real estate values, sound financial programs to assist business, effective marketing, and business retention. Tinley Park incorporates a variety of unique programs to assist growing businesses and developers in achieving their goals. For decades, the community has elected leaders that promote Policy, rather than playing politics....and the result is a commitment to a strong and sustainable economic development plan. Tinley Park builds on the advantages of the area, and the foundation of our people. Bottom line, Tinley Park works the Plan, and demands results.

Key Objectives

Tinley Park has adhered to a Consistent Plan of Economic Development since 1971, based on 1) a broad tax base, 2) quality development, and 3) enhancing the home values of our residents. To help insure that these goals are reached, specific objectives are:

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Smart Taxation Policy – Smart Growth

Tinley Park, with the leadership of Finance and Economic Development Trustee Patrick Rea, has a consistent policy of taxation that benefits homeowners and business owners. Every year for over 30 years, Tinley Park has promoted economic growth and reduced the property tax levy through abatement. This policy benefits all property owners, commercial and residential. Many other communities in the region provide “rebate checks” only to their residents. Tinley Park’s policy of abatement benefits residents and business-owners

1. Tinley Park has a Credit Rating in the Top 8 percent in the nation.
2. Tinley Park has not increased Village taxes in the past 36 years....not since 1971.
3. Tinley Park is considered a prime location for commercial and residential real estate investment.
4. Tinley Park’s tax policy benefits both commercial and residential property owners.

Encourage Economic Diversity - Create a Convention and Hospitality Industry Sector

Prime Example: Five years ago, no convention and hospitality industry existed in the south and southwest region of metro Chicago. Tinley Park leaders took the chance, established a tax-increment financing (TIF) district, and constructed the first Convention Center in the region. Today, the Tinley Park Convention Center services over 600,000 annual attendees, and has been the catalyst for 8 new hotel developments with 979 hotel rooms. As a result, Tinley Park is the only community in the region with a fully developed hospitality sector...a sector with a local annual impact of over \$143 million.

Results

New Corporate Headquarters Locations

1. *With a proven "Economic Development Team" of local, regional, and state officials, Tinley Park Economic Development coordinated the location of 5 new Corporate Headquarters locations and a new Regional Claims Office to the Tinley Crossings Business Park. Japanese automotive supplier, UGN; Italian tile company, Avantile; rubber manufacturer, AeroRubber; 115 year old printing and publishing company Stromberg Allen; ICS Services, and State Farm Regional Claims Office joined over 100 companies operating in Tinley Park business parks. These 6 firms will employ over 800 people. Tinley Park competed with other states for these projects, including Tennessee and Indiana. While finance, real estate, and training programs were utilized to entice these developments, Tinley Park also incorporated additional incentives to secure landscaping and infrastructure improvements. Over 7,000 people are now employed in Tinley Park business parks...business parks that were established as a result of the Tinley Park Economic Development Plan initiated in 1971.*

Diverse Business Development Success

2. *With a commitment to continued diverse business development, Tinley Park utilized a combination of TIF, landscaping, tax abatements, and infrastructure assistance, to encourage over 3.1 million square feet of new commercial and industrial development since 2005 (past two years.) These projects included:*
 - Four new manufacturers
 - Five new corporate headquarters
 - new 1.2 million square foot distribution center,
 - new 600,000 square foot Power Retail Center,
 - first Class A Office Park in Chicago's Interstate 80 Corridor
 - a new Cancer Treatment Center,
 - five new retail strip centers,
 - two new automobile dealers,
 - and two new full-service hotels

Programs to Encourage Re-Development

3. *Utilizing a local program of enhanced sales tax sharing, Tinley Park has encouraged the successful re-development of a 40 year old indoor mall, now including the largest Menards Home Improvement Center in the entire chain. This program has also been instrumental in new Auto Row development, and major expansions of two existing strip retail shopping centers.*

Award-Winning Economic Development Website Marketing

4. *By asking for input, and responding to the needs of area real estate executives, developers and business leaders*, Tinley Park promoted a separate, but coordinated, Economic Development and Planning function to assist in business development. The One Stop Shop approach to effective communication is meeting both business and government demands for efficiency. Additionally, the private sector input was the basis for the fully redeveloped Tinley Park Economic Development website (www.TinleyParkBiz.biz). Not only does this comprehensive website meet the specific requests of real estate executives, developers and business leaders, but it also won the 2005 award as “**Best Economic Development Website**” for cities 50,000 to 200,000 from the International Economic Development Council.

Downtown Tinley Park Development Success

5. *Wow! Downtown Tinley Park.* Tinley Park has received area-wide media attention for significant downtown redevelopment progress. To encourage high-quality transit-oriented development, the leaders invested over \$6.5 million to insure that the new prairie-style Downtown Tinley Park Metra Rail Station would be an architectural focal point for the city. The Chicago Tribune recognized Tinley Park for one of the top 6 major well-planned downtown redevelopments in metro Chicago. Through a well-crafted program of TIF and infrastructure assistance, four new mixed-use projects are under development in downtown Tinley, including 200 new condominiums, a new 11 screen movie theatre, and 90,000 square feet of new commercial space. Leaders are confident that an enhanced downtown will continue to encourage entrepreneurs in business. To encourage remodeling of small 50+ year old homes adjacent to downtown, the Village established an innovative program to offset the cost of architectural fees. Remodeled homes in this program have increased in value by more than 40 percent! Following a proven method of redevelopment success, downtown has 22 restaurants, plus Village sponsorship of 20 year-round arts and recreation events that attract residents and visitors to the most dynamic downtown in the region.

National Winner – Excellence in Economic Development

6. *After being named a finalist with San Antonio and Los Angeles*, Tinley Park was named “National Winner” of the 2006 “Excellence in Urban/Suburban Economic Development” award from the U.S. Department of Commerce Economic Development Administration. Tinley Park is the first city in Illinois ever to win this national award, recognizing Tinley Park Economic Development’s commitment to sound, research-based, market driven economic development in helping grow the local economy.



National Leadership and Innovation Award

7. Tinley Park has been recognized as one of the Top 12 Economic Development Programs in the United States for the 2006 CoreNet Global National Economic Development Leadership and Innovation Award. The Economic Development program in Tinley Park was recognized along with successful Programs in Austin, TX; Jacksonville, FL; Prince William County, VA; Louisville, KY; Oklahoma City, OK; Orlando, FL; Northern Kentucky Tri-Ed; State of Oregon; Commonwealth of Pennsylvania; and Victorville, CA.

World Mayor Award

- 8.. *Continuing the good news*, Mayor Ed Zabrocki (who has been mayor of Tinley Park for the past 25 years) was named one of the Top 10 Mayors in the United States, and a 2005 finalist for the World Mayor award, as judged by the City Mayors Project in London, England.

Impact

- **3,414 New Jobs Created in past 2 years**
- **3.1 million square feet of New Commercial and Industrial Space**
- 800 new base employer jobs created with an annual economic impact of \$72 million.
- Average real estate value increase over the past five years- 7 percent a year
- Lowest unemployment rate in the region
- Announced new commercial projects that will result in 3,414 new jobs and over \$350 million investment
- Total Property Valuation in the Village has doubled in the past 5 years.
- Total Property Valuation has increased 4X in the past 15 years.

Method Utilization

The Economic Development Program in Tinley Park is a prime example of success in suburban and small city development, following a proven method of 1) planning for economic diversity, 2) promoting strong leadership, 3) insisting on quality development, 4) broadening the economic tax base, and 5) demanding financial accountability.

Testimonials

“Because of the vision and steadfast commitment to economic development, Tinley Park serves as a model that can and should be replicated in other communities across the First Congressional District and across the nation. I applaud Tinley Park for creating the blueprint.”

- *U.S. Congressman Bobby Rush (IL)*

“Tinley Park leadership is positively pro-business. We made the right decision to build our facility and our future in Tinley Park, Illinois”

- *John Flanagan, Goodheart-Willcox Publishers*

“The award from the U.S. Department of Commerce just confirms what many of us in Illinois have known for some time -- Tinley Park is a great place to live and work, and the city has done a great job getting that word out. The mayor and the Village Board's Finance and Economic Development Committee have shown strong leadership and a well organized approach to quality economic development, and it has paid off.”

- *U.S. Senator Dick Durbin (IL)*

"Tinley Park is an excellent location for our international company. Proximity, growth, tax advantages, and affordable housing all make a difference. This location allows us to meet all of our labor and sourcing needs whether in sales, management, technical or design.”

- *Rick Deutsch – Avantile a Florim USA Company*

"The decision to move our business to Tinley Park has been resoundingly positive. The caliber of the labor force and the ease of working with the Village has made it a pleasure to call Tinley Park home!”

- *Ellen Jordan Reidy – American Food Technologies*

"Tinley Park leaders appreciate business and understand development. This community has a can-do attitude. Tinley Park wants quality development and the Village government works with business leaders to get the job done”

- *Aristotle Halikias – Inter Continental Development Company*

"Tinley Park is great for business...an excellent location and growing area. The Village emphasizes good quality development.”

- *Jerry Stillman – Mid Continent Development Company*

"Tinley Park means opportunity for business. The growth and pro-active leadership make the difference. And the schools are just phenomenal.”

- *Kathleen Mahoney – Founders Bank*

"Tinley Park leaders are doing a very good job of making this a great place to live and operate a business. The community has high standards, and does a phenomenal job of creating incentives.”

- *Steve Vernon – Vernon Development Company*