



**ORLAND  
PARK**

**Recommendation for  
Sub Area Plan Consulting Services  
RFP-25-055**

**Jan 19, 2026**

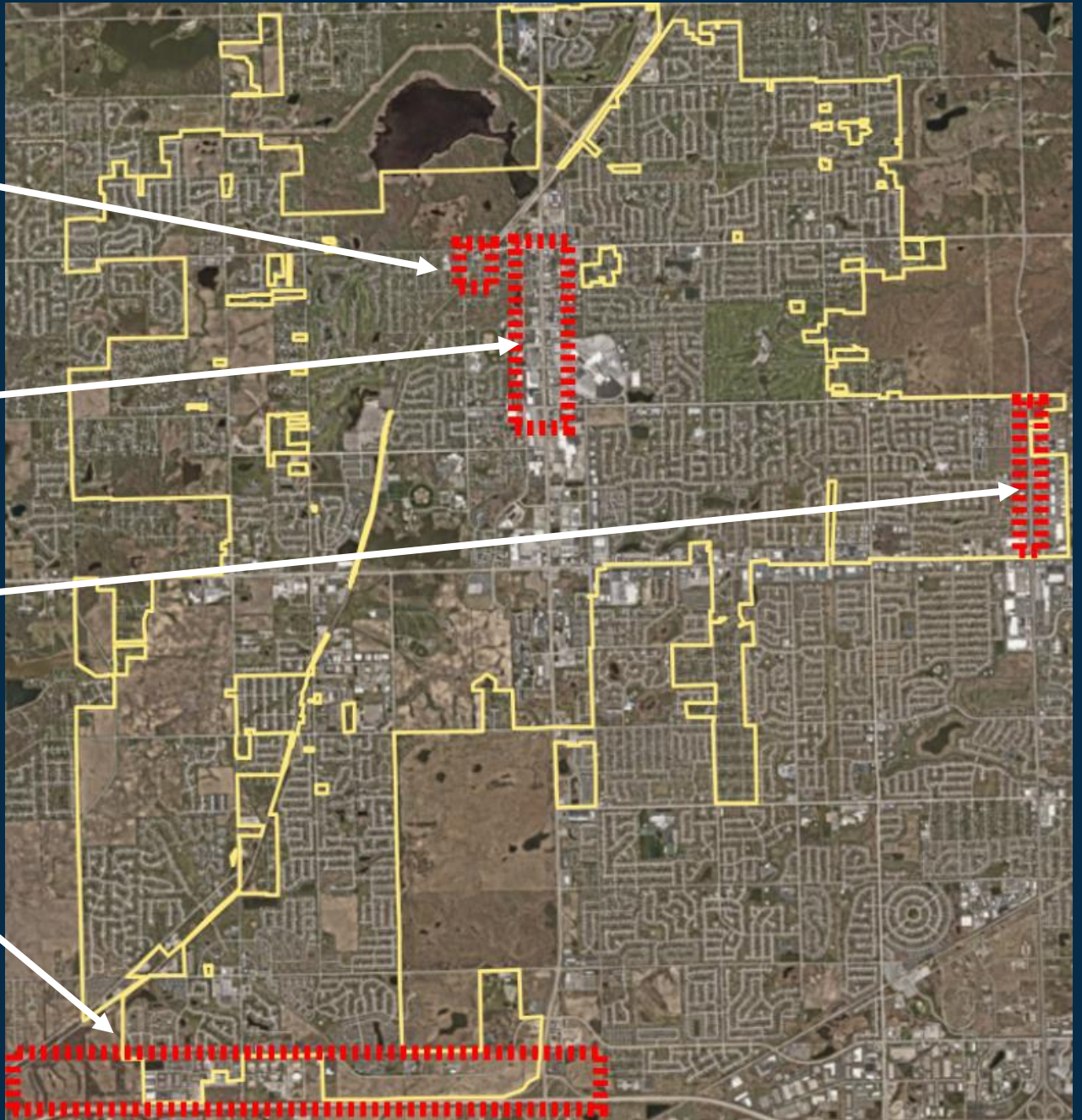
OLD ORLAND HISTORIC DISTRICT

GATEWAY TO LAGRANGE DISTRICT

HARLEM AVENUE CORRIDOR

I-80 EMPLOYMENT CORRIDOR

**SUB AREAS**

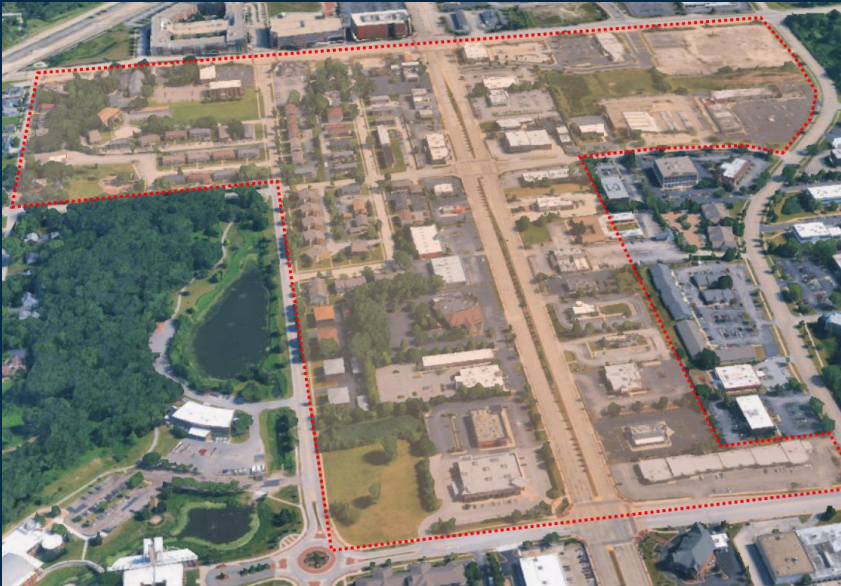




## OLD ORLAND HISTORIC DISTRICT

### CHALLENGES

- Context-sensitive infill
- Economic vitality
- Cultural brand and identity
- Parking and mobility



## GATEWAY TO LAGRANGE DISTRICT

### CHALLENGES

- Gateway identity and character
- Corridor traffic and safety
- Redevelopment of underutilized sites
- Regional economic competitiveness







## HARLEM AVENUE CORRIDOR

### CHALLENGES

- Fragmented land use & parcel patterns
- Competition with neighboring communities
- Aesthetic and Identity deficiencies
- Balancing residential adjacencies

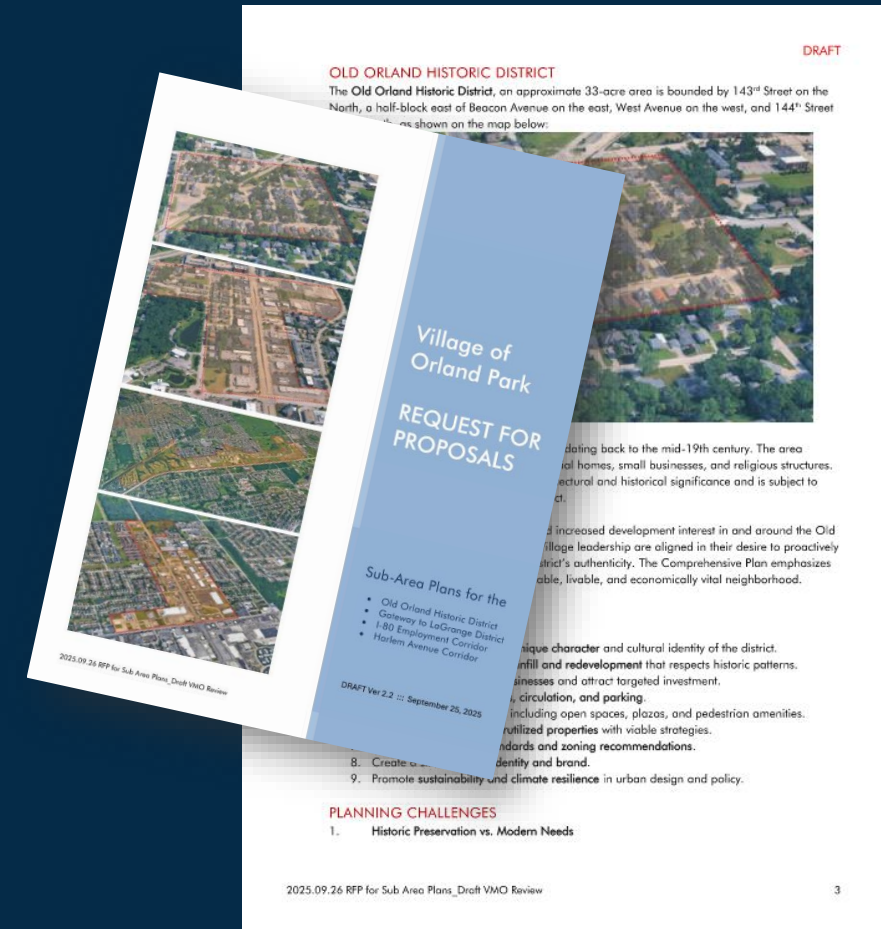
## I-80 EMPLOYMENT CORRIDOR

### CHALLENGES

- Regional market competition
- Transportation & freight mobility
- Infrastructure & Utility Capacity
- Workforce & Talent alignment



- Existing Conditions Analysis
- Business Development & Market Analysis
- Housing Analysis
- Visioning and Urban Design Concepts
- Policy Implementation recommendations
- Final Subarea plan documents



## DELIVERABLES



Activity/ Item	Date*
Publish RFP	October 20, 2025
Pre-proposal Meeting, at Village Hall	October 29, 2025, 1:30pm CST
Deadline for submission of questions	November 5, 12:00pm CST
Responses to questions/issuance of Addendum	Week of November 10, 2025
Deadline for RFP submission	November 21, 2025, 11:00am CST
Analysis and Review of proposals	Week of December 1, 2025
Consultant interviews at Village Hall	Week of December 15, 2025
Recommendation to Board of Trustees	January 19, 2026
Negotiation and contract preparation	January 30, 2026
Commence Project	February, 2026
Complete Project	February, 2027
* Schedule is subject to change	

**TIMELINE** *(published in the RFP)*







**VILLAGE OF ORLAND PARK**

**SUB-AREA PLANS FOR COMPREHENSIVE PLAN UPDATE**

Technical Proposal for RFP #25-055  
NOVEMBER 21, 2025

**HOUSEAL LAVIGNE**  
in partnership with **Barker & Woodman**  
Architectural Design Group, March Group



**Village of Orland Park | Sub-Area Plans for Comprehensive Plan Update**

Request for Proposals - #25-055  
November 21, 2025

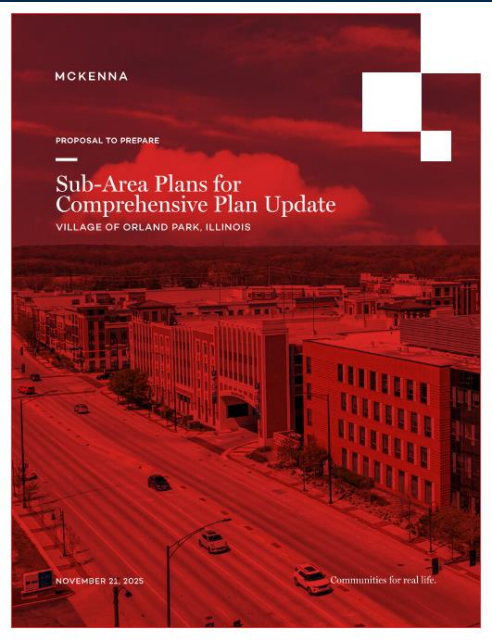
**LJC1**

**MCKENNA**

PROPOSAL TO PREPARE

**Sub-Area Plans for Comprehensive Plan Update**

VILLAGE OF ORLAND PARK, ILLINOIS



NOVEMBER 21, 2025

Communities for real life.

PROPOSALS

Houseal Lavigne

Lamar Johnson

Collaborative

McKenna

MKSK

PGAV Planners

Innova

**Project Understanding**

The Village of Orland Park is a community defined by its balance of tradition and progress. The Village is a place where strong neighborhoods, vibrant commercial districts, and accessible public amenities come together to create one of the region's most desirable communities. The creation of four focused Sub-Area Plans provides an opportunity to shape how Orland Park continues to evolve, aligning opportunities for future growth and investment while protecting what makes it special.

The sub-areas each represent unique and vital components of the Village's urban fabric:

- The **Old Orland Historic District** embodies the Village's cultural and architectural heritage.
- The **Gateway to LeGrange** serves as a first impression for residents and visitors entering Orland Park's commercial heart.
- The **440 Employment Corridor** is poised to strengthen the Village's economic competitiveness and regional position.
- The **Marlene Avenue Corridor** offers opportunities to enhance connectivity, character, and reinvestment along one of the area's most traveled corridors.

We recognize that each sub-area must be planned with both individuality and with integration in mind. Our team will ensure that the resulting plans are cohesive, aligning with the broader Comprehensive Plan while addressing the distinct needs, opportunities, and challenges of each area. We understand that this process must balance preservation with innovation all while enhancing mobility, fostering economic resilience, and creating welcoming, connected spaces that serve residents, businesses, and visitors alike.

Our team's understanding of regional development patterns, infrastructure systems, and community engagement ensures that each sub-area plan will be rooted in data, guided by design, and shaped by the people who live and work in Orland Park. The final plans will not only illustrate a shared vision for the Village's future but will also provide clear policy direction, implementation strategies, and design frameworks to guide decision-making for years to come.

Our team's understanding of regional development patterns, infrastructure systems, and community engagement, shaped by project experience throughout the southwest suburbs, ensures that each Sub-Area Plan is rooted in data, guided by design, and shaped by the people who live and work in Orland Park. We recognize the Village's unique position within the regional retail market, its evolving role as a major employment center near the I-80 corridor, and the importance of coordinating with ongoing capital improvements such as roadway enhancements, multimodal trail expansion, and stormwater upgrades. The final plans will not only reflect a shared, community-driven vision for Orland Park's future but will also provide clear policy direction, implementation strategies, and design frameworks tailored to the Village's development context, capacity, and growth trajectory to support decision-making for years to come.

**Approach and Work Plan**

Our Team will deliver a comprehensive, data-informed, and design-driven planning process structured around five integrated phases. Our approach emphasizes partnership with the Village of Orland Park, engagement with the community, and collaboration among disciplines to create Sub-Area Plans that are visionary, grounded, and implementable. Each phase is designed to build upon the previous one: translating analysis into vision, vision into policy, and policy into action. The work plan aligns with the Village's anticipated project schedule (February 2026 – February 2027) and reflects our commitment to continuous communication, transparency, and quality throughout the process.

**Phase 1: Existing Conditions Analysis (Months 1-3)**

The foundation of each Sub-Area Plan will be a thorough understanding of existing conditions: physical, social, economic, and environmental.

- Conduct a comprehensive inventory of land use, zoning, transportation systems, infrastructure, and public realm assets.
- Document historic and cultural resources, demographic trends, and development patterns.
- Identify infrastructure strengths and constraints, including water, sewer, and stormwater systems, to support sustainable growth.
- Map underutilized parcels and redevelopment opportunities.
- Engage early with Village departments to confirm data accuracy and align analysis with strategic goals.

**Deliverables:** Base maps, GIS data, and an Existing Conditions Summary Report consolidating findings across all four sub-areas.

**INNOVA** **SRF**

REQUEST FOR PROPOSALS #25-055

**SUB-AREA PLANS FOR COMPREHENSIVE PLAN UPDATE**

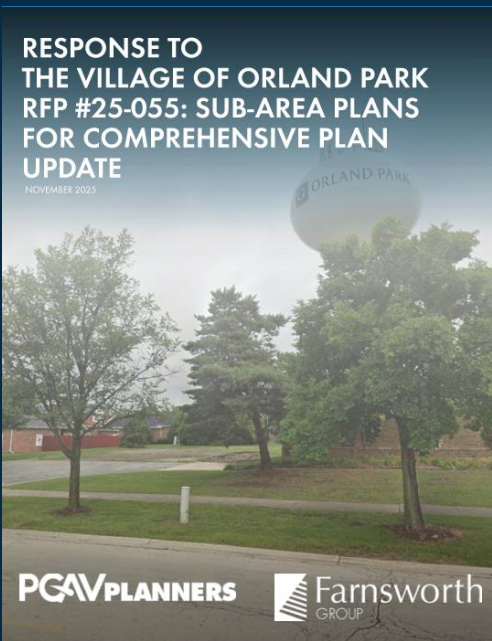
November 21, 2025 by 11:00am



**MKSK** DEVELOPMENT STRATEGIES **TYLin**

**RESPONSE TO THE VILLAGE OF ORLAND PARK RFP #25-055: SUB-AREA PLANS FOR COMPREHENSIVE PLAN UPDATE**

NOVEMBER 2025



**PGAV PLANNERS** **Farnsworth GROUP**



CONSULTANT EVALUATION RUBRIC		Houseal Lavigne	Lamar Johnson	McKenna	MKSK	PGAV	InNova
Evaluation Category							
1. Understanding of Project & Approach	5	5	5	5	5	5	3
2. Quality of Deliverables	5	5	5	4	4	3	3
3. Team Qualifications & Expertise	5	5	5	4	4	4	3
4. Relevant Project Experience	5	5	5	3	3	3	2
5. Public Engagement Strategy	4	5	4	4	2	1	5
6. Project Management & Schedule	4	3	5	2	1	2	2
7. Cost Proposal / Value	5	4	4	1	2	3	3
<b>FINAL SCORE (Total divided by 5)</b>	<b>98</b>	<b>93</b>	<b>85</b>	<b>71</b>	<b>67</b>	<b>65</b>	



# SELECTION PROCESS – Staff Recommendation

Staff recommends Houseal Lavigne:

- Most qualified Consultant Firm, with best fit for the project
- Winner of 2024 Daniel Burnham Planning Award for Downers Grove's Comprehensive Plan
- Excellent graphic communication – to convey ideas to a diverse group of stakeholders
- Robust public engagement process
- Glowing references from prior municipal clients
- Best value for \$\$ spent (*dedicating 42% more staff hours to the project, while costing only 25% more than the next-best proposal*)



## ..Recommended Action/Motion

I move to approve the waiver of the competitive bid process in favor of solicitation of competitive proposals and authorize the execution of a Professional Services Agreement between the Village of Orland Park and Houseal Lavigne, as the most qualified responsive proposal for RFP #25-055 - Sub Area Plans for Comprehensive Plan Update, for a cost of \$364,815, plus a contingency of \$25,000 for a total not-to-exceed contract amount of \$389,815.00;

AND

Authorize the Village Manager to execute all related contracts, subject to Village Attorney review;

AND

And authorize the Village Manager to execute all related change orders within the approved amount, subject to Village Attorney review.





Thank you!

