

Orland Park 30

Quality

Development
Sustainability
Character
Access
Design

Culture
Economic
PLACES
Recreation
Community
Mobility
Open Space
Stewardship
Parks
Natural
SPACES
Land Use



Village of Orland Park
Comprehensive Plan

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*Ara Pace Memorial, Orland Park. (Wehmeier, 2013)
Cover Photo: Village Hall, Orland Park. (Wehmeier, 2013)*

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Thank You to everyone who participated in the planning process for the Village of Orland Park's Comprehensive Plan. This Plan was made possible by the contributions and insights of the residents, business persons, property owners, and representatives from various groups and organization.





Orland Park Public Library, Orland Park. (Wehmeier, 2013)



Orland Park then, now and into the future

Orland Park has a strong history of planning. As far back as 1892, the founders of our great Village began planning for a vibrant and hopeful future for what has now grown to become home to over 57,000 residents. Orland Park continues to grow and prosper as a community.

Most recently, sound planning has resulted in a revamped and renewed Downtown Orland Park that is a unique blend of residential, retail and open space in a transit-oriented development. Thanks to the efforts put forth through planning, Orland Park has become one of the most desirable communities in the nation in which to live, work and play.

Orland Park has always strived to provide an outstanding quality of life for its citizens. Residents can enjoy a year-round recreation system with hiking and biking trails, kayaking and pedal boats lush forest preserves, a first-class aquatic center, ice arena, golf courses, playing fields, fitness centers and more. With something for everyone, Orland Park hopes to give its residents a sense of place and belonging.

Orland Park continues to remain a premiere destination in the southland, with thousands of visitors every year stopping by to enjoy the many amenities our Village has to offer.

Maintaining the quality of our Village and its public places is of the utmost importance. Assuring natural spaces through the Open Lands Fund ensures the quality of life in Orland Park by increasing the amount of open space for present and future generations.

Orland Park strives to maintain a green community, remain fiscally sound, promote the arts and history of the area while providing exceptional academic opportunities to both children and adults in the area.

As you look through this copy of the current Comprehensive Plan, think of it as a blueprint for the future of our community.

The Comprehensive Plan is the Village's long range policy guide for future growth and planning the community. The current plan presents the vision for what the community wants to become along with recommendations to achieve that vision. The plan will change over time in a flexible and adaptive manner.

Through this plan, we can build on and learn from our history to guide our Village to a bright future. From a small farm village, Orland Park has transformed into the exemplary community we see today.

Daniel J. McLaughlin

Daniel J. McLaughlin
Mayor, Village of Orland Park
August 5, 2013





It's July 2027....

Meet the Smiths, an Orland Park family getting ready for the weekend. It's Friday afternoon and Adam Smith left his office for a short commute from Orland Parkway to his home near Woodland and 145th. As he drove up LaGrange Road, he began to reminisce. Have they really been in Orland for ten years already?

He and his wife Karla, an Orland Park native, lived in Chicago's Lakeview neighborhood as newlyweds and had no plans to move to the suburbs. However, with the birth of their daughter Andrea, the couple soon realized the need for the transition in their lives. The couple had a big decision ahead of them.

Karla lauded the amenities of Orland Park; great schools, affordable homes, stellar recreation programs for kids and even a walkable downtown. As they debated the pros and cons of different locations, Adam's employer, a technology company, announced they would be opening a satellite facility along Orland Parkway. That sealed the deal for their move to Orland Park. He still can't believe they were able to find a house they loved, in an incredible neighborhood and at an affordable price.

Adam arrived at home and pulled into the driveway just as Karla was walking toward their home from the train station. Her advertising job allowed her to work from home a few days a week, but when she commuted to her Chicago office, she didn't mind the walk to and from the 143rd Street train station.

The couple entered a house full of the chatter and laughter of three kids fully enjoying their summer vacation. Natalie, the couple's niece, gave a quick summary of the day's activities – Andrea, 14, spent most of the day at the Centennial Park Aquatic Center with friends. Nate, 12, scored a goal in soccer camp and Graham, 7, had a blast on the day camp field trip.

After saying their goodbyes, Natalie headed home to her apartment in the Main Street district of Downtown Orland Park. She and some of her neighbors planned to gather and enjoy a barbeque in the courtyard.

After breakfast on Saturday morning, the Smiths headed over to the new Regional Sports Park to take in Nate's baseball game. He'd been playing with Orland Youth Association for four years and had made many great friends through his involvement. The Regional Sports Park had quickly become one of the premiere regional destinations for games, tournaments and sports camps since its opening just two years prior. Adam wondered if Nate knew how lucky he was to be able to play in a top notch facility so close to home.

As Karla watched the game, she made a mental checklist of the day's 'to-do' items which included some final shopping for Sunday's family dinner. Getting the shopping errands done was a breeze thanks to the wide variety of stores in close proximity. Also on the list was to confirm reservations on the block of rooms at the hotel in Downtown Orland Park for the following weekend.



They had planned the Smith family reunion to coincide with Orland Park's second annual Railroad Days. Karla was glad she reserved the rooms early. The new downtown hotel was a popular destination for visitors and would be even more so with the festival. She knew her family would appreciate the convenience of riding the train into the city for sightseeing while also being able to shop and dine in Downtown Orland Park.

It was a warm, but enjoyable, early evening church service, and afterward they dropped Andrea off at her best friend Shanti's house to watch movies. Natalie came over to keep an eye on the boys so Karla and Adam could go out for the night. They had a hard time picking what restaurant to choose. The growing diversity of Orland Park had led to an array of delicious locally owned and national chain restaurants. In the end, they settled on their favorite Thai restaurant spurred by a craving for panang curry.

It was a perfect summer evening and after dinner they stopped by their favorite neighborhood gastropub to meet some friends and listen to the local band play on the outdoor patio. Their friends live in a neighboring town, but love to frequent Orland Park's downtown area for the nightlife, convenience, charm and ambiance. Although the venue was crowded, they found the perfect bistro table under the gorgeous brick and wood pergola that had been decorated with softly lit colored lanterns.

The sun sparkled on Sunday morning as the entire family set out for a bike ride through town. They started from home on the local streets and rode through the newly opened bike trail in the McGinnis Slough Forest Preserve area. The lily pads in the Slough were in full bloom, crickets chirped and a deer ventured into the clearing for some morning grazing. On the way back, the Smiths headed west over the LaGrange Road pedestrian bridge to Granite City to join Karla's mother and enjoy the fabulous Sunday brunch. She had just moved into her senior living apartment and couldn't stop gushing about her new place, not to mention the virtually maintenance free living compared to the home she'd raised Karla and her siblings in.

After a relaxing afternoon, the Smiths packed up the coolers, blankets and chairs and headed to Centennial West for the first summer concert of the season. They found the perfect spot atop one of the park's unique hills. They had great views of the band and were able to take in the expansive vistas of Lake Sedgewick. They noticed the Johnson family and waved them over to join them on the hill. They had just moved in across the street and while the Smiths had deep family roots in Orland Park, the Johnsons had just relocated from Ohio. Similar to Adam, Ben Johnson's company had a new office along Orland Parkway. They enjoyed meeting to work out during their lunch hours, made possible thanks to convenient employee showers and a great trail system throughout the corporate campus. The kids found their friends at the concert and discussed the latest in music, sports and games. Karla and Adam sunk into their chairs while listening to the music floating along the summer breeze. With fulfillment and content they thought, there's only one thing that could be better than this weekend...next weekend.

This is home. This is Orland Park.

*Defining "livability" is a challenge simply because people's values and priorities are so diverse. However, when residents across the region describe their values and priorities, certain commonalities of livability emerge. **Livable communities are healthy, safe, and walkable.** Livable communities offer transportation choices that provide timely access to schools, jobs, services, and basic needs. **Livable communities are imbued with strength and vitality,** features which emerge from preserving the unique characteristics that give our diverse communities "a sense of place".*

*The building blocks of local planning are comprehensive plans, consistent ordinances and other regulations and trained decision-makers. **Local comprehensive plans are the vision of what a community wants to become and the steps needed to meet that goal.***
(CMAP, 2010a)

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Introduction & Vision

An old saying amongst those in the planning profession is that if you fail to plan, what you are in reality doing is planning to fail. Communities are always facing this dilemma. If the community you work, play, and live in does not have a plan for its future, what ultimately may happen is that the community will fail to adapt to change and to take advantage of opportunities.

The concept of comprehensive planning is very much related to the economic prosperity of communities. A comprehensive plan can be a tool for planning the future growth or decline of a local community. Most importantly, a comprehensive plan can be used to address the constant change and evolution of a community.
(UI Ext, 2013)

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Introduction & Vision

Purpose of the Comprehensive Plan

The Comprehensive Plan is the Village's long range policy guide for growth and other changes in the community, and serves multiple purposes. The plan presents the big picture vision for what the community wants to become in the future followed by recommendations for achieving that vision, provides guidelines for developing Village regulations, sets priorities in the allocation of public dollars for civic improvements, gives direction to the private sector concerning policy on land development, and aids in the legal defense when a planning decision is challenged in the courts. Finally, it protects and preserves the Village's assets by assuring that land is developed according to the community's vision. *(Meck and Retzlaff, 2006)*

The Comprehensive Plan, as a policy guide, sets a basic framework to guide activities and change, but is also intended to be flexible and adaptive over time, adjusting as conditions and opportunities evolve. Regular updates as approved by the Village Board are important in assuring the plan adjusts to the changing needs of the community.

The Illinois Municipal Code provides general guidance for Comprehensive Plans. According to the Code, the Village has the authority, "To prepare and recommend to the corporate authorities a comprehensive plan for the present and future development or redevelopment of the municipality... which...when adopted, shall be the official comprehensive plan of that municipality." Comprehensive Plans in Illinois, by themselves, are advisory only; however portions may become law through the enactment of municipal ordinances. *(IGA, 2013)*

The Comprehensive Plan should accomplish the following:

1. Present the big picture and state the vision
2. Engage the citizenry in the process
3. Guide regulation and public investment
4. Give direction to developers and residents
5. Protect the community with careful and thoughtful planning

(Meck and Retzlaff, 2006)





Civic Meeting, Orland Park. (Wehmeier, 2013)

Planning Process

The Village of Orland Park's Land Development Code establishes the authority and process for the update of the Comprehensive Plan. The Development Services Department administers the development of the plan, but "shall include all reasonable efforts to obtain the views, comments and criticisms of interested departments, divisions, agencies, organizations, groups, firms and residents of the Village" (*VOP, 2013a*). This update began with significant research, stakeholder interviews and a public visioning session. Throughout the process, input was solicited from the citizenry via surveys and meetings. The Development Services Department posted each chapter on the Village website and also presented each chapter to the Plan Commission and the Development Services and Planning Committee. More details about the update process for this plan can be found in Appendix A.

2013 Comprehensive Plan Process



143rd Street Train Station, Orland Park. (Wehmeier, 2013)



Ravinia Woods Office Center, Orland Park (Wehmeier, 2013)

2030 Vision

A community driven vision paints a broad picture of the Village's future and is the foundation of a successful Comprehensive Plan. What is special about Orland Park and how do we enhance that? What is important to us as we move forward? How do we address change in the future? Each Chapter of this plan includes recommendations to guide Orland Park into the future.

The Big Idea...

“An enriched life in a premiere community”

Orland Park will...

- Facilitate a high quality of life.
- Reflect a unique and dynamic sense of place.
- Inspire residents and visitors.
- Attract private investment and business.
- Foster a high quality built environment, enriched by natural open space.



Mimi's Café, Orland Park

Quality Places - Natural Spaces

Memorable places and spaces have a definitive sense of place. What is that? Quite simply, it means the quality of your experience while in a place. This includes communal identity and social memory, which are the ingredients of 'sense of place' (*The Jerde Partnership and Kliment, 2004*). Placemaking has become popular to draw out and emphasize a community's sense of place and is defined as "the process of adding value and meaning to the public realm through community-based revitalization projects rooted in local values, history, culture and natural environment" (*Zelinka and Harden, 2005*).

So what makes Orland Park unique? The people? Vast open spaces? Masonry based architecture? Great schools? Shopping and Dining? In reality, it is all of these things and more. Highlighting and showcasing a sense of place specific to Orland Park is critical to achieve the Quality Places / Natural Spaces vision. The most successful sense of place efforts rely on the history and dynamic of the existing community. The below list provides a set of guidelines to enhance a unique identity for Orland Park. A more comprehensive list of placemaking principles, developed by the Urban Land Institute, offers more detail and can be found in Appendix B.

Quality Places

1. Focus on a public realm network with a variety of functional places and pedestrian and bicycle networks that link those places to surrounding neighborhoods and centers.
2. Leverage infrastructure, especially roadways, as a way to promote a sense of place and reflect the character of the surrounding area.
3. Promote design requirements for buildings that include masonry based features and an emphasis on transparency, rhythm and detailing.
4. Establish a wayfinding and signage system that distinguishes between distinct areas, but provides a unified Orland Park identity.
5. Consider form based regulation for mixed-use districts like Downtown Orland Park, the Regional Core and Neighborhood Centers.
6. Preserve and enhance existing neighborhoods and successful development patterns.
7. Monitor and implement best practices in planning and placemaking.
8. Through public engagement, promote and enhance existing neighborhoods sense of identity.
9. Use historic and culturally significant sites and events to develop a design vocabulary for scale and architecture of the built environment.

Natural Spaces

1. Emphasize preservation of natural, cultural and historic features. Implement restoration and maintenance of natural open spaces.
2. Discourage development of environmentally important areas like steep slopes, wetlands, water bodies and forested areas.
3. Integrate appropriate natural elements, reflective of Orland Park's history, into all public realm spaces.
4. Increase access to and promote natural spaces within and adjacent to Orland Park including the Forest Preserve Districts and Open Lands purchases.
5. Utilize green infrastructure practices that create naturalized, usable and functional open spaces.



Orland Crossing, Orland Park. (Wehmeier, 2013)



Lake Sedgewick, Orland Park. (Wehmeier, 2013)



Lowe's Public Realm, Orland Park. (Wehmeier, 2013)



Multi-modal Path Crossing, Orland Park. (Wehmeier, 2013)



Cheesecake Factory, Orland Park. (Wehmeier, 2013)

Comprehensive Plan Elements

Land Use, Design & Character

Orland Park must build upon the best assets of the community, promote the type of development that serves all ages and establish a unique, unforgettable and authentic public realm.

Network of quality places and natural spaces.

- Sense of Place
- Public Realm
- Integration of Land Uses

Economic Development

Orland Park will continue to be a premiere community, a retail and entertainment destination and a great place to live. It will also offer more high quality employment opportunities, a vibrant downtown and an unforgettable sense of place.

Prosperity and sustainability through a diversified economic base.

- Distinguish Orland Park as a unique and diverse high quality place
- Diversify business and employment
- Sustain our economic health through flexibility and adaptability to changing times; and through regional cooperation

Mobility & Access

Orland Park will have a safe, efficient, accessible transportation network for all users that creates a unique sense of place reflective of the community.

Interconnected network that accommodates all users.

- Accommodate all users
- Integrate with surrounding community
- Mitigate congestion
- Promote safety

Open Space, Parks & Recreation

Orland Park will capitalize on, protect, and enhance its natural heritage to create a beautiful, sustainable and healthy place.

Open space as infrastructure.

- Connect green spaces
- Preserve and conserve natural features
- Enrich recreation opportunities
- Educate and brand

Community & Culture

Orland Park will facilitate community life for all ages through education, arts and culture, recreation, an engaging environment, religious communities, clubs, healthy neighborhoods, public participation and responsive governance.

Nurture sense of place through a high quality of life.

- Engage and collaborate with the community
- Efficiently manage public resources
- Invest in community facilities and services
- Preserve historic, cultural and architectural heritage
- Activate neighborhoods and marketplaces

Sustainability & Stewardship

Orland Park will work to meet the needs of the present without compromising the ability of future generations to meet their own needs.

Balance and coordinate the 'Three E's': Environment, Economy and Equity

- Environment: Protect the environment with responsible development
- Economy: Improve the performance of homes and businesses
- Equity: Provide a healthy and livable community for all ages



Farmer's Market, Orland Park. (Wehmeier, 2013)



St. Michael's Church, Old Orland. (Wehmeier, 2013)

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