

CHAPTER II

ASSUMPTIONS

Future plans must be based upon research, forecasts, and assumptions. Carefully formulated assumptions are necessary when more precise data is not available. The Community Development Department believes that the assumptions which underlie the Comprehensive Plan should be clearly stated as a part of this report. Each resident may then interpret and evaluate the Comprehensive Plan in light of the stated assumptions. In the future, when new and unanticipated development occurs, the Comprehensive Plan can be revised with the knowledge of the assumptions which guided the proposals inherent in this Plan.

Orland Park is part of the large metropolitan area surrounding Chicago, Illinois. As a part of the metropolitan area, Orland Park's future is influenced to a great extent by developments throughout the entire region. For this reason, the assumptions for the Comprehensive Plan are developed for the Chicago area as a whole, as well as for Orland Park.

ASSUMPTIONS CONCERNING METROPOLITAN CHICAGO

1. The population will continue to grow due to the strategic location and economic strength of metropolitan Chicago as a financial and corporate center of regional, national, and international significance.
2. Residential development will continue to decentralize across northeastern Illinois as suburban growth swells the population of traditional rural towns along the metropolitan fringe, particularly in the far northwest, west, and southwest reaches of the metropolitan area.
3. Within the growth of the region, Orland Park will become an increasingly important population center during the next thirty years. Contributing to this trend will be a continued decentralization of commerce and industry throughout the region.
4. An area-wide circulation network will be constructed around the perimeter of the far southwest suburbs with the completion of the Will-South Tollway to connect I-55 and I-80.
5. New regional commercial retail centers will evolve in the far northwest portion of Homer Township along the Will-South Tollway, as well as in the far northwest portion of New Lenox Township along the Will-South Tollway.
6. The RTA will establish perimeter commuter transit services to link the far southwest suburbs and Joliet to the Fox Valley communities and the northwest suburbs. Commuter rail service between Orland Park and the Chicago Loop will be increased.
7. A new regional airport will be constructed in the south metropolitan area, equidistant from Orland Park as O'Hare and Midway Airports, and accessible via I-80.
8. Recreation facilities will be further developed with an emphasis on the conservation of the natural environment, (woodlands, marshes, wetlands, and scenic corridors) and the national trend toward close-to-home recreation.
9. There will be a gradual increase in the age of the suburban population over the next thirty years in correlation to national demographic trends.
10. There will be continued development of the rural lands bordering I-80 and the Will-South Tollway.

ASSUMPTIONS CONCERNING ORLAND PARK, 1990-2020:

1. Orland Park will be a major Illinois community in its own right and at the same time retain a satellite relationship to Chicago, thus performing a dual function in the southwest metropolitan area.
2. There will be a high volume of traffic between Orland Park, Chicago, and inner-ring southwest suburbs. Traffic routes north and east of Orland Park will carry increasingly heavy volumes of traffic. These volumes will be further aggravated by increased cross-village commuters from growing populations in Homer Township and Frankfort Township.
3. Freight railroad service on the Norfolk and Southern line will be drastically reduced, if not eliminated by the ownership of the railroad and future emphasis will be on commuter passenger rail services.

4. Development of the land along the I-80 Corridor for regional industrial/distribution uses will be economically feasible within the next thirty years.
5. The central, regional retail area in Orland Park will mature into a mixed-use business center with the strategic diversification of retail properties into office, hotel, and business-support and specialty housing uses.
6. A gradual increase in the age of the population of Orland Park over the next thirty years will shift emphasis of governmental, educational, and recreational facilities toward the needs of older, mature residents. Mobility needs of mature residents will increase.
7. An increasing number of successful business owners will relocate their businesses to Orland Park for convenience to their homes.
8. There will be a significant number of Orland Park residents commuting to employment centers located in the far west and southwest suburbs within the next thirty years.