

CHAPTER IV

LAND USE

GREENBELT CONCEPT GOALS AND OBJECTIVES

The greenbelt concept coordinates all open space and bikeway planning to result in a purposeful linking of the forest preserve district holdings with one another, with the central Community Recreation Facility and with each residential area, business node and community activity area in Orland Park.

GOAL:

To create a comprehensive system of open space that will link each of the residential and activity areas to community and regional open space areas.

OBJECTIVES:

Encourage forest preserve district officials to link together the various holdings surrounding Orland Park by a system of greenbelt corridors and bikeways.

Establish greenbelt corridors in subdivision plans to link living and working areas with the Community Recreation Facility and with regional open space areas.

Coordinate Village decisions on locations of future park sites and all public community facilities to further the greenbelt concept.

Incorporate into the greenbelt system non-Village owned land such as school property, golf courses, forest preserves, cemeteries, detention areas, Commonwealth Edison right-of-way, stream corridors, floodways, floodplains, and wetlands.

CRITICAL AND SENSITIVE ENVIRONMENTAL AREAS GOALS AND OBJECTIVES

Critical and sensitive areas are lands with such unique natural characteristics that they largely determine the land use. These characteristics include wetlands, floodplains, prime aquifer recharge areas, surface water, significant forest cover, prairies, steep slopes, scenic areas, etc.

GOAL:

To identify and preserve all areas within the Village with natural resources or other unique characteristics including wetlands, floodplains, prime aquifer recharge areas, surface water, significant forest cover, prairies, steep slopes, and scenic areas.

To permit only those recreational and other activities which pose no threat to sensitive natural environments and do not create a nuisance to surrounding uses.

OBJECTIVES:

Use this plan as the basis for any revisions to regional Water Quality Management plans, and for local revisions to boundaries of facility planning areas.

Adopt open water, wetland and floodplain protection ordinances and be consistent with related federal and state laws which prevent the degradation of water quality and habitat. Such ordinances shall discourage the channelization of streams, preserve natural vegetative buffers adjacent to open water and wetlands, and establish reasonable building and site improvement setbacks from streams and open water.

Participate in ground water protection planning efforts of local and regional agencies.

Adopt land use regulations, (including zoning, subdivision floodplain, storm water, wetland, and building codes), which carefully regulate development in all areas, with particular intent to safeguard environmentally sensitive areas and to prohibit development in critical environmental areas.

Adopt land use regulations which prohibit the removal of a substantial percentage of the healthy trees exceeding five inches in caliper from any development site. Healthy trees that are removed must be replaced with tree plantings which will achieve equivalent areas of canopy cover.

Adopt land use controls which prevent the filling or destruction of viable, mapped or unmapped, wetlands as determined by the Army Corps of Engineers without replacement or mitigation of similar or better quality wetlands on a one-for-one ratio within the same wetland or watershed.

Consider securing lands suitable for the development of expanded or enhanced wetlands which may be used to mitigate wetland loss from development sites which such development cannot reasonably mitigate on-site.

Adopt land use controls that will prohibit the placement of structures or the filling or grading of land which may restrict the flow of storm water within the floodway or reduces the storage capacity of floodplains within the county.

Adopt land use controls that will prohibit the placement of structures on slopes with grades of 15% or more, and restrict development on slopes with grades between 10% and 15%.

Adopt land use controls for areas containing environmental characteristics tolerant to limited development to ensure such sites will be developed only under procedures which allow the village to review development plans and impose conditions which assure the protection of the natural environment.

Encourage the Cook County Forest Preserve District to permit within forest preserves only those recreational and other activities which pose no threat to sensitive natural environments and do not create a nuisance to surrounding uses.

Explore all forms of securing the environmental areas, including but not limited to:

- a) conservation easements
- b) forest preserve acquisition
- c) acquisition by other environmental agencies

Prohibit the installation or substantial improvement (i.e. increase capacity) of roads within or adjoining critical and sensitive areas.

OPEN SPACE GOALS AND OBJECTIVES

Open space includes land which is used as active recreation, passive recreation, wildlife habitat, scenic corridors, trails, setbacks from buildings, institutions, and focal points.

GOAL:

To create a comprehensive network of open spaces which capitalizes on existing natural and man-made features.

OBJECTIVES:

Acquire active recreational land which has a minimum acreage of ten acres per 1000 residents, and additional land for more passive uses.

Accommodate the recreational needs of all age groups and segments of the population, and provide safe access for children to experience local natural areas.

Maintain, and where appropriate, exceed the standards of the National Recreation and Parks Association.

Encourage exercise and activities beneficial to the physical and mental health of residents of all age groups through park design.

Provide convenient access to recreational lands by locating parks in each neighborhood, by bikeway/trail connections, and by vehicular access.

Incorporate into the open space network non-Village owned land such as school property, golf courses, forest preserves, cemeteries, detention areas, Commonwealth Edison right-of-way, stream corridors, floodways, floodplains, and wetlands.

Incorporate native landscaping and topography in the design of recreational spaces.

Emphasize aesthetics in the design of parks.

Ensure compatibility between park activities and adjacent land uses.

Provide linkages between open spaces for wildlife migration and habitat management.

WORKING AND LIVING AREAS GOALS AND OBJECTIVES

Working and living areas comprise the greatest share of the future land use pattern of the community. The location, character and extent of residential, commercial, and industrial development are designated.

RESIDENTIAL DEVELOPMENT

GOAL:

To strengthen neighborhood communities and sense of place by establishing distinctive housing environments with unique character.

OBJECTIVES:

Manage the quality, quantity, location, and rate of housing development in order to ensure the efficient use and conservation of the village's natural and public resources.

Support compact contiguous urban development.

Establish a pattern of development which supports the sense of neighborhood by providing community congregating places and focal points.

Coordinate land use types and densities with the level of accessibility provided by the supporting transportation system.

Promote an increase in the number of housing units located within walking distance of commuter rail stations.

Encourage a variety of housing types commensurate with demands created by current needs and future growth.

Improve deteriorating residential areas and maintain the value of existing housing.

Establish a pattern of residential land use which is sensitive to the natural environment and which encourages compatibility among land uses.

Support compatible, mixed-use development which promotes housing within walking distance of employment centers and commercial services.

Provide housing opportunity for workers drawn to Orland Park by employment in office, commercial, and industrial jobs in the community.

COMMERCIAL DEVELOPMENT

GOAL:

To diversify commercial developments and provide a balance of needed services designed in a manner that supports the quality of life on the neighborhood level and Village as a whole.

OBJECTIVES:

Manage the quality, quantity, location, and rate of commercial development in order to provide needed services in a manner that protects the quality of life and community character.

Support the idea of one centralized regional area, supported by neighborhood-level commercial centers located at predetermined nodes.

Establish a pattern of commercial development which supports a sense of place within the community.

Encourage a diversity of commercial services.

Establish a reduction in the intensity of commercial uses that occur further from the central regional commercial area.

Discourage strip-style commercial development and its negative traffic safety and visual impacts, promoting instead a commercial development pattern of planned design to support a sense of place and neighborhood.

Coordinate site plan, urban design, landscape design, and circulation concerns and build commercial areas that reflect the traditions, values, and aesthetic character of the Village.

INDUSTRIAL DEVELOPMENT

GOAL:

To diversify the economic base of the community in a manner that is consistent with its existing character.

OBJECTIVES:

Support a regional industrial/distribution area along I-80.

Support the development of local industrial service/distribution uses in designated areas.

Establish a pattern of industrial land use which is sensitive to the natural environment and which encourages compatibility among land uses.

Enhance the local business climate as a means of stimulating industrial development.

RESIDENTIAL DENSITY

Residential development must occur within standards and guidelines whose purposes are to provide for the public health, safety, morals, general welfare, aesthetics and character of the community. Density standards are recognized to be valuable in achieving these ends.

GOAL:

To accommodate appropriate residential densities within the context of land use, traffic circulation, community character and other impacts on the built and the natural environment of the village.

OBJECTIVE:

Promote single-family residential development as the predominant residential character of the community.

Maintain residential density standards for the village which are based on the low density, single-family character of the community.

Encourage compact development at higher densities within a 1/4 mile to 1/2 mile walking distance of commuter rail stations.

Encourage compact development at higher densities within mixed-use development sites containing pedestrian access to employment centers and commercial services.

Incorporate into all density reviews, an evaluation of urban design features that creates a sense of neighborhood and protects neighborhood character.

Ensure that all residential development provides public facilities and infrastructure concurrent with the projected needs and impacts of new development.

Accommodate the needs of residents for housing that serves all age groups and segments of the community.

Ensure the compatibility of residential developments with adjacent land uses.