

CHAPTER VI

COMMUNITY FACILITIES AND SERVICES

In planning for the future growth and development of the Village, adequate provision for community facilities and public services is an important concern. This chapter addresses the spatial distribution of these facilities.

COMMUNITY FACILITIES

Site location objectives are provided to assist the Village and other local government agencies and taxing districts coordinating the location of facilities and the provision of services, including schools, fire protection, parks and recreation, police and public safety, library and similar governmental facilities.

GOAL:

To provide high quality, community facilities and services in a cost effective manner by determining future needs and by balancing investments of existing resources with new needs and opportunities, and, in an equitable manner, by taking into account the total population, its characteristics, and its geographic and demographic distribution.

OBJECTIVES:

Foster the shared-use of facilities by two or more governmental agencies and by the public and private sectors.

Establish facilities as needed in development growth areas consistent with the land use and transportation objectives of the Comprehensive Plan.

Locate future facilities in areas where the most people can be served with the least amount of transportation.

Expand and construct facilities by relying on measurable service level standards and locator models in the context of long-range changes in the number, composition, and location of the population.

Support the role of the private sector in providing appropriate community facilities.

Designate future school sites in a context of long-range planning for flexibility for adaptive re-use of buildings; federal, state and local school policies; birth rates; new development and migration rates; future technology and innovation; transportation resources; and other factors affecting school enrollment.

Require that facilities be located in a manner compatible with surrounding land uses.

Ensure that facilities are sited to protect critical and sensitive environmental areas.

Encourage local government agencies to consult and cooperate with Village transportation and land development planners during facilities planning and development projects.

Require that public facilities provide for necessary transportation, access, parking, and pedestrian improvements are provided concurrent with the impacts of development.

Encourage schools, parks and recreation areas and similar facilities to be located and designed to serve as neighborhood focal points and community centers.

Utilize community development and zoning activities to assist local public institutions in meeting land and facility expansion needs.

Ensure that local public institutions meet community development standards and objectives in acquiring and developing facilities.

Provide bikeway links among community facilities that serve as public activity centers in the Village.

UTILITY SERVICES: SANITARY SEWER

GOAL:

To facilitate the collection, transmission and treatment of sewage in an efficient and cost effective manner, based on appropriate technology and best available engineering and environmental practices.

OBJECTIVES:

Plan and provide the highest quality service.

Protect the safety, integrity, and functional capacity of the existing sanitary sewer system.

Provide sanitary sewer infrastructure that coincides with needs and is concurrent with the impacts of development.

Extend and expand the sanitary system to serve new growth areas to the west, south, and along the Interstate 80 corridor consistent with Village engineering standards and practices.

Encourage the conversion and connection of substandard systems to the best available service provided by the Village.

Require all new land subdivisions to connect with the existing Village sanitary system.

Require all new land subdivisions to connect with the existing Village sanitary system within statutory authority.

Ensure that sanitary system improvements are consistent with land development patterns and land uses as designated in the Comprehensive Plan.

Establish a sanitary sewer facilities planning area to avoid redundancy of effort or unnecessary competition with neighboring districts.

Coordinate sanitary system planning with the Metropolitan Water Reclamation District (MWRD) and surrounding municipalities.

Comply with applicable regulations of MWRD, state and federal agencies that govern system development and environmental protection.

Ensure compatibility of utility structures with adjacent land uses.

UTILITY SERVICES: WATER DISTRIBUTION

GOAL:

To acquire, store and distribute Lake Michigan water for consumption by Village residents and other end users in an efficient, safe, and cost effective manner based on appropriate technology and best available engineering and environmental practices.

OBJECTIVES:

Plan and provide the highest quality service available.

Protect the safety, integrity and functional capacity of the existing water distribution system.

Provide water distribution infrastructure that coincides with needs and is concurrent with the impacts of development.

Establish a water distribution facilities planning area to avoid redundancy of effort or unnecessary competition with neighboring districts.

Extend and expand the water distribution system to provide water service to designated end users beyond the corporate limits of the Village.

Encourage the conversion and connection of substandard systems to the best available service provided by the Village.

Require all new land subdivisions to connect with the existing Village water system within statutory authority.

Ensure that water distribution system improvements are consistent with land development patterns and land uses as designated in the Comprehensive Plan.

Coordinate water distribution planning with other applicable governmental bodies including, but not limited to, the Village of Oak Lawn, the City of Chicago, the Northeastern Illinois Planning Commission, and the Illinois Department of Transportation (IDOT).

Comply with applicable regulations of state and federal agencies that govern system development and environmental protection.

Ensure compatibility of water distribution structures with surrounding land uses.

UTILITY SERVICES: STORMWATER MANAGEMENT

The stormwater management element of the Comprehensive Plan refers to both the Stormwater Management Plan (a companion supplement of design standards and maps) and the goal and objectives stated below.

GOAL:

To protect public health, safety, general welfare and property by managing stormwater flows through natural and man-made mechanisms based on best available engineering and environmental practices.

OBJECTIVES:

Create a stormwater management plan for the Village.

Establish a water distribution facilities planning area to avoid redundancy of effort or unnecessary competition with neighboring districts.

Require stormwater management measures for each development that coincides with needs and is concurrent with the impacts of development.

Utilize stormwater management methods that preserve the integrity and function capacity of the existing floodway and floodplain as the foundation of the stormwater management system.

Prohibit any modification of, or development within the 100-year floodway, absent a permit from the Illinois Department of Transportation (IDOT) to allow modification or the development of stormwater management structures deemed as appropriate uses by the Illinois Department of Transportation, Division of Water Resources.

Limit development within the 100-year floodplain to structures and improvements designed for stormwater management, open space, recreation and agriculture uses.

Require that for every cubic yard of fill or building put into the floodplain, a cubic yard be removed in order to preserve the area needed to store floodwaters.

Ensure that stormwater management policies and facilities are consistent with land development patterns as designated in the Comprehensive Plan.

Encourage low-maintenance stormwater management solutions that employ preservation of natural hydrological patterns.

Encourage detention structures to be constructed when required as supplement to natural drainage systems.

Support the idea of unified stormwater detention structures within each drainage basin to maximize efficiency and minimize maintenance concerns.

Emphasize native wetlands landscaping in detention and retention areas.

Comply with applicable regulations of the MWRD, state and federal agencies that govern stormwater system development and environmental protection.

HISTORICAL SIGNIFICANCE

Structures that have historical value comprise the heritage of the community. These structures have been identified and mapped as significant and worthy of efforts to achieve preservation. The historical significance element of the Comprehensive Plan refers to both the inventory of historical structures (a companion supplement) and the goal and objectives stated below.

GOAL:

To promote the economic, cultural, and aesthetic welfare of the community through the preservation, restoration and adaptive re-use of historical structures and sites.

OBJECTIVES:

Support sensitive development practices which incorporate and defer to the historic value of structures and sites in order to protect the character and traditions of the community.

Encourage the care and maintenance of historic structures and sites.

Encourage the economic and adaptive re-use of historic structures.

Utilize preserved historic structures and sites to establish identity and unique character for development in order to enhance property values and a sense of community.

Capitalize upon the economic benefits of tourism that accrue from successful historic preservation efforts.

Maintain historic preservation regulations and procedures within the Land Development Code to implement preservation objectives.

Utilize a historic preservation district to protect and enhance the character of the Old Orland area.

Designate historic landmarks throughout the community as provided for in the Land Development Code.

Coordinate local preservation efforts with other relevant state and federal agencies responsible for historic preservation.

Encourage all construction, alteration, and improvement of historic structures to comply with the **Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.**