

## **CHAPTER IX**

### **EXTRATERRITORIAL DEVELOPMENT**

#### **INTRODUCTION:**

The Village of Orland Park is adjacent to several thousand acres of land which is within the path of successive subdivision and suburbanization activities. Illinois Revised Statute empowers Orland Park to exercise specific powers over subdivision and development activities outside incorporated limits of Orland Park. This extraterritorial jurisdiction extends to development activities within one and one-half miles of the Village's incorporated boundaries. The Orland Park Land Development Code regulates subdivision and development activities that are subject to the review and approval power granted to Orland Park by statute and by constitution.

#### **ASSUMPTIONS CONCERNING DEVELOPMENT IN ORLAND, PALOS, AND FRANKFORT TOWNSHIPS:**

Land located within Orland Township (Cook County), Palos Township (Cook County), and Frankfort Township (Will County) comprises the developing edge of the suburban community of Orland Park. As such, the subdivision of land in these areas is evaluated and regulated with the intention of a future legal incorporation into the Village, and is subject to all development standards which would be otherwise applicable if the land were located within the Village and must be met.

#### **ASSUMPTIONS CONCERNING HOMER TOWNSHIP:**

Land within Homer Township (Will County) lies beyond the developing edge of Orland Park and exhibits a settlement pattern and development standards that make such areas incompatible for incorporation into the community of Orland Park. Within unincorporated Homer Township (Will County) all subdivision and development activity will be reviewed and evaluated for its impact upon the health, safety, and general welfare of the Village of Orland Park. Subdivision and development activities that exhibit land use, density or transportation concerns that threaten the ability of Orland Park to secure the health, safety and general welfare of the Village will be strictly regulated to the fullest extent allowed by statute.

#### **WORKING AND LIVING AREAS: HOMER TOWNSHIP**

The subdivision of land in Homer Township establishes development patterns that affect the public health, safety, general welfare, aesthetics and community character of Orland Park. For these reasons, the location, character, and extent of residential, commercial and industrial development are designated.

#### **RESIDENTIAL DEVELOPMENT**

##### **GOAL:**

To manage the quality, quantity, location, and rate of housing development in order to mitigate external impacts upon the safety and general welfare of residents of Orland Park.

##### **OBJECTIVES:**

Balance the impacts of development with sound land planning practices.

Establish a pattern of development which supports the sense of community.

Coordinate land use type and density with the level of accessibility provided by the supporting transportation system.

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

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

Support the open space acquisition program of the Will County Forest Preserve District.

#### **COMMERCIAL DEVELOPMENT**

##### **GOAL:**

To manage the quality, quantity, location, and rate of commercial development in order to mitigate external impacts upon the safety and general welfare of residents of Orland Park.

**OBJECTIVES:**

Support a node of neighborhood-level commercial development at the intersection of Bell Road and 143rd Street.

Support general community level commercial development at nodes along 159th Street, a state-designated Strategic Regional Arterial.

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

Coordinate site plan and transportation circulation concerns to avoid traffic and land use conflicts.

**INDUSTRIAL DEVELOPMENT**

**GOAL:**

To ensure that industrial development in Homer Township does not threaten the public health, safety, and welfare of the community.

**OBJECTIVES:**

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

Require that utility services and emergency response facilities be provided concurrent with the impacts of industrial development.

Limit regional industrial development to sites located along the proposed Will-South Tollway.

Support the development of planned industrial parks rather than isolated industrial uses.

**RESIDENTIAL DENSITY: HOMER TOWNSHIP**

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

**GOAL:**

To accommodate land use intensities appropriate to a low-density rural/suburban setting, within the context of land use, traffic circulation, community character and other impacts on the built and natural environment.

**OBJECTIVES:**

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

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

Ensure that all necessary utility and transportation infrastructure is provided concurrent with the projected needs and impacts of 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.

**TRANSPORTATION**

**GOAL:**

To provide an efficient transportation system in Homer Township in order to mitigate the external traffic impacts upon Orland Park.

**OBJECTIVES:**

Ensure consistency of transportation system improvements with the land uses designated in the Comprehensive Plan.

Provide infrastructure that is concurrent with the impacts of new development.

Extend and expand the arterial street system to serve the new growth areas to the west and south.

Coordinate arterial street planning with surrounding municipalities, Cook County, Will County and the State of Illinois, to achieve consistency in street function across and between municipal boundaries and to reduce the existing jogs and redundancies in the existing transportation system.

Achieve Level of Service "D" at signalized intersections on arterial streets by providing sufficient pavement width or traffic control systems.

Preserve and provide optimal road capacity by minimizing curb cuts, by access control ordinances, and by interconnecting adjacent and similar developments.

Secure a variety of funding sources and identify techniques to finance infrastructure development (including state and county sources and developer participation).

Increase the safety of the overall street system.

Provide sidewalks along all streets in accordance with the Land Development Code Regulations to ensure pedestrian access.

### **MINOR COLLECTOR STREETS: HOMER TOWNSHIP**

The minor collector road system provides both land access and movement within developed areas. A properly designed system of minor collector roads will improve traffic efficiency and reduce negative impacts on local residential areas.

#### **GOAL:**

To designate an efficient collector street system that will preserve optimal road capacity and accessibility while protecting local streets from adverse impact.

#### **OBJECTIVES:**

Provide a well-defined collector street system at half-mile intervals with planned connection to the arterial street system.

Design the minor collector street system to prevent non-local traffic from penetrating neighborhoods and subdivisions.

Provide connection between similar adjacent residential subdivisions to ensure local traffic accessibility.