



Economic Development

Introduction & Overview

With the region's most diverse mix of retail destinations and community amenities, Orland Park is the focal point of the southwest suburbs. The direction set by the Village, as the recognized economic leader, will shape the region's transition towards a more complex and diverse economy that is more closely knit into the fabric of the larger metro economy. With excellent schools, quality shopping opportunities, and relatively short commutes to downtown Chicago, Orland Park offers an excellent quality of life in a community that is significantly more affordable than similar communities in other parts of the region. (Vandewalle, 2008)

Over 50,000 cars drive through the intersection of LaGrange Road and 159th Street every day. Those vehicles include residents taking their kids to school, shoppers searching for the perfect gift, trucks delivering products to businesses and commuters on their way to or from work. Orland Park's economic development efforts have helped shape the community into the regional retail hub that it is today. Smart planning has helped harness the location of economic activity while protecting and enhancing the quality of life in the residential areas. Successful businesses contribute to a high quality of life in Orland Park by helping to fund services and programs desired and lauded by residents.

An economic development study, by Vandewalle and Associates in 2008, concluded that moving forward, "maintaining and improving quality of life in a manner that embraces and responds to the changes facing the community will be the key to Orland Park's long-term economic success."



Houlihan's, Orland Park

Maintaining and improving quality of life in a manner that embraces and responds to the changes facing the community will be the key to Orland Park's long-term economic success.

(Vandewalle, 2008)

2030 Vision

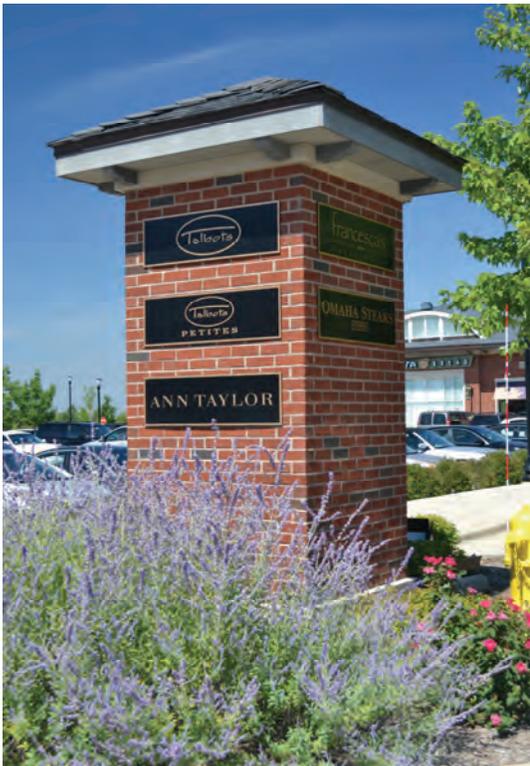
In 2030, Orland Park will continue to be a desired business location, a retail and entertainment destination and a premiere place to live. It will also offer more high quality employment opportunities, a vibrant downtown and an unforgettable sense of place.

Key Concept

The notion of an increased economic base to promote prosperity and sustainability is a key concept of this chapter. Economically, a prosperous community offers residents of any demographic the ability to work, live and play within a small geographical area. It adapts to the changing market conditions, thinks globally and locally, contributes to a sense of place by serving residents and visitors and projects and plans for unique assets that may attract people in the future. Increased economic prosperity for Orland Park will be achieved through its continued presence as a regional retail destination, offering a variety of both national and local businesses, improved opportunities for nearby high quality employment and an increase in entertainment venues.

Economic Development Principles

1. Maintain Orland Park's position as a regional retail destination by continuing to offer a diverse array of retail, dining and entertainment options.
2. Diversify the local employment options in the Village while focusing on emerging and/or successful industry clusters.
3. Continue responsible and transparent fiscal management in local government.
4. Adapt to changing market conditions both locally and regionally.
5. Encourage neighborhood investment and revitalization, business expansion and business retention.



Orland Crossing, Orland Park



Local Eatery, Orland Park. (Webmeier, 2013)



Orland Crossing, Orland Park. (Webmeier, 2013)



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Economic Development Components



Cheesecake Factory, Orland Park. (Wehmeier, 2013)

The components that follow are summarized and intended to provide only a broad overview of the multi-faceted elements that contribute to the Economic Development of Orland Park

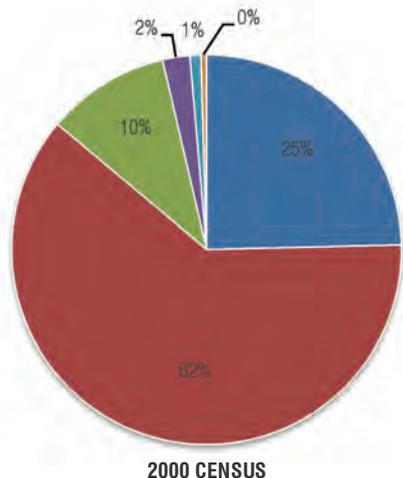
Development and Quality of Life

Orland Park offers a very high quality of life for residents at a much more affordable price than many of the western or northern Chicago suburbs. Top notch schools, efficient public services, ample recreational opportunities, high quality housing stock and abundant open spaces are just a few reasons that residents choose to live in Orland Park.

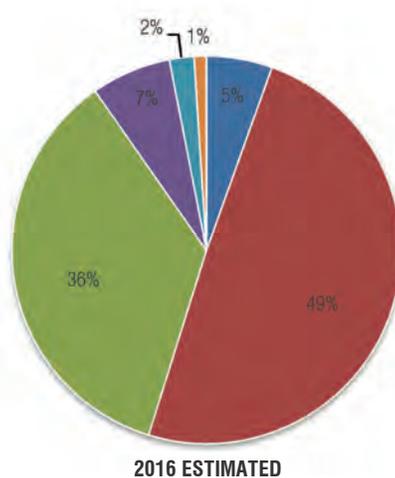
Growth via new development peaked in the early 2000's. In 2003, Orland Park issued 676 residential building permits and over 200 commercial building permits. After the economic downturn of 2008, these numbers decreased significantly. Commercial development held steady from 2008-2012 with redevelopment outpacing greenfield development. By land area, Orland Park is approximately 75% developed, with the majority of the available land planned for residential development. Current trends indicate that residential development is slowly increasing but not in the form of the 10,000 square foot lot subdivisions that dominated the rapid growth from the late 1990's to the early 2000's. The newest residential developments include senior housing, townhomes, smaller lot subdivisions and luxury apartment buildings.

After a 31.15% population increase from 1990 to 2000, Orland Park's population increased 7.9% from 2000 to 2010. Current projections indicate a 3.42% increase (or approximately 1,800 people) between 2011 and 2016. 31.78% of Orland Park families have a median household income of over \$100,000 annually compared to 6.92% of families nationally. In addition to an increased population, housing and income reports indicate that Orland Park residents will have higher median incomes and higher home values in the future. (Nielsen, 2011a and Nielsen, 2011f)

NET WORTH OWNER OCCUPIED UNITS, ORLAND PARK



2000 CENSUS



2016 ESTIMATED

HOME VALUE

- \$0 to \$149,000
- \$150,000 to \$299,000
- \$300,000 to \$499,999
- \$500,000 to \$749,000
- \$750,000 to \$999,999
- \$1,000,000 or more

(Nielsen, 2011e)



2011 PRIZM HOUSEHOLD DISTRIBUTION, ORLAND PARK

The PRIZM household distribution report generated by Claritas provides demographic data at a household level. Used primarily by businesses for marketing and customer research, the data provides useful insight into the makeup of the community. Summaries of the categories listed below can be found in Appendix C.

	Orland Park Households	Orland Park Percentage	US Percentage	Median Household Income	Age Ranges	Household with kids	Home Ownership	Employment	Education
Movers and Shakers	1996	9.94%	1.61%	\$109,351	35-54	No	Mostly Owners	Management	Graduate Plus
Pools and Patios	1730	8.62%	1.31%	\$76,099	45-64	No	Mostly Owners	White Collar, Mix	College Grad
Upper Crust	1715	8.54%	1.52%	\$121,186	45-64	No	Homeowners	Management	Graduate Plus
Winner's Circle	1511	7.53%	1.10%	\$112,580	35-54	Yes	Mostly Owners	Management	Graduate Plus
New Empty Nests	1321	6.58%	1.06%	\$75,295	65+	No	Mostly Owners	Mostly Retired	Graduate Plus
Gray Power	1236	6.16%	0.94%	\$55,328	65+	No	Mostly Owners	Mostly Retired	College Grad
Blue Blood Estates	1151	5.73%	0.97%	\$126,538	45-64	Yes	Homeowners	Management	Graduate Plus
Home Sweet Home	1104	5.50%	1.82%	\$72,029	<55	No	Mostly Owners	Professional	College Grad
Middleburg Managers	971	4.84%	1.95%	\$54,620	45-64	No	Mostly Owners	White Collar, Mix	Some College
Executive Suites	845	4.21%	0.91%	\$78,008	<55	No	Mostly Owners	Management	College Grad
Second City Elite	835	4.16%	1.24%	\$82,495	45-64	No	Homeowners	White Collar, Mix	Graduate Plus
Beltway Boomers	826	4.11%	0.96%	\$80,026	45-64	Yes	Mostly Owners	White Collar, Mix	College Grad
Kids and Cul-de-Sacs	798	3.98%	1.60%	\$76,379	25-44	Yes	Mostly Owners	Professional	College Grad
Suburban Sprawl	583	2.90%	1.31%	\$53,267	45-64	No	Homeowners	White Collar, Mix	College Grad
Upward Bound	552	2.75%	1.67%	\$88,455	35-54	Yes	Mostly Owners	Management	Graduate Plus
Young Influentials	465	2.32%	1.47%	\$51,684	<55	No	Renters	White Collar, Mix	College Grad
Sunset City Blues	453	2.26%	1.78%	\$41,314	55+	No	Homeowners	Mostly Retired	High School Grad
Brite Lites, Li'l City	307	1.53%	1.57%	\$77,320	<55	No	Mostly Owners	Management	Graduate Plus
Blue-Chip Blues	279	1.39%	1.25%	\$53,463	25-44	Yes	Mix, Owners	WC, Service, Mix	Some College
American Classics	259	1.29%	1.04%	\$36,412	65+	No	Mostly Owners	Mostly Retired	High School Grad
New Beginnings	188	0.94%	1.57%	\$32,558	<55	Family Mix	Renters	WC, Service, Mix	Some College
Suburban Pioneers	185	0.92%	1.06%	\$35,221	<55	Family Mix	Homeowners	WC, Service, Mix	Some College
White Picket Fences	148	0.74%	1.31%	\$55,007	25-44	Yes	Mix, Owners	BC, Service, Mix	Some College
Old Glories	118	0.59%	0.99%	\$32,545	65+	No	Mix, Renters	Mostly Retired	Some High School
Up-and-Comers	111	0.55%	1.29%	\$53,521	25-44	No	Mix, Renters	Professional	College Grad
Domestic Duos	109	0.54%	1.20%	\$51,622	65+	No	Mostly Owners	Mostly Retired	High School Grad
Boomtown Singles	90	0.45%	1.38%	\$41,971	<55	No	Mix, Renters	WC, Service, Mix	College Grad
Mobility Blues	60	0.30%	1.30%	\$30,719	<35	No	Mix, Renters	WC, Service, Mix	Some College
Park Bench Seniors	50	0.25%	1.15%	\$25,342	55+	No	Renters	Mostly Retired	High School Grad
Family Thrifts	35	0.17%	1.83%	\$31,842	25-44	Yes	Mix, Renters	WC, Service, Mix	High School Grad
Hometown Retired	33	0.16%	1.20%	\$28,882	65+	No	Homeowners	Mostly Retired	High School Grad
God's Country	4	0.02%	1.45%	\$88,614	35-54	No	Mostly Owners	Management	Graduate Plus
Country Squires	3	0.01%	1.72%	\$107,442	35-54	Yes	Mostly Owners	Management	Graduate Plus
Big Fish, Small Pond	3	0.01%	2.14%	\$87,539	45-64	No	Homeowners	White Collar, Mix	Graduate Plus
Total	20074	100.00%							

(Nielsen 2011f and Nielsen 2013)

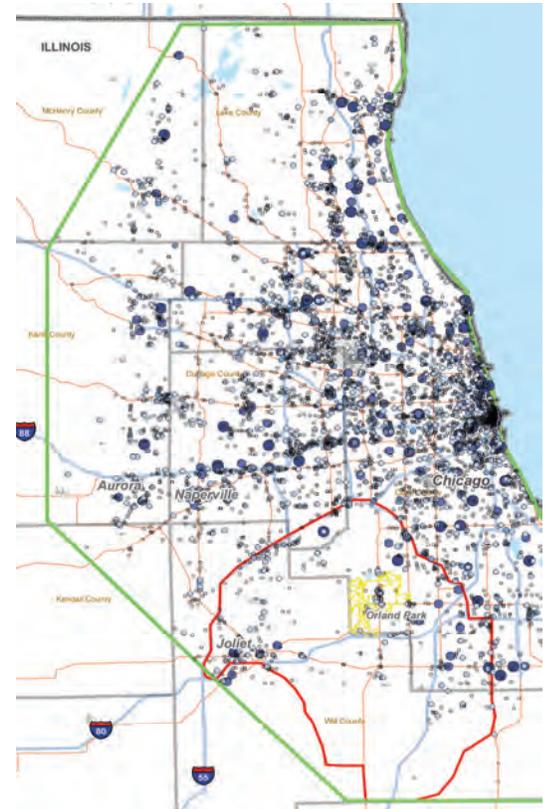


Regional Commercial

With over 11 million square feet of commercial space, Orland Park is the number one place to shop and dine in the southwest suburbs. A 2012 Standard & Poors rating report for general obligations bonds noted that the Village's retail base is a 'regional draw and solidifies its status as one of the largest generators of sales-tax revenue in the state. Retail sales per capita amount to 188% of national levels.' The retail development that began with Orland Square Mall in 1976 continued with vigor along LaGrange Road and 159th Street through 2000. As a top performer statewide in sales tax generation, Orland Park is known as a 'Class A' market among retail professionals, meaning that national retailers consider Orland Park a preferred location. Numerous retailers have exceeded initial sales projections after opening a store in Orland Park. Oakbrook and Schaumburg are examples of two other 'Class A' markets in the Chicagoland area. In 2012, Orland Square Mall ranked 6th in sales per square foot of 40 other major malls in Illinois, including malls in Chicago. Orland Park is a proven market that continues to experience commercial growth.

Retail

"Retail is a critical ingredient to a community's economic and social health. Retail businesses support the local economy through job creation and tax base enhancement. Retail provides residents and businesses with more options and services" (ICSC, 2001). An economic development study, conducted by Vandewalle and Associates in 2008, concluded that Orland Park's effective trade area totals 848,000 people and spreads geographically as far north as Burr Ridge, as far west as Joliet, as far east as Homewood and as far south as Peotone. The effective trade area is defined as the geographic area where 80% of customers sales originate.



Orland Park Trade Area, 848,000 People. (AEG, 2007)

TOP TWELVE CHICAGOLAND SUBURBS, IN RETAIL SALES

	2007	2008	2009	2010	2011	2012
Chicago	\$22,954,101,315	\$22,204,546,670	\$20,606,119,376	\$21,703,552,494	\$23,010,139,657	\$24,300,868,836
1. Schaumburg	\$3,039,835,343	\$2,827,566,312	\$2,505,521,901	\$2,675,251,904	\$2,830,618,358	\$3,006,062,871
2. Naperville	\$2,729,371,010	\$2,608,999,254	\$2,460,245,575	\$184,018,013	\$2,770,371,015	\$2,949,065,055
3. Aurora	\$1,982,339,754	\$1,926,557,186	\$1,778,311,090	\$1,888,371,374	\$1,976,683,115	\$2,040,041,943
4. Joliet	\$1,952,761,842	\$1,877,463,614	\$1,765,624,242	\$1,796,950,941	\$1,846,452,181	\$1,896,673,674
5. Orland Park	\$1,894,092,048	\$1,758,759,617	\$1,667,326,376	\$1,723,893,812	\$1,747,382,163	\$1,838,897,475
6. Niles	\$1,368,885,380	\$1,326,920,365	\$1,268,443,741	\$1,330,925,295	\$1,380,839,137	\$1,449,004,368
7. Skokie	\$1,287,566,312	\$1,198,047,317	\$1,127,026,681	\$1,215,103,399	\$1,238,516,725	\$1,443,580,993
8. Glenview	\$1,360,079,032	\$1,311,809,000	\$1,194,363,346	\$1,233,635,341	\$1,279,214,495	\$1,309,121,828
9. Bolingbrook	\$1,106,106,184	\$1,108,368,224	\$1,016,563,761	\$1,078,730,142	\$1,227,632,476	\$1,304,312,056
10. Vernon Hills	\$1,169,758,843	\$1,162,387,515	\$1,024,358,416	\$1,080,524,792	\$1,190,259,905	\$1,253,781,287
11. Elgin	\$1,186,227,085	\$1,108,414,844	\$1,008,687,803	\$1,096,721,057	\$1,144,495,554	\$1,215,711,565
12. Gurnee	\$1,237,600,186	\$1,172,530,518	\$1,073,173,950	\$1,114,403,594	\$1,144,495,554	\$1,189,089,299

(Melaniphy, 2012)



Granite City Patio, Orland Park

2011 CONSUMER SPENDING PATTERNS, ORLAND PARK

	2011 Aggregate Expenditure Estimate (in 1000s)	2016 Aggregate Expenditure Estimate (in 1000s)	% Increase
Total Expenditures	\$1,320,017	\$1,439,378	
Auto & Truck Repair Service	\$52,824	\$53,327	1.0%
Home Maintenance—Contractors/Supplies	\$38,634	\$41,942	8.6%
Retail Headings	\$596,307	\$682,981	14.5%
Service Headings	\$100,925	\$111,479	10.5%
Transportation	\$140,980	\$144,197	2.3%
Travel & Entertainment	\$110,119	\$117,723	6.9%
Miscellaneous Headings	\$90,110	\$96,807	7.4%
Moving & Storage	\$2,900	\$3,143	8.4%
Veterinarians	\$6,334	\$7,174	13.3%
Schools - College/University	\$47,772	\$50,407	5.5%
Schools - Elementary/Secondary	\$18,624	\$19,615	5.3%
TV - Cable - Satellite	\$14,480	\$16,469	13.7%

(Nielsen, 2011g)

2011 EFFECTIVE BUYING INCOME, ORLAND PARK

	2011	Projected 2016
Median Household Income	\$79,187	\$80,582
Estimated Median Effective Buying Income	\$60,944	\$61,876
Estimated Average Effective Buying Income	\$74,667	\$76,237
Estimated Aggregate Effective Buying Income	\$1,498,860,000	\$1,597,387,500

(Nielsen, 2011h)

RMP OPPORTUNITY GAP - RETAIL SALES, ORLAND PARK (Highlighted indicates GAP. RED indicates SURPLUS)

	2011 Demand (Consumer Expenditures)	2011 Supply (Retail Sales)	Opportunity (Gap/Surplus)
Total Retail Sales (Includes Eating and Drinking Places)	985,975,128	1,529,167,111	\$543,191,983
Motor Vehicle and Parts Dealers-441	173,748,937	273,468,291	\$99,719,354
Furniture and Home Furnishings Stores-442	22,000,091	77,356,772	\$55,356,681
Electronics and Appliance Stores-443	22,307,071	14,223,997	\$8,083,074
Building Material, Garden Equip Stores -444	97,507,722	114,683,354	\$17,175,632
Food and Beverage Stores-445	122,397,126	178,643,232	\$56,246,106
Health and Personal Care Stores-446	60,771,782	64,380,551	\$3,608,769
Gasoline Stations-447	86,547,562	13,500,688	\$73,046,874
Clothing and Clothing Accessories Stores-448	47,064,025	261,995,532	\$214,931,507
Sporting Goods, Hobby, Book, Music Stores-451	19,698,595	39,505,080	\$19,806,485
General Merchandise Stores-452	128,847,724	291,537,890	\$162,690,166
Miscellaneous Store Retailers-453	25,694,393	33,946,016	\$8,251,623
Non-Store Retailers-454	75,955,559	5,562,669	\$70,392,890
Foodservice and Drinking Places-722	103,434,541	160,363,039	\$56,928,498
GAFO*	250,571,418	703,187,234	\$452,615,816
*General merchandise, Apparel, Furniture and Other) represents sales at stores that sell merchandise normally sold in department stores. This category is not included in Total Retail Sales Including Eating and Drinking Places.			(Nielsen, 2011d)



Retail Opportunities

The retail opportunity gap chart shows a gap or a surplus for different lines of merchandise, based on the difference between supply and demand. Nielsen’s RMP data is derived from two major sources of information. The demand data is derived from the Consumer Expenditure Survey (CE Survey), which is fielded by the U.S. Bureau of Labor Statistics (BLS). The supply data is derived from the Census of Retail Trade (CRT), which is made available by the U.S. Census. Additional data sources are incorporated to create both supply and demand estimates. Surpluses are indicated in black while the opportunity gaps are in red and highlighted. Due to Orland Park’s position as a retail destination that serves shoppers well outside of the Village boundaries, it is not a surprise to see a surplus in most categories. Retail tenants in categories showing an opportunity gap may perform well in Orland due to the demand. Additionally, categories with significant surplus may indicate cluster areas to focus on for future development. The consumer spending chart shows estimated increases in specific spending categories between 2011 and 2016. Areas with large increases may also indicate retail categories to target for an increased presence in Orland Park.

Effective Buying Income

‘Effective buying income’ measures after tax income on a household basis. High effective buying incomes are required by certain retailers and also contribute to a community’s credit rating. Overall Orland Park’s income levels are very strong, with median household effective buying income at 143% and 147% of state and national averages, respectively. (*S&P, 2011*)



Orland Square Mall, Orland Park. (Wehmeier, 2013)



Orland Square Mall, Orland Park. (Wehmeier, 2013)



Locally Owned and Operated, Miroballi Shoes

Miroballi Plaza – 14360 S. LaGrange Road in Downtown Orland Park

In 2012, Miroballi Shoes, a local family owned business, opened Miroballi Plaza in downtown Orland Park. The Miroballi family has operated their store in Orland Park, since 1976. In 2012, they relocated to the corner of 144th Place and LaGrange Road and built a new 10,000 square foot retail plaza. The Village provided relocation assistance to Miroballi to move them to their new home. The property was a former vacant brownfield site that had sat vacant for 8 years. This infill redevelopment property is now an attractive prominent multi-tenant building that houses Miroballi Shoes, as well as three other tenants.

Relocating to this new location has resulted in an expanded customer base of 30%. It is billboard location at the corner of LaGrange and 144th Place. -Dan Miroballi, Owner



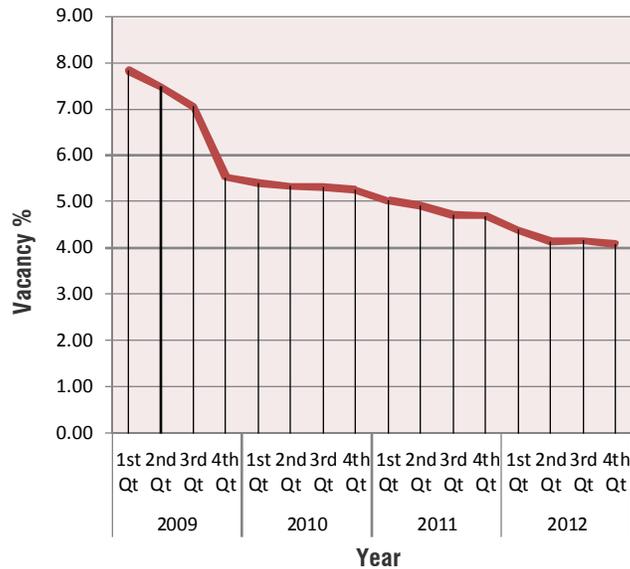
Miroballi Shoes, Orland Park. (Wehmeier, 2013)

Vacancy

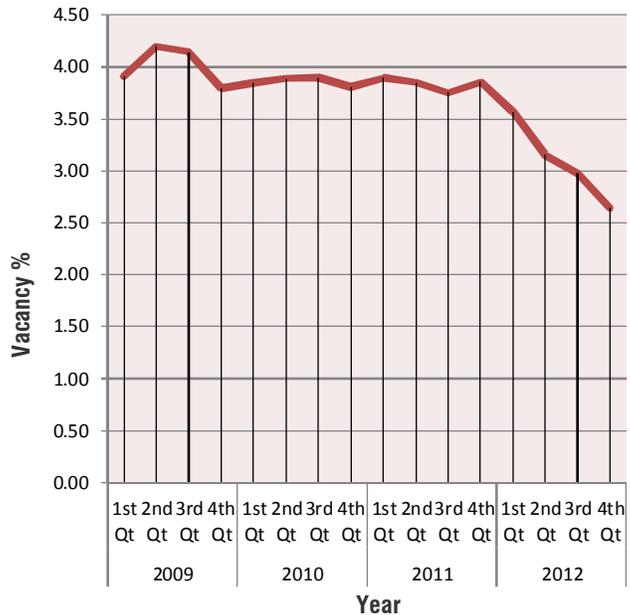
Even after the economic downturn of 2008, Orland Park retail vacancies remained lower than the state and national averages. The below graph shows Orland Park office and retail vacancies from 2009 to 2013.

As of January 2013, Orland Park had an office vacancy rate of 3.57% and a retail vacancy rate of 4.49%. This compares favorably to the fourth quarter Chicago suburban office vacancy rate of 24.5% and the Chicago area fourth quarter retail vacancy rate of 8.5% .

ORLAND PARK RETAIL VACANCY RATES



ORLAND PARK OFFICE VACANCY RATES



Village of Orland Park



Whole Foods Grand Opening, Orland Park

Local Retail Success Story

With over 11 million square feet of commercial space, enviable median incomes and an 848,000 person effective trade area, Orland Park is a Class A retail market in the southland. Over the past 10 years, the Village has tirelessly worked to foster relationships with real estate industry professionals in order to establish and maintain this designation. Inland Real Estate owns and manages a number of properties in Orland Park, including Orland Park Place, one of the top performing power centers in the region.

Because of Orland's strong market, Inland is able to attract top quality tenants, such as Nordstrom Rack, Buy Buy Baby, and Whole Foods. The success of these retailers and our working relationship with the Village make Orland Park a very desirable place to do business. — Jeff Howard, Vice President and Senior Leasing Representative for Inland.

Whole Foods opened in an Inland shopping center in the fall of 2012. The Village had worked collaboratively with Whole Foods representatives for a number of years, trying to secure the right location in Orland Park. Whole Foods considered both greenfield sites and redevelopment opportunities in their pursuit to locate in Orland Park. Working with the Village and Inland, Whole Foods eventually leased the former Border's Books location at 153rd Street and LaGrange Road. A highly anticipated and attended grand opening broke the company's grand opening sales records. Whole Foods Orland Park continues to be one of the top performing stores in their portfolio.



Old Orland, Orland Park. (Wehmeier, 2013)



Village Hall, Orland Park. (Wehmeier, 2013)



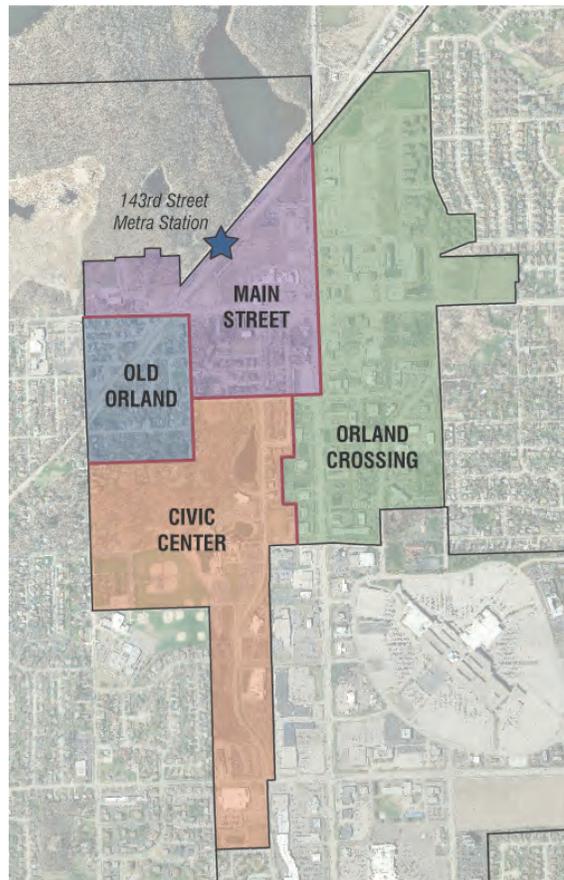
Orland Crossing, Orland Park. (Wehmeier, 2013)

Downtown Orland Park

The Old Orland Historic District developed as the original downtown for Orland Park. With the construction of Orland Square Mall in 1976 and the rising popularity of the automobile, newer commercial development centered along LaGrange Road. Development rapidly spread outward from Orland Square Mall to the boundaries of the Village. The Historic District has maintained much of its quaint character, and that character is reflected in the nearby residential areas. The Historic District alone, however, does not meet the demands of today's Orland Park resident. Residents of Orland Park have long requested a walkable, mixed-use downtown area that would anchor the Village and bolster Orland Park's sense of place. The Village Board designated the area near Old Orland, around the 143rd Street Train Station as a downtown redevelopment area in 2003 and has been acquiring property and supporting infrastructure improvements in order to facilitate development of the Main Street District, or the core of the Downtown.

In 2012, Ninety7Fifty on the Park became the first private development to break ground in the Main Street District with a building that included 295 apartment units and 4,000 square feet of retail space. This development will act as a catalyst for the entire downtown which includes the Old Orland District, the Civic Center District, the Main Street District and the Orland Crossing District. When complete, this entire District will become a transit-oriented and walkable destination where visitors and residents can live, work and play.

DOWNTOWN ORLAND PARK MAP



Automobile Industry

The 159th Street Auto Corridor is an economic engine for Orland Park, offering over 15 active car dealerships. Additional dealerships on the south side of the street in Tinley Park contribute to a successful, integrated regional auto cluster. These dealerships anchor the retail corridor along 159th Street. The 159th Street Corridor Plan completed in 2010 recommended using that presence as a branding symbol for the roadway. Auto dealerships generate significant amounts of tax dollars for their respective communities, but relatively few high quality, high paying jobs as related to the land area they occupy. (CMAP, 2010a)



Joe Rizza Ford, Orland Park



Lexus, Orland Park

Auto Dealerships

The following excerpts from the 159th Street Corridor Plan highlight the role of auto dealerships in the economic development efforts of the entire roadway.

Twenty-two dealerships are located between I-94 and I-355, with the majority clustered in Orland Park and Tinley Park between 80th and 94th Avenues. Given the tremendous impact that these businesses have on the local economy, an active and coordinated marketing campaign for the auto row should be pursued. A 159th Street automotive dealer “brand” could be used on banners, wayfinding signage, municipal websites, and other marketing outlets such as auto show events and joint promotional efforts with local retailers and restaurants.

Educating consumers about shopping locally is an important way to stimulate business. Communities should emphasize auto dealership tax contributions to inform and remind residents how much the dealerships support the local economy. As with all other types of businesses, communicating with residents about new businesses, promotions and events will encourage them to keep their dollars in their hometowns. (HNTB, 2010)



Acura, Orland Park



American Technical Publishers, Orland Park. (Webmeier, 2013)

Office, Industry and Employment Centers

Orland Park currently employs approximately 37,331 people. The vast majority of those jobs (over 25,000) reside in the service and retail industries. A large number of jobs are also provided by government and non-profit organizations.

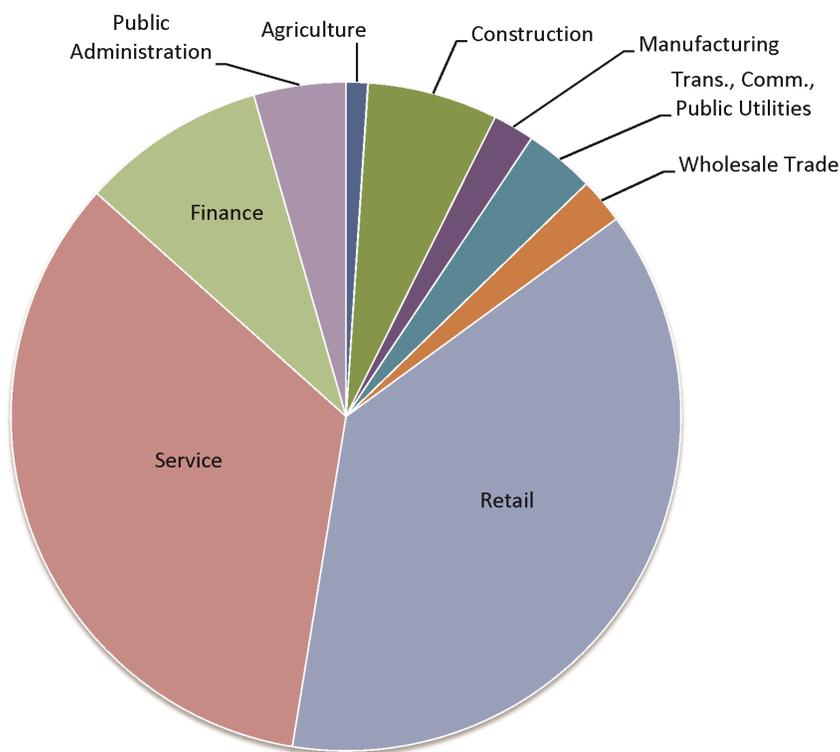
Construction and finance count for a little over 5,500 of the jobs. At the end of 2011, the Orland Park unemployment rate, 8.2%, was lower than Cook County (10.4%) and Illinois (10.4%).

With a highly educated population, outstanding schools and attractive housing, Orland Park is a desirable location for corporate and white collar employment. However, unlike Oak Brook and Schaumburg, expansive office and employment centers do not exist in Orland Park, or in the southwest region as a whole. Regional transportation access via I-80 and I-355 has improved dramatically in recent years and should offer potential, especially as commute distances to other areas continue to increase. In Will County, the I-80 area has grown into a strong logistics center for the region. The transportation and infrastructure improvements, combined with an educated and able workforce, put Orland Park in a position to harness growth in high quality employment industries. High quality employment centers offer numerous benefits to a community including reduced work travel times for residents, which increases disposable income and a daytime population, which then bolsters the local economy.



Ravinia Woods Office Center, Orland Park. (Webmeier, 2013)

2011 WORKPLACE EMPLOYMENT SUMMARY, ORLAND PARK



(Nielsen, 2011i)

EMPLOYMENT WITHIN 5 MILES, ORLAND PARK

	Establishments	Employees	Percentage
Orland Park	4,207	25,802	38.40%
Tinley Park	3,010	22,277	33.16%
Oak Forest	1,222	7,723	11.49%
Palos Heights	1,271	6,952	10.35%
Palos Park	712	2,800	4.17%
Homer Glen	546	1,374	2.05%
Orland Hills	29	258	0.38%
Total	10,997	67,186	100.00%

(Dun & Bradstreet, 2012)

TOP 5 EMPLOYMENT TYPES WITHIN 5 MILES, ORLAND PARK

	Establishments	Percentage
Retail Trade	1,092	18.16%
Health Care and Social Assistance	1,064	12.08%
Education Services	162	9.69%
Accommodation and Food Services	274	8.328%
Manufacturing	290	6.89%
Total	2,882	55.08%

(Dun & Bradstreet, 2012)

TOP 5 EMPLOYERS BY INDUSTRY, ORLAND PARK

	Establishments	Employees	Percentage
Retail	515	7,133	27.83%
Accommodation and Food Service	117	2,705	10.55%
Health Care and Social Assistance	436	2,423	9.45%
Construction	442	1,621	6.32%
Professional Scientific and Technical Services	477	1,546	6.03%
Total	1,987	15,428	60.19%

(Dun & Bradstreet, 2012)

HIGH QUALITY EMPLOYERS BY INDUSTRY, WITHIN 5 MILES OF ORLAND PARK

	Establishments	Employees	Percentage
Health Care and Social Assistance	1,064	8,121	12.08%
Professional, Scientific and Technical Services	1,256	4,145	6.16%
Finance and Insurance	525	2,917	4.34%
Total	2,845	15,183	22.58%

(Dun & Bradstreet, 2012)

Data

The workforce data used for this chapter was generated by two sources, Claritas and Dun & Bradstreet Data provided to the South Suburban Mayors and Managers Associations. Both data sources are reputable but due to different researching techniques, the totals provided may be slightly different.



Office Park at 108th and 143rd, Orland Park. (Webmeier, 2013)



The Horton Group, Orland Park, (Webmeier, 2013)

What is a Location Quotient?

Location Quotient is an economic development tool that analyzes different employment sectors, such as retail, manufacturing, or construction. By comparing local employment to state or national industry employment, location quotient numbers indicate sectors of employment in a local economy that may be growing or declining. It is preferred to have both a diverse base of employment to meet local demand and also a base that is strong in industries that are growing nationally. When reviewing Location Quotients numbers in relation to an industry, it is recommended to focus on the extremes:

- **Numbers > 1.25:** supply exceeds demand, or the locality has more workers than the larger comparison area, implying that those products or services are available for export outside the area, or that there is significant local demand.
- **Numbers < 0.75:** demand exceeds supply, which may mean an opportunity for expansion of that industry if local demand isn't being met, either within the municipality or in the nearby region.
- **Numbers ranging from .75- 1.25:** supply = demand, or needs of local population are typically being met

When analyzing location quotient numbers keep in mind:

- There are many other economic analysis tools that should be considered as well.
- Despite location quotient numbers indicating a need for expansion of an industry, it may be neither practical nor appropriate.

(McLean and Voytek, 1992 and Klostermann, 1990)

Location Quotient

The Local Industry Analysis Graph illustrates location quotient values for Orland Park as compared to the nation. The bubble graph plots the relative concentration (y-axis), the projected percentage change in employment from 2010-2020 (x-axis), and the employment by industry in Orland Park (size of the bubble). This type of analysis gives preliminary insight into what industries have the highest concentration of employment in the local area. Monitoring these trends over time can begin to reveal the types of industries that are better suited for a particular area. This will allow the Village to prioritize economic development efforts and focus on job creation strategies that cater to industries with high concentrations of employment.

Not surprisingly, the data shows the highest concentrations of employment relative to the nation in the Retail Trade and Arts, Entertainment, Recreation, Accommodation and Food Service sectors. Due to the large volume of retail locations including Orland Square Mall, this data further reinforces that focusing on retaining and expanding high quality retail and entertainment options within the Village will remain a primary objective.

Employment in the financial services and real estate sectors show a concentration higher relative to the nation and employment and is expected to increase nationally by approximately 10% from 2010-2020. These factors seem to indicate that the relative concentration of this employment should remain and this industry may emerge as strength for the local area as related to increasing the number of high quality jobs.

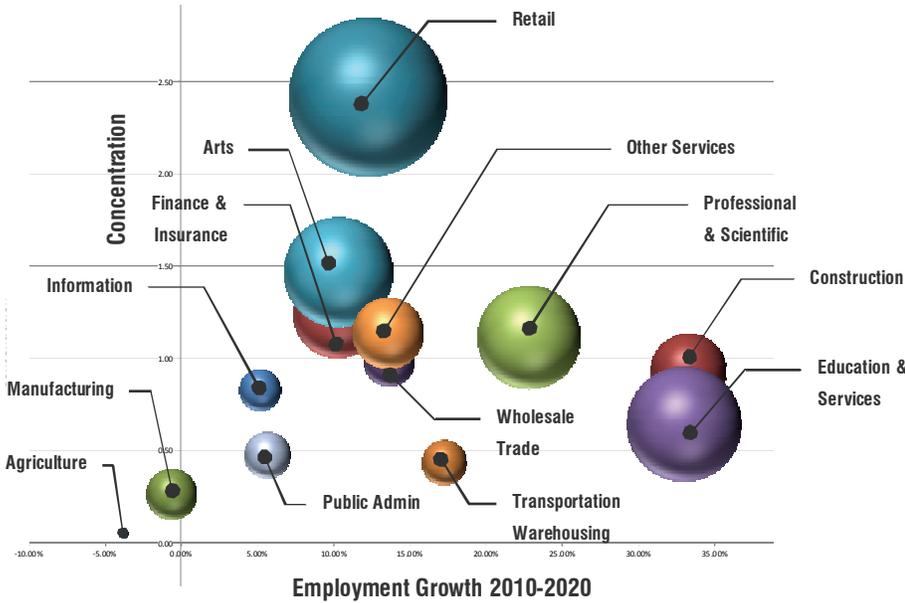
Although the location quotient analysis may show that currently the concentration of employment in a particular sector is relatively low, other factors can lead to employment in these sectors becoming more concentrated and thus more important to the Village. For example, the Education, Health Care and Social Assistance sector shows a low concentration of employment relative to the nation. However, this sector shows the highest projected increase nationally in employment of any sector at approximately 3% annually from 2010-2020.

Additionally, aside from Retail Trade, the Education, Health Care and Social Assistance sector has the highest employment of all sectors within Orland Park. The shift in demographics to an older population as well as the projected increased cost of healthcare in the future will contribute to an expansion of employment in this industry. The increase in employment that is anticipated due to these national trends and the already high amount of employment within the Village, could indicate that this industry will be a future strength in the Village and justify expanding employment options in this sector throughout Orland Park.

It is important to keep in mind that this is only a preliminary simplified model that illustrates the type of information that can be obtained from this technique. This information should only be used as a starting point when developing employment strategies for the Village. A complete Economic Baseline Analysis for jobs in Orland Park must be completed to gain a full understanding of the appropriate industries that should be targeted.

The blue industries highlighted on the following page have a location quotient lower than 0.75 while the green industries have a location quotient greater than

LOCAL INDUSTRY ANALYSIS GRAPH



LOCATION QUOTIENT, ORLAND PARK VS. UNITED STATES

NAICS	Industry	Orland Park Employment	US Employment	Location Quotient
11	Agriculture, forestry, fishing and hunting, and mining	25	2,669,572	0.05
23	Construction	1,621	9,642,450	0.93
31-33	Manufacturing	728	15,281,307	0.26
42	Wholesale trade	743	4,158,689	0.99
44-45	Retail trade	7,133	16,336,915	2.42
48-49;22	Transportation and warehousing, and utilities	564	7,171,438	0.44
51	Information	488	3,256,311	0.83
52-53	Finance and insurance, and real estate and rental and leasing	2,182	9,738,275	1.24
54-56	Professional, scientific, and management, and administrative and waste management services	3,008	14,942,494	1.11
61-62	Educational services, and health care and social assistance	3,713	31,927,759	0.64
71-72	Arts, entertainment, and recreation, and accommodation and food services	3,391	12,779,583	1.47
81	Other services, except public administration	1,430	6,960,820	1.14
92	Public administration	599	6,966,886	0.48
TOTAL		25,625	141,832,499	

LOCATION QUOTIENT, ORLAND PARK 5 MILE RADIUS VS. UNITED STATES

NAICS	Industry	Employment within 5 miles of Orland Park	US Employment	Location Quotient
11	Agriculture, forestry, fishing and hunting, and mining	59	2,669,572	0.05
23	Construction	4,352	9,642,450	0.95
31-33	Manufacturing	4,631	15,281,307	0.64
42	Wholesale trade	2,604	4,158,689	1.32
44-45	Retail trade	12,212	16,336,915	1.58
48-49;22	Transportation and warehousing, and utilities	1,562	7,171,438	0.46
51	Information	1,435	3,256,311	0.93
52-53	Finance and insurance, and real estate and rental and leasing	4,835	9,738,275	1.05
54-56	Professional, scientific, and management, and administrative and waste management services	8,093	14,942,494	1.14
61-62	Educational services, and health care and social assistance	14,635	31,927,759	0.97
71-72	Arts, entertainment, and recreation, and accommodation and food services	7,072	12,779,583	1.17
81	Other services, except public administration	4,087	6,960,820	1.24
92	Public administration	1,677	6,966,886	0.51
TOTAL		67,254	141,832,499	





Southwest Triangle. (AEG,2007)

Local Employment

Although Orland Park and the entire Southwest Triangle are within a short geographic distance of a large percentage of the metropolitan workforce, there is a clear lack of concentrated employment within this part of the region. With few opportunities to work within the immediate areas, most Orland Park residents commute outside the Southwest Triangle to other parts of the Metro Area.

(Vandewall, 2008)



The Horton Group, Orland Park. (Webmeier, 2013)

Workforce

Orland Park enjoys lower unemployment rates than Cook County and Illinois but most employed residents commute outside of Orland Park boundaries to get to work. In fact, residents endure a mean commute time of 33.5 minutes or over an hour a day, that is ten days a year spent driving to and from work! Employment opportunities within Orland Park and the surrounding region would reduce travel times, resulting in both fiscal and health benefits to the employee.

In 2011, approximately 64% of Orland Park residents over the age of 16 were employed, slightly higher than the national percentage of 59.9%. Although historically many Orland Park residents were employed in the construction and manufacturing trades, current residents are employed in more white collar jobs (71.5%) than the national average (60.5%). (Nielsen, 2011b)

The GO TO 2040 plan notes that “a well-educated, highly skilled workforce may be the most important ingredient to strengthen our economy and ensure a high quality of life in our region” (CMAP, 2010a). Although more Orland Park residents hold a minimum of an associates degree than county, state and national averages, increased educational and training opportunities will help bolster the existing workforce.

2011 EMPLOYMENT(Over Age 16)

	Orland Park	United States
Service and Farm Workers	11.7%	18.0%
Architecture - Engineering	1.6%	1.9%
Arts Entertainment and Sports	1.4%	1.9%
Business and Financial Operations	6.1%	4.4%
Building and Grounds Maintenance	1.8%	3.9%
Community and Social Services	1.3%	1.6%
Computers and Mathematics	1.7%	2.4%
Construction and Extraction	5.9%	5.8%
Education, Training and Libraries	6.9%	5.9%
Farming, Fishing, Forestry	0.0%	0.7%
Food Preparation and Serving	4.0%	5.5%
Healthcare Practitioners and Technicians	8.1%	5.2%
Healthcare Support	1.2%	2.3%
Legal Services	1.6%	1.2%
Life, Physical, Social Sciences	0.6%	0.9%
Maintenance and Repair	2.3%	3.4%
Management	13.2%	9.7%
Office and Administrative Support	13.8%	14.1%
Personal Care Services	3.0%	3.4%
Production	3.8%	6.3%
Protective Services	1.7%	2.2%
Sales and Related Services	15.5%	11.3%
Transportation and Moving	4.8%	6.0%

(Nielsen, 2011b)

2006-2010 RESIDENTS WITH ASSOCIATES DEGREE OR HIGHER (Over Age 25)



2006-2010 ACS 5 Year Estimate. (ACS, 2010)

Economic Development Incentives

Orland Park utilizes a variety of incentive programs and also will structure specific incentives depending on the type of project being proposed. Proposals are reviewed on a case-by-case and highly selective basis. Businesses requesting incentives must demonstrate a substantial Village benefit to qualify. Business incentive programs are also offered at the county, state and federal levels, like the Class 6B program, and are supported by the Village.

Revolving Loan Fund

The Village has an Economic Development Fund to assist local businesses via loans. The program provides low interest financing (1/2 of prime rate) to assist businesses that desire to locate or expand in Orland Park. While the program has been in existence since 1987, the Village Board recently approved changes to the program that provide more flexibility in determining maximum loan amounts, private / public investment ratios, and remove public funding percentage caps. The Village's goal is to retain and create quality full-time permanent jobs and to encourage private investment. The revolving loan fund gives primary preference to office, industrial, warehouse, distribution uses and secondary preference to retail uses.

Mayor's Business Retention & Expansion Program

This program provides funds to help existing businesses expand. Incentive potential is reviewed on a case-by-case basis and is based on projected growth in sales and property tax revenue.

Tax Increment Financing (TIF)

The use of TIF is restricted by State Statute, but has become a popular economic development tool. Designated property must meet the "blighted" definition. The Village has only established two TIFs, an active TIF in the Main Street area of Downtown and an expired TIF for Orland Park Place.

Infrastructure Cost Sharing Incentives

Cost sharing is offered dependent upon the amount of real estate and sales tax proposed to be generated by the project. Eligible reimbursement costs typically include road construction, utility extensions and other related public improvement costs.



John Humphrey Drive Offices, Orland Park



BMW Ribbon Cutting, Orland Park



Orland Park Booth, ICSC National Convention

Sales Tax Comparison

- Orland Park, Will County: 7.75%
- Tinley Park, Cook County: 8.00%
- Tinley Park, Will County: 7.00%
- Palos Park, Cook County: 8.75%
- Mokena, Will County: 7.50%
- New Lenox, Will County: 8.00%
- Frankfort, Will County: 7.00%
- Joliet, Will County: 8.75%

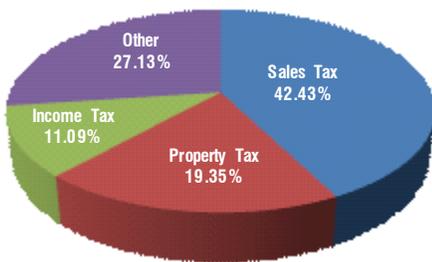
Although Orland Park may have a higher sales tax, it does not levy a telecommunications tax, motor fuel tax, restaurant tax, utility tax or real estate transfer tax.



Orland Square Mall, Orland Park. (Webmeier, 2013)

2012- 2013 GENERAL FUND REVENUE, ORLAND PARK

\$41,850,495



Taxes

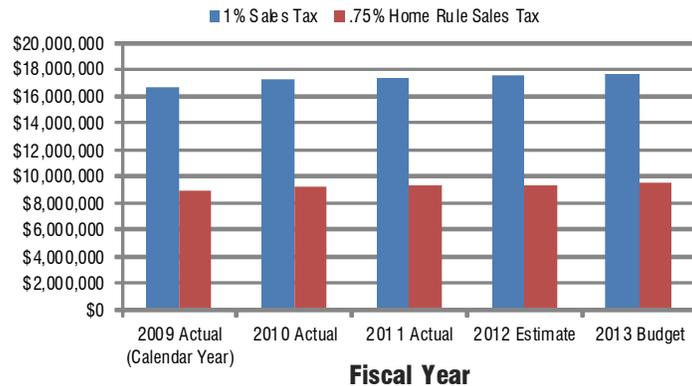
Taxes provide an important revenue source for municipalities. Orland Park uses revenue from property, income and sales taxes to fund the Village's General Fund as illustrated below.

The policies involved with sales and property tax, especially within Cook County have demonstrated the ability to alter market conditions and influence where businesses locate and where consumers shop, and are therefore important economic development issues.

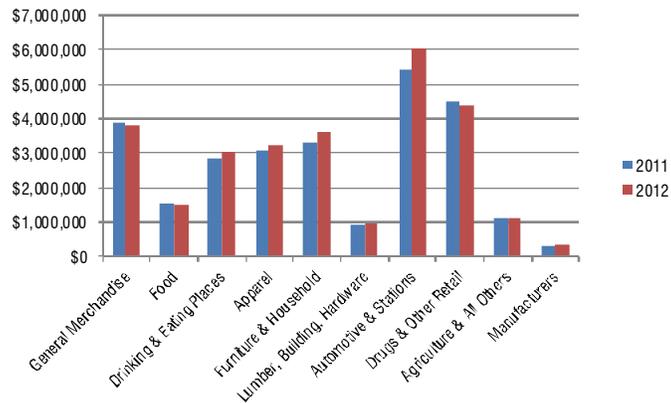
Sales Tax

Focusing on an increased retail base has been a consistent Orland Park economic development goal over the past 20 years. Doing so has resulted in continued sales tax revenues to the Village and has maintained Orland Park status as a regional retail destination. Because of this, Orland Park relies heavily on sales taxes. The total Village sales tax rate is 8.75%, of which 1.75% is returned to the Village (1.00% from the state and .75% from the home rule sales tax). The rate has both increased and decreased since 2008, when it was 9.5%, due to Cook County tax changes. In 2012, the home rule sales tax yielded just over \$9,000,000 which was used to fund infrastructure improvements and property tax rebates. Orland Park currently does not levy a local telecommunications tax, a motor fuel tax, or a utility tax.

2011-2012 SALES TAX REVENUE, ORLAND PARK



2011- 2012 SALES TAX REVENUE BY CATEGORY, ORLAND PARK

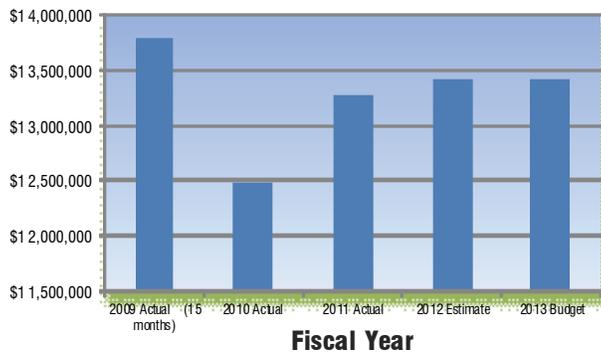


Property Tax

The Village levies property taxes to fund general corporate, recreation, IMRF, FICA and Police Pension, as well as to meet debt service payments. The Village attempts to maintain a moderate tax rate from year to year, ranging from \$.43 to \$.48 per \$100 of equalized assessed valuation for the last five years. In fact, only 7-8% of a total Orland Park property tax bill is actually attributed to the Village. The Home Rule Sales Tax has provided funding for property tax rebates for many residents. Between 2002 and 2008, Orland Park paid over \$27 million dollars back to Orland Park residents in the form of property tax rebates.

Regionally, Cook County property tax policy plays an integral role in land development patterns and economic development policies. The current tax structure defined by Cook County places much of the property tax burden on commercial properties. Similar to consumers that may choose to shop in bordering communities for lower sales tax, businesses are incented to develop in neighboring communities to take advantage of significantly lower property tax rates. Because Orland Park borders Will County, this is an issue of particular importance and is one reason why the Village has designated much of the Will County property within the municipal boundaries for employment generating uses.

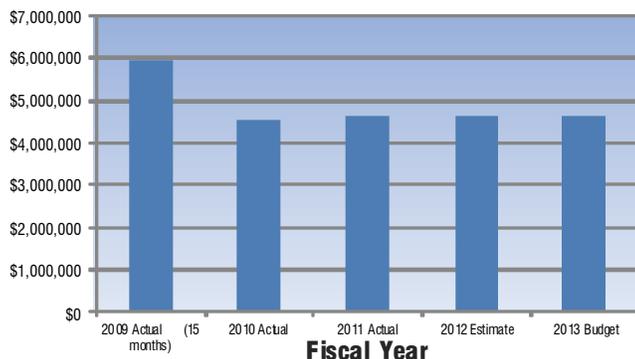
2011-2012 PROPERTY TAX REVENUE, ORLAND PARK



State Income Tax & Motor Fuel Tax

State income tax revenue funds the Village's General Fund and State motor fuel tax revenue funds the Village's road maintenance program. Although generally stable, the variable nature of these revenue sources can limit or bolster the Village's ability to complete projects and provide services. Income Tax and Motor Fuel Tax revenues are distributed by the state on a per capita basis.

2011-2012 INCOME TAX REVENUE, ORLAND PARK



Property Taxes

Property taxes provide vital revenues for local government services, yet the systems in our region are often saddled with complexities and incentives that distort economic decision making and place undue stress on households, businesses, and local governments. Statutory and constitutional limitations on the property tax include tax caps (the Property Tax Extension Limitation Law, or "PTELL"), differing assessment classifications in Cook County, and other exemptions. These limitations can alter residential and business location decisions, create unpredictability for the taxpayer and undermine local control. The property tax systems in northeastern Illinois need to be simplified and the process should be more transparent.

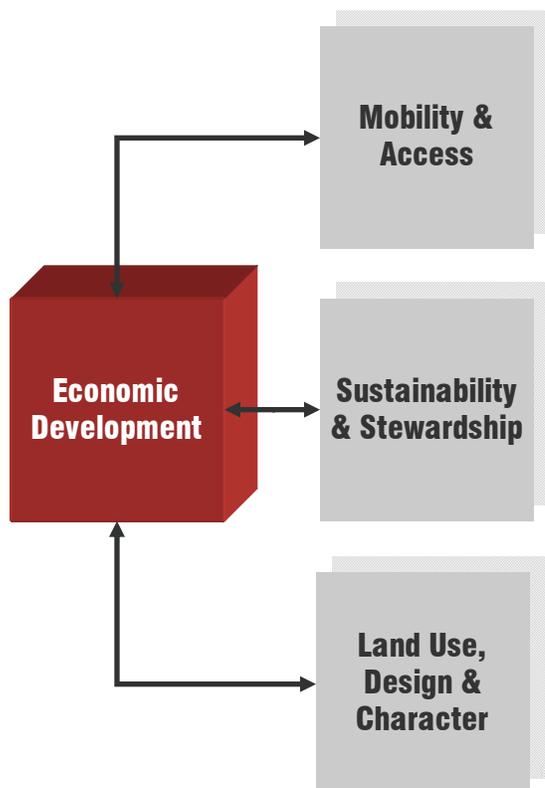
(CMAP, 2010a)

Orland Park Budget

The Village Board approves Orland Park's budget on an annual basis. Orland Park maintains a sound financial position and conservative reserve policies and is consistently awarded the Distinguished Budget Award from the Government Finance Officers Association (GFOA). These policies have yielded an AA+ rating from Standard and Poors and an Aa1 rating from Moodys. More details about Orland Park revenues and expenditures can be found in the budget document, which is available on the Orland Park website.

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Recommendations



The recommendations outlined in this chapter will allow Orland Park to continue to be a community that fosters and supports economic growth by encouraging neighborhood investment, business expansion, business retention and community revitalization. The Village will continue to serve as a regional retail and entertainment destination, increase the number of local high quality employment opportunities, encourage community investment and revitalization and support and implement sound and transparent fiscal policies. The Economic Development Chapter is closely related to the Mobility & Access, Sustainability & Stewardship, and Land Use, Design & Character Chapters.

Needs and Issues

1. Economic Development policy has successfully focused on attracting primarily retail tenants, but a more diverse economic base is needed to promote a more prosperous region.
2. Orland Park has a significant amount of national chain retail and restaurant businesses, but should also balance that with locally owned companies to increase business diversity and maintain an authentic sense of place.
3. The Village relies on sales tax revenue to maintain a high level of service to residents and visitors, but lower rates in neighboring Will County may encourage consumers to make large purchases outside of Orland Park.
4. Not all commercial centers present an identity unique to Orland Park. In order to continue to be a successful destination, a unique and authentic sense of place must be reflected in all developments.
5. The aging appearance of some commercial properties does not contribute to a high quality sense of place.
6. Orland Park is still missing a few key retailers and restaurants/entertainment venues consistently requested by residents and visitors.
7. As Orland Park's population ages, residents will have different shopping, dining and service needs that should be accommodated.
8. Some recent commercial developments have shifted outside of the major commercial corridors (LaGrange Road and 159th Street), which can have a negative impact on surrounding residential development and existing businesses.
9. The sales tax structure has contributed to the fiscalization of land use, or an emphasis on attracting retail development over office development. This, along with the property tax structure, has contributed to a lack of high quality employment areas within the Village and immediate surrounding area.
10. Current Cook County property tax policy assesses commercial uses higher than residential uses in contrast to neighboring counties which assess each use at an equal rate. A business in the southwest region saves a significant amount in property taxes by locating just across the border in Will County.



Ninety7Fifty on the Park, Orland Park. (Webmeier, 2013)

GOAL 1.0 DISTINGUISH

Orland Park will be the southwest suburbs regional destination, providing a variety of shopping, entertainment and dining experiences reflective of the community's identity and culture.

Objective 1.1

A high quality sense of place and dynamic retail mix will attract new stores and restaurants that will maintain the area as a regional shopping and dining destination.

Action Items

- Maintain current economic development marketing materials with current data and demographics to share with interested retail developments.
- Maintain a website showcasing available land and commercial space.
- Encourage uses that are synergetic to retail like corporate employment centers, restaurants and entertainment.
- Continue to encourage regional destination retailers to establish a presence in Orland Park.
- Promote a mix of both locally-owned and national chain businesses.
- Focus large new retail projects along the existing established commercial corridors of 159th Street and LaGrange Road.
- Foster and enhance specialty retail clusters like furniture and auto.
- Encourage redevelopment of infill parcels, priority areas include the Orland Square Mall outlots and outdated strip shopping centers.
- Establish and enforce design guidelines for commercial development that will create a unique, dynamic and authentic Orland Park sense of place.

Objective 1.2

Existing commercial, service and restaurant businesses will choose to remain and grow in Orland Park.

Action Items

- Partner with the Chamber of Commerce to conduct regular business retention visits for both national and locally owned businesses.
- Encourage the renovation and redevelopment of existing commercial retail centers.
- Continue to administer the Appearance Improvement Grant program to facilitate commercial building and property upgrades.
- Consider incentive programs that fund public realm infrastructure.
- Keep aging commercial areas viable by encouraging reinvestment, supporting infrastructure improvements and guiding redevelopment where appropriate.
- Support national legislative efforts to streamline online sales tax collection in order to maintain successful brick and mortar stores.

Objective 1.3

Increased and diverse entertainment and cultural venues will contribute to an Orland Park sense of place and serve as attractions for residents and visitors.

Action Items

- Conduct a supply/demand analysis on entertainment venues to develop a strategy for the development of appropriate additional entertainment businesses. *(Vandewalle, 2008)*
- Pursue a regional entertainment or retail destination use near the LaGrange Road I-80 interchange.
- Consider incentives and/or cross programming with Village and school functions for cultural and entertainment venues.
- Promote and encourage tourism based uses that fit within the vision of Orland Park like a regional sports complex or similar recreational facility, hotels or other venues that emphasize the features that make Orland Park unique.
- Work to attract additional hotel users ranging from national franchises to boutique establishments.



Marcus Theater, Orland Park



Dave and Busters, Orland Park

GO TO 2040

Recommendations in the Economic Development Chapter closely align with CMAP's GO TO 2040 Plan recommendations for increased economic innovation, workforce development and improved education as well as revisions to current tax policies.

For our region to prosper economically and sustain a high quality of life, it needs an educated, skilled labor force. Researchers, business leaders, and elected officials agree that the quality of our workforce is one of the most important factors — if not the most important — in strengthening the region's economy.

State and local taxes have an impact beyond the public revenue they raise. To a great extent, they create incentives that shape the commercial and residential development of our communities. Because the current tax structure of Illinois and metropolitan Chicago is not meeting the needs of our residents and businesses, CMAP recommends the reform of state and local tax policies to make them consistent with the GO TO 2040 plan's vision. The benefits will be substantial in terms of economic development and quality of life in communities across the seven counties. (CMAP, 2010a)



The Horton Group, Orland Park. (Wehmeier, 2013)

GOAL 2.0 EMPLOY

Orland Park will foster an environment that supports the preservation, enhancement and development of employment generating uses.

Objective 2.1

The I-80 Corridor will develop into an integrated consortium of companies that offer high quality employment opportunities.

Action Items

- Conduct Economic baseline analysis of jobs in Orland. Use to target specific and appropriate industries and clusters of industries appropriate for the I-80 Corridor.
- Consider public private partnerships for infrastructure and/or shared amenities needed for business development.
- Refine and adopt a zoning district I-80 Corridor to provide guidelines for employment generating development.
- Participate in regional economic development efforts that impact the I-80 Corridor.

Objective 2.2

Employment generating uses will locate, expand, and be successful in Orland Park.

Action Items

- Foster a beneficial relationship between Orland Park employers through business retention visits and other events.
- Support executive housing and/or extended stay facilities to support new corporate businesses.
- Guide new employment centers to locate along Orland Parkway, near train stations, along busy corridors and in redevelopment areas. Preserve and enhance existing employment areas.
- Maintain manufacturing areas for light industrial and other employment generating manufacturing uses like construction companies, microbreweries and wineries, and motor vehicle services. Limit commercial and entertainment venues like indoor recreation within employment focused areas.
- Support property tax reform to even out discrepancy in commercial property tax rates between Will County and Cook County.
- Support the provision of leading technology infrastructure like fiber optic cable.
- Utilize and create incentive programs to attract new employment generating businesses and encourage the expansion of existing businesses.
- Focus the recruitment of non-retail businesses on a number of specific categories, including professional agencies (property management and real estate), technologies (business systems, biomedical, laboratories, food science and processing, environmental consulting and information services), independent medical professionals (spinal care, eye ears nose and throat, sports medicine, and other specialists), public agencies and foundations, and advanced learning institutions.

GOAL 3.0 SUSTAIN & PROSPER

Orland Park will cultivate a strong, stable, and healthy economic base, the foundation for economic prosperity and sustainability.

Objective 3.1

Support of economic development innovation and current best practices will result in a more diversified economic base.

Action Items

- Participate in the Chicago Southland Chamber, the areas regional Chamber of Commerce.
- Encourage entrepreneurship by considering a small business startup improvement fund or program.
- Consider creation of a Venture Development Organization (VDO) or business incubator program.
- Assist in coordination of small business assistance/development with local community colleges.
- Participate and showcase Orland Park in regional state and national economic development organizations like the Chicago Southland Economic Development Corporation (CSEDC) and the Southland Visitors and Convention Bureau.
- Adopt a policy to review and analyze the appropriateness of new business concepts that may not be considered by current Land Development Code requirements.

Objective 3.2

Orland Park's economy will provide opportunities for all residents, employees and visitors, adapt to market changes and act both locally and regionally.

Action Items

- Support appropriate development of smaller neighborhood retail centers that provide residents with nearby convenience retail such as local grocery, hardware, pharmacy and personal services.
- Increase residential densities, specifically near transit hubs and dense commercial areas, in order to support new and existing businesses.
- Promote and encourage dynamic cross business relationships and appropriate co-locations, for example, an auto-oriented mix of uses along 159th Street.
- Support and encourage a mix of national businesses and retailers with locally owned and generated businesses and retailers.
- Promote and increase a diverse mix of housing types to provide for life-cycle housing.
- Encourage development of educational institutions and campuses and work with existing ones to expand in Orland Park.
- Maintain enrollment in the Illinois Economic Development Directory.
- Anticipate and provide for the changing needs of an increased aging population.

Venture Development Organization

A VDO is a business-driven, public or nonprofit organization that promotes regional growth by providing a flexible portfolio of services, including: assisting in the creation of high-growth companies, providing expert business assistance to those companies, facilitating or making direct financial investments, and speeding the commercialization of technology.

(RIAN, 2013)



Orland Park Booth, ICSC National Convention

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Keystone Projects

The following sample projects have incorporated recommendations and principles identified in the Economic Development chapter. They are included for reference, to provide local context to the Comprehensive Plan.

International Council of Shopping Centers

Project Description

The Village began active participation in the International Council of Shopping Centers (ICSC) in 2006. Although shoppers drive from as far as Indiana to shop in Orland Park, some retailers and restaurants were hesitant to open a location in the Village. Armed with demographic data, the Village actively pursued high quality commercial tenants. The relationships that have been established and maintained since that time have been critical in the continued success of Orland Park as a regional retail destination.

Goals in Action

- Maintain current economic development marketing materials with current data and demographics to share with interested retail developments.
- Provide a website showcasing available land and commercial space.
- Continue to encourage leading destination and national chain stores to establish a presence in Orland Park.
- Participate and showcase Orland Park in regional state and national economic development organizations.



Orland Park Booth Display, ICSC National Convention

American Technical Publishers

Project Description

American Technical Publishers is an industry leader in the production of quality training materials for career, technical education, industrial and apprenticeship programs. In order to expand and establish a new presence, the employee-owned company chose to relocate in the I-80 Corridor area of Orland Park. They developed a 3-story, 45,000 square foot building on a 4.5 acre property on the north side of Orland Parkway that was certified LEED Gold in 2009. ATP anticipates employment growth from 45 jobs to 150 jobs in fifteen years. In the meantime, they have subleased parts of the building to other companies. In 2010, the Economic Development Council for the Southwest Suburbs presented ATP with the Sustainability Award for its new headquarters and commitment to sustainable practices. This project represents the Village's vision for businesses that provide high quality employment in dynamic and engaging spaces along Orland Parkway.

Goals in Action

- Refine and adopt a district based zoning classification for the I-80 Corridor to provide guidelines for employment generating development.
- Foster a beneficial relationship between Orland Park and major employers through business retention visits and other events.
- Guide employment centers to locate along Orland Parkway, near train stations, along busy corridors and in redevelopment areas.
- Encourage high quality, connected amenities such as dynamic outdoor spaces with pedestrian friendly environments to attract and retain employers and workers.



American Technical Publishers, Orland Park. (Wehmeier, 2013)

Madison Construction

Project Description

Founded in 2002, Madison Construction provides general contracting, construction management and design build services for the fifteen million dollar and under construction marketplace, with special emphasis on environmental technologies and LEED projects. The company had been leasing office space in Orland Park before growth required them to pursue a new location. Looking to solidify a presence in Orland Park, the business owner purchased an abandoned building in the 70th Court manufacturing area.

With a revolving loan from the Village of \$586,750, Madison Construction renovated the vacant, dated building into a vibrant new office with a number of green technologies, including geothermal heat. The company is expected to grow from 40 positions to over 60 position in the coming years. The funds from the Revolving Loan Fund gave Madison Construction the opportunity to expand and establish a permanent presence in Orland Park. In addition to the loan, the property also qualified for a Cook County Class 6B property tax reduction, reducing operating costs.

Goals in Action

- Focus on developing new appropriate business ventures and attracting new businesses to locate and invest in Orland Park and the region.
- Maintain manufacturing areas for light industrial and other employment generating manufacturing uses like construction companies, microbreweries and wineries, and motor vehicle services.
- Utilize and create incentive programs to promote the businesses desired by the Village of Orland Park.
- Utilize and create incentive programs to attract new employment generating businesses and encourage the expansion of existing businesses.



Madison Construction, Orland Park

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