

MASONRY ORDINANCE CASE STUDY

ORLAND PARK, ILLINOIS

Orland Park, Illinois is located 25 miles southwest of Chicago, and is recognized throughout the region as a desirable residential community as well as a recreational destination and retail center. In 1993, a brick ordinance was implemented to ensure that the community's structures would remain durable, fire resistant, and aesthetically pleasing. Stewardship by the Village Board has assured that the ordinance remains in effect today, and residents continue to enjoy the timeless beauty, safety and economic benefits brick has provided the community.

Executive Summary

In the early stages of the village's development in the 1970's, residents were demanding stronger, safer homes. Builders used the Bridgeport neighborhood of Chicago, shown at the top of this page, as a source for design inspiration. As commercial development increased, citizens of Orland Park continued to communicate their vision for the community by requiring developers to follow the tradition of using brick and masonry. In 1993, Orland Park implemented an official brick ordinance. Residents believe that by instituting the ordinance, they have made the community more attractive, livable, and efficient.

Just The Facts

- City: Orland Park, Illinois
- Population: 57,000
- Type of Government: Manager Style
Home Rule City
- Founded: May 31, 1892
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The history behind the ordinance began in the 1970s when, during the early phases of the village's development, residents started to demand stronger, safer homes. As a result, builders began to construct brick, bungalow-style homes using the Bridgeport neighborhood of Chicago as a source for design inspiration. As commercial development moved in, Village Trustees continued to communicate their vision for the community by requiring developers to follow the tradition of using brick and masonry.

An ordinance passed in 1993 requires that all single-family homes must use at least 50 percent brick and that the first floor of every home must be constructed entirely of brick. All commercial structures within the village fire district must be constructed with noncombustible materials, and brick is usually chosen for its fire resistance and aesthetic appeal.

Brick design, however, has not impeded development. In fact, commercial and residential growth is booming, and developers have grown to understand that any structure built in Orland Park must meet specific standards. Consequently, the brick requirement is always met and often exceeded.

The Village Hall and Campus exemplifies the tradition of brick in Orland Park, creating a sense of place that has been emulated throughout the community. Structures such as George Washington Savings, an area banking branch, and Walgreen's were constructed completely from brick and stone.

"The aesthetics of these buildings are spectacular," commented Kathleen Fenton, Village Trustee of Orland Park. "This level of quality construction is indicative of the type of development that the masonry ordinance is attracting to the village."

An essential purpose for the development of the village's masonry requirements was to enhance quality of life in the community by improving the physical environment. The masonry ordinance has helped the village achieve this goal by ensuring safe, attractive, high-quality commercial and residential structures for residents and businesses.

Orland Park's planned growth has made it a model for communities seeking to enhance the quality of life for their citizens by regulating construction materials in new development. By mandating that homes, businesses, and public facilities must be built with brick and masonry, Orland Park has benefited from having beautiful, sustainable structures that will be a source of pride for generations.

To communities that are considering masonry ordinances, Fenton counsels, "Don't be afraid to incorporate masonry standards into your community. Using a high quality, durable and fire-resistant building product such as brick provides unlimited benefits."

