

Your Complete Guide to Moving to Orland Hills

Welcome to Orland Hills

Nestled in the Far South suburbs of Chicago, Orland Hills offers residents the perfect blend of small-town charm and metropolitan accessibility. This southwest suburb sits adjacent to the larger Orland Park, providing families and commuters with a quieter residential atmosphere while maintaining convenient access to shopping, dining, and entertainment options. The community's character reflects classic suburban living—tree-lined streets, well-maintained neighborhoods, and a pace of life that appeals to those seeking refuge from the intensity of city living while staying connected to Chicago's opportunities.

What sets Orland Hills apart is its strong appeal to families and professionals who value space, community, and convenience. The village maintains a residential focus with primarily single-family homes, townhomes, and condominiums that offer more square footage and outdoor space than typical city properties. Residents appreciate the balance of privacy and accessibility, with major highways providing straightforward routes to Chicago and surrounding suburbs. The community attracts buyers looking for established neighborhoods with mature landscaping, good schools, and the kind of neighborly atmosphere that makes suburban living appealing to families at various life stages.

Planning Your Move

Timing your move to Orland Hills strategically can make the entire process smoother and more cost-effective. June through August represents peak moving season here, as families align relocations with school schedules to minimize disruption for children. If you're planning a summer move, booking 3-4 weeks in advance ensures you secure your preferred date, as demand for moving services increases significantly during these months. Fall and spring offer excellent alternatives with better availability and less competition for moving dates—May and September are particularly attractive for their mild weather and reduced scheduling pressure. Experienced [Orland Hills movers handle these logistics daily and can help you choose optimal timing based on your specific circumstances.](#)

The logistics of moving in Orland Hills differ considerably from urban relocations. Most properties feature driveways and garage access, which streamlines the loading and unloading process compared to navigating city streets with limited parking. However, many homes include basements and multiple levels, requiring careful planning for furniture navigation through stairwells and tight corners. Understanding commute patterns helps avoid delays—I-80, LaGrange Road, and other major routes experience heavy traffic during rush hours, so scheduling your move during mid-morning or early afternoon windows can save considerable time. The suburban setting also means more space for moving trucks, though some townhome and condominium communities may have specific access requirements or preferred loading zones worth confirming in advance.

Living Here

Orland Hills serves as a commuter-friendly suburb where residents enjoy residential tranquility without sacrificing accessibility to Chicago and surrounding areas. Most residents commute via major expressways, with I-80 and nearby I-57 providing direct routes into the city and to other suburban employment centers. Metra train service is accessible from nearby stations, offering an alternative for those who prefer rail commuting. This transportation infrastructure makes Orland Hills particularly attractive to professionals who work in the city but prefer suburban home life. The village's location also provides easy access to Orland Square Mall and the extensive commercial corridors of adjacent Orland Park, meaning residents can handle shopping, dining, and entertainment needs without lengthy drives.

Local school districts play a significant role in family decisions to relocate here, and many households coordinate their moves around the academic calendar. The community's family-oriented character means you'll find neighbors who understand the challenges of settling children into new schools and activities. Housing stock primarily consists of single-family homes with yards, townhomes offering low-maintenance living, and condominium communities that appeal to downsizers and first-time buyers. The suburban layout means more parking, storage space, and room to spread out compared to city living—benefits that become particularly apparent during a move when you realize how much space you've accumulated. Day-to-day life revolves around car transportation, neighborhood activities, and the conveniences of suburban infrastructure designed to accommodate families.

Moving Tips for Orland Hills

1. ****Schedule around rush hour****: Plan your moving truck arrival and departure times between 9:30 AM and 2:30 PM to avoid LaGrange Road and expressway congestion when commuters clog major routes.
1. ****Measure your stairways early****: Many Orland Hills homes have basements and second floors with varying stairwell dimensions—measure doorways, landings, and turns before moving day to identify which furniture pieces need disassembly.
1. ****Check HOA requirements****: If moving into a townhome or condominium community, contact the homeowners association at least two weeks ahead to learn about any moving restrictions, elevator reservations, or required insurance certificates.
1. ****Protect your floors****: Summer heat can make protective floor coverings essential, especially if you're moving into a home with hardwood or tile flooring—runners and cardboard prevent scuff marks and damage during repeated furniture passes.
1. ****Plan for garage and driveway access****: Confirm your driveway can accommodate a moving truck or identify the best street parking spot near your entrance to minimize carrying distances for heavy items.

1. ****Winterize for cold-weather moves****: If relocating between November and March, have ice melt ready for walkways and arrange for snow removal before moving day to ensure safe passage for movers handling your belongings.

Getting Settled in Orland Hills

Once you've moved in, prioritize the essentials that make a house feel like home. Register with the Village of Orland Hills for water service and trash collection, and transfer or establish your ComEd and Nicor Gas accounts to ensure utilities flow uninterrupted. If you have school-age children, contact your assigned school district immediately to complete enrollment paperwork and arrange for bus service if applicable. Take time to explore your immediate neighborhood, introduce yourself to neighbors, and locate the nearest grocery stores, pharmacies, and gas stations. Many residents recommend joining local Facebook groups or community forums to get insider tips on everything from the best pizza spots to recommended contractors. The Orland Park Library system serves Orland Hills residents and offers library cards, community programming, and resources that help you connect with your new community quickly.

FAQs About Moving to Orland Hills

Q: How much does it cost to hire movers in Orland Hills?

A: Moving costs in Orland Hills typically range from \$400-900 for local moves, depending on home size and distance. A typical three-bedroom house move within the southwest suburbs generally costs \$600-1,200, while moves from Chicago may run slightly higher due to travel time and city logistics. Summer months see peak pricing, while fall and winter often offer better rates.

Q: Do I need permits to park a moving truck in Orland Hills?

A: Most residential properties in Orland Hills have driveways that accommodate moving trucks, eliminating permit needs. However, if you're moving into a townhome or condominium complex, check with your HOA about any notification requirements or designated loading areas. Street parking is generally accessible without village permits for moving activities.

Q: What's the best time of year to move to Orland Hills?

A: May, September, and early October offer ideal moving conditions with mild weather, good availability, and less competition for moving dates. While June through August is most popular for families coordinating with school schedules, spring and fall provide better pricing and scheduling flexibility while avoiding harsh winter weather and summer heat.

Q: What challenges should I expect when moving to Orland Hills?

A: The primary challenges involve navigating furniture through multi-level homes with basements and second floors, particularly around stairwell turns and landings. Rush-hour traffic on major routes can delay moving trucks, so mid-day scheduling works best. Some properties require maneuvering larger items through standard suburban doorways that may be narrower than expected for oversized furniture.

Q: Why do families choose Orland Hills over other Chicago suburbs?

A: Families are drawn to Orland Hills for its residential character, spacious properties with yards, and proximity to Orland Park's amenities without the higher price tags. The community offers access to quality school districts, easy highway commuting to Chicago, and a neighborhood atmosphere where families know their neighbors—all while maintaining lower density than more urbanized suburbs.

Q: How far is the commute from Orland Hills to downtown Chicago?

A: The drive from Orland Hills to downtown Chicago typically takes 35-50 minutes via I-57 during off-peak hours, extending to 60-90 minutes during rush hour. Metra service from nearby stations provides an alternative, with train rides averaging 45-60 minutes to downtown. Most residents factor in commute time when choosing Orland Hills for its suburban benefits.

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