

Section 5-110 Landmarks Designation

SECTION 5-110. LANDMARKS DESIGNATION.

A. Purpose of Landmark Designation.

1. **Purpose.** The purpose of a landmark designation shall be to preserve, rehabilitate and/ or restore a site, place, building, structure, improvement, archaeological site, work of art, or other object within the corporate limits of the Village of Orland Park which may have historic, cultural, archaeological or architectural significance in accordance with criteria set forth in this section. The preservation, rehabilitation and restoration of historically and architecturally significant structures, sites, etc. are important activities for the Village's cultural heritage and character. In addition to the purpose here stated, the landmark designation strives to promote and accomplish the following:
 - a. **Promote Appropriate Infill Development.** Reduce the environmental impact of new construction through the reuse and rehabilitation of existing historic buildings while revitalizing existing built areas for long-term use;
 - b. **Conserve Resources.** Conserve the prior investment of resources and energy of existing buildings or sites etc.; Conserve open space, monuments, and the built and natural environments;
 - c. **Promote Tourism.** Promote tourism through the preservation and advertisement of historically and architecturally significant sites, places, buildings etc. that will attract commerce and culture to the Village;
 - d. **Stabilize or Increase Property Values.** Stabilize and increase property values through continued sustainable investment in existing built environments;
 - e. **Develop an Identity.** Develop an identity for Orland Park as a historically and architecturally significant place;

B. Landmark Designation Review Process.

1. **Initiation and Application.** Any person, group of persons, association or Village agency may request a landmark designation for any site, place, building, structure, improvement, archaeological site, work of art, or other object within the corporate limits of the Village of Orland Park which may have historic, cultural, archaeological or architectural significance in accordance with the criteria set forth in Section 5-110.C. The Development Services Department shall supply, upon request, the application forms to begin the review process for landmark designation. The application shall be reviewed in accordance with the provisions of Section 5-101.
2. **Review by the Development Services Department.** After receipt of a complete application for designation of a landmark (see Section 5-101.K), the Development Services Department shall review the petition for designation and send a written recommendation to the Historic Preservation Review Commission (HPRC), with a

Section 5-110 Landmarks Designation

copy to the applicant, setting forth whether the designation should be granted or denied and stating the grounds for any such recommendations as they relate to the standards and criteria set forth in Section 5-110.C of these regulations.

3. **Review by the Historic Preservation Review Commission and Board of Trustees.** The HPRC shall hold a public hearing for the landmark designation and the Village Board shall act on the recommendation of the HPRC. The Village Board may accept, reject, or modify the recommended motion. For the review proceedings regarding landmark designation please see Section 5-101 of the Land Development Code.

C. Criteria for Designating Landmarks.

1. **Local Landmark Criteria.** The following criteria are a list of attributes to evaluate sites, places, buildings, structures, improvements, archaeological sites, works of art, or other objects within the corporate limits of the Village of Orland Park for designation as a landmark. The Historic Preservation Review Commission shall review each item to determine if it applies to each application for designation. The proposed landmark shall be considered on the basis of one or more of the following attributes: (Ord. 3672 - 8/5/02)
 - a. That it exemplifies or reflects the cultural, political, economic or social history of the nation, state or community.
 - b. That it is associated or identified with an historic person or with important event(s) in national, state or local history.
 - c. That it embodies the distinguishing characteristics of an architectural type inherently valuable for a study for a period, style, method of construction, or use of indigenous materials or craftsmanship.
 - d. That it represents the notable work of a builder, designer, or architect whose individual creativity has provided unique structures, improvements, or objects to the local area.
 - e. That it is a building, structure, improvement, object or site embodying all or part of the above characteristics, which is subject to encroachment of detrimental influences.
 - f. That it is a building, structure, improvement, object or site of historical, architectural, archaeological or cultural significance, which may or may not be threatened with alteration or demolition by public or private action.

D. Local Register of Significant Places.

1. **Local Register of Significant Places.** The Development Services Department shall maintain the Local Register of Significant Places. The Local Register of Significant Places is comprised of sites, places, buildings, structures, improvements,

Section 5-110 Landmarks Designation

archaeological sites, works of art, or other objects within the corporate limits of the Village of Orland Park that have historical, architectural, cultural, and/ or archeological significance to the Village of Orland Park.

2. **Orland Park Landmarks**. The following properties are duly listed as part of Section 5-110 of the Village of Orland Park Land Development Code. They are considered Landmarks of the Village of Orland Park and shall each individually be known as an "Orland Park Landmark". Landmarks that are on the National Register of Historic Places must comply with the U.S. Secretary of the Interior's Standards outlined in Section 5-110.F below.

a. **Landmarks**.

1. 9960 W. 143rd Street "Orland Park School";
2. 9999 W. 143rd Street "Former Christ Lutheran Church";
3. 9953 W. 143rd Street;
4. 9925 W. 143rd Street;
5. 9917 W. 143rd Street First "Orland Park Library";
6. 14306-10 Union Avenue "Orland Park Hotel";
7. 14314 Union Avenue "Loebe Brothers General Store";
8. 9952 W. 144th Street "Loebe House";
9. 9967 W. 144th Street "Twin Towers Sanctuary" (National Register of Historic Places);
10. 14316 Beacon Avenue "Orland State Bank";
11. 14320-24 Beacon Avenue "Commercial Emporium";
12. 14330 Beacon Avenue;
13. 14315 Beacon Avenue;
14. 14339 Beacon Avenue;
15. 14420 Second Avenue "Cox House";
16. 9830 W. 144th Place "Humphrey House" (National Register of Historic Places);
17. 17701 S. 108th Avenue "Stellwagen Farm";

Section 5-110 **Landmarks Designation**

18. 8041 W. 151st Street "Boley Farm";
19. 14701 S. West Avenue "Hostert Log Cabins";
20. 14500 S. Ravinia Avenue "Limestone Building";
21. 14700 S. Ravinia Avenue "Orland Park Village Center";
 - i. "Frederick T. Owens Village Hall";
 - ii. "William R. Vogel Orland Park Civic Center";
 - iii. "Franklin E. Loebe" Recreation Center;
 - iv. "Ara Pace Veteran's Memorial";
22. 10756 Andrea Drive "Maue House"; (Ord. 2047 - 9/25/90)

E. Landmark Rights and Requirements.

1. **Landmark Rights.** A landmark designation does not:
 - a. Require the landmark to be open to the public;
 - b. Require the landmark owners to purchase or erect plaques or markers;
 - c. Force the landmark owners to make improvements to their properties;
 - d. Control the use of the landmark or limit its use;
 - e. Regulate interior improvements;
2. **Landmark Requirements.** A landmark designation:
 - a. Requires review by the HPRC and Village Board for major or minor changes to the appearance of the landmark or site plan of the landmark, as defined by Section 6-209.G. Such review requires the issuance of a Certificate of Appropriateness. See Section 5-101 for review procedures;
 - b. Requires administrative approval for routine maintenance to the landmark as defined by Section 6-209.G;
 - c. Requires a 90 day demolition delay pending a public hearing at the HPRC and a Village Board review per Section 5-101 of these regulations, and the approval of a Certificate of Appropriateness for Demolition per Section 6-209.J of these regulations;

Section 5-110 Landmarks Designation

1. If a Certificate of Appropriateness for Demolition is denied, a demolition permit shall not be issued until the 90 day demolition delay has expired per Section 6-209.J and until the landmark is surveyed and documented for its historical and/or architectural significance by a qualified historic preservation consultant and the survey is archived with the Village of Orland Park Development Services Department;
2. If in 90 days from the denial of the Certificate of Appropriateness for Demolition a reasonable alternative to demolition has been found by the Development Services Department, it shall be presented to the Board of Trustees for review and consideration. The Village Board of Trustees may then grant or modify with conditions the alternative proposal of the Development Services Department and deny the demolition, or deny the alternative proposal of the Development Services Department and grant the Certificate of Appropriateness for Demolition per Section 5-110.E.2.c.1.

F. Landmarks Preservation, Rehabilitation, Restoration and Incentives.

1. **Preservation.** The landmark designation works toward preservation. The designation supports the action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of a historic or architecturally significant place or an individual component to a place or object, while protecting its heritage value. Preservation can include both short-term and interim measures to protect or stabilize the place, as well as long-term actions to retard deterioration or prevent damage so that the place can be kept serviceable through routine maintenance and minimal repair, rather than extensive replacement and new construction.
 - a. **United States Secretary of the Interior's Standards for Preservation.** In the case of preservation, the Land Development Code of the Village of Orland Park refers to the United States Secretary of the Interior's Standards for Preservation for the preservation of landmarks. The Standards follow below and may be used as a reference:
 1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
 2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
 3. Each property will be recognized as a physical record of its time,

Section 5-110 Landmarks Designation

place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

2. **Rehabilitation.** The landmark designation also works toward rehabilitation. The designation supports the action or process of making possible a continuing or compatible contemporary use of a historic or architecturally significant place or of an individual component to a place or object, through repair, alterations and/ or additions, while protecting its heritage value.

a. **United States Secretary of the Interior's Standards for Rehabilitation.** In the case of rehabilitation, the Land Development Code of the Village of Orland Park refers to the United States Secretary of the Interior's Standards for Rehabilitation for the rehabilitation of landmarks. The Standards follow below and may be used as a reference:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time,

Section 5-110 Landmarks Designation

place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

3. **Restoration.** The landmark designation emphasizes and works towards restoration as well. The designation supports the action or process of accurately revealing, recovering or representing the state of a historic or architecturally significant place or of an individual component to a place or object, as it appeared at a particular period in its history, while protecting its heritage value.

a. **United States Secretary of the Interior's Standards for Restoration.** In the case of restoration the Land Development Code of the Village of Orland Park refers to the United States Secretary of the Interior's Standards for Restoration for the restoration of landmarks. The Standards follow below

Section 5-110 Landmarks Designation

and may be used as a reference:

1. A property will be used as it was historically or be given a new use which reflects the property's restoration period.
2. Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces, and spatial relationships that characterize the period will not be undertaken.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Materials, features, spaces, and finishes that characterize other historical periods will be documented prior to their alteration or removal.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.
6. Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.
7. Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.
8. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
9. Archeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
10. Designs that were never executed historically will not be constructed.

4. **Landmark Incentives.** Local landmarks are capable of participating in local, county, state or federal tax incentive programs or grants that assist in the preservation,

Section 5-110 **Landmarks Designation**

rehabilitation or restoration of historically or architecturally significant buildings. Qualification for these incentives is based primarily on the criteria set out by each individual program's lead agency. Local designation is often the first requisite. Sites, structures, buildings etc. must be included on the Local Register of Significant Places as officially recognized local landmarks in order to participate.

G. **Landmark De-designation Review Procedure.**

1. **Landmark De-designation.** Landmarks shall be de-designated by the Development Services Department based on the review of changes made to them during a Certificate of Appropriateness review at the Historic Preservation Review Commission. The Development Services Department shall write a report and recommendation to the HPRC to de-designate a landmark. The same review sequence outlined in Section 5-101.C for designating landmarks shall apply for de-designating them.
2. **Removal from the Register.** De-designated landmarks shall be removed from the Local Register of Significant Places and shall not be eligible for local, county, state, or federal tax incentive programs or grants.

H. **Natural Resource Conservation, Natural Heritage Sites, and Scenic Corridors.**

1. **Natural Resource Conservation.** Section 5-110 of these regulations shall not be used to landmark, and thereby regulate, or act as a means to conserve, the natural resources of the Village of Orland Park. This section does not authorize landmark status to be placed on any natural resource in the Village of Orland Park. In so far as this section is concerned, natural resources are conserved via the sustainable preservation, restoration, rehabilitation and reuse of existing sites, buildings, structures etc. that have landmark status. Section 6-213 of these regulations, titled "Open Lands District" protects and preserves the Village's natural areas.
2. **Natural Heritage Sites.** The Development Services Department may recommend to the Village Board of Trustees a resolution for the non-binding designation of "Orland Park Natural Heritage Site" on the natural resources of the Village that are historically important to the Village and/ or are ecologically significant to the area for the habitat of wildlife or for the perpetuation of the prairie or savannah character once prevalent in the region.
 - a. **Non-binding Designation.** The non-binding designation is meant to act as a means of qualitative description for natural resources. Natural resources as dynamic symbiotic systems cannot be preserved like a landmark building or site regarding materials, resources and regulatory oversight. The non-binding status preserves the Village's ability to dynamically deal with natural resources and systems in conservation efforts commonly employed by park services, forestry officials, and ecologists, while still highlighting the important role the site has in the history and identity of the Village of Orland Park.

Section 5-110 Landmarks Designation

3. **Orland Park Natural Heritage Sites**. The following sites are duly listed as part of Section 5-110 of the Village of Orland Park Land Development Code. They are considered Natural Heritage Sites of the Village of Orland Park and shall each individually be known as an "Orland Park Natural Heritage Site".
 - a. **Natural Heritage Sites**.
 1. "Humphrey Woods", 14500 S Ravinia Avenue;
4. **Scenic Corridors**. Section 6-404 of these regulations authorizes the establishment of scenic corridor easements which shall serve to protect and maintain a rural/suburban atmosphere in certain sections of the Village and its one and one-half (1 ½) mile jurisdiction. Such corridor easements will also provide a refuge for natural resources and wildlife and a natural buffer between more-developed areas. Such corridor easements shall be known as "Scenic Corridors" per these regulations and may be marked accordingly. In the context of landmark designation, scenic corridors shall act to promote the preservation of historic, natural or scenic qualities along public roads and streets. Regulation for scenic corridors shall be established on a case by case basis with regard to the terms of the easement per Section 6-404.