



VILLAGE OF ORLAND PARK

14700 Ravinia Avenue
Orland Park, IL 60462
www.orlandpark.org

Department Requested Action

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In Control: Board of Trustees

File Type: MOTION

Title/Name/Summary

9965-9985 151st Street Facade Improvements - Appearance Review

History

QUICKFACTS

Project

9965-9985 151st Street Facade Improvements (El Cameno Shopping Center) - file
2016-0389

Petitioner

Terry McCollom

Purpose

The purpose of this project is to repair and reface the shopping center facades on the existing commercial building located at the southeast corner of 151st Street and West Avenue.

Requested Action: The petitioner requests Appearance Review approval. The Village's Land Development Code states that "An Appearance Review is required for minor exterior site and building changes for all existing development."

Project Attributes

Address: 9965-85 W. 151st Street

P.I.N.: 27-16-203-013

Size: 1.4 acres

Comprehensive Plan Planning District: Orland Grove Planning District

Comprehensive Land Designation: Neighborhood Mixed Use

Existing Zoning: BIZ General Business District

Proposed Zoning: N/A

Existing Land Use: Retail/ Shopping Center

Proposed Land Use: N/A

Surrounding Land Use:

North: BIZ General Business District - (across 151st Street) Office/ Institutional

South: R-4 Residential District - Multi-family Residential

East: BIZ General Business District - Retail/ Shopping Center

West: R-3A Residential District - (across West Avenue) Single Family Residential

Preliminary Engineering: N/A

PROJECT DESCRIPTION & CONTEXT

The petitioner proposes to make repairs and update materials on the northern façade of the western end of the existing El Cameno shopping center that is located at the highly visible southeast corner of 151st Street and West Avenue, which is identified in the Comprehensive Plan as one of the ‘Neighborhood Centers’ of the Orland Grove Planning District. The proposed changes are intended to repair worn materials and improve the appearance of this aging building.

Overall, the project conforms to the Village’s Comprehensive Plan, Land Development Codes and policies for this area.

The Land Development Code Section 6-308 F. ‘Building and Structure Design’ states that “No mansard roofs shall be permitted”. However the petitioner proposes only to replace the aging metal shell that covers the mansard roof frame, and will not be increasing the non-conformity by enlarging the mansard structure. Normal repairs and maintenance to a non-conforming structure are permitted by Code.

SITE PLAN

The petition does not propose any site plan changes, however site changes are anticipated in the near future in conjunction with the construction of a Neighborhood Center roundabout at the 151st Street and West Avenue intersection. The improvements will shift the shopping center’s existing 151st Street curb cut to the east. Other anticipated changes include relocation of the mail boxes, catch basin improvements, new landscaping, and a new parking lot light along the westernmost parking area.

BUILDING ELEVATIONS

The petitioner is proposing updates to the north elevations of the shopping center. No changes are proposed to the south elevation, which is the rear of the shopping center. The east elevation is not visible as it abuts the neighboring building (separate building and owner). The west façade is very visible from West Avenue. The existing mansard roof slightly wraps around the corner of the west façade but it is unclear if improvements wrap the corner as well. The attached elevations indicate what materials and colors will be located on the building. Proposed changes are listed below:

- 1) The existing ‘shingle style’ brown metal panel on the north façade will be removed and replaced with new batten seam metal roofing, prefinished in dark green.
- 2) Existing brick will be repaired, cleaned, and tuck-pointed.
- 3) Existing canopy ceiling will be covered with new flush metal soffit panel prefinished

in white.

4) Existing wood siding and headers on storefront that are currently dark brown will be painted white.

5) Existing lighting, which includes under canopy lights and security lights, will be replaced with high efficiency LED fixtures.

6) Existing tenant signage will be repaired and sign boxes refinished to match adjacent green roof panels.

Recommended Action/Motion

The Appearance Review for 9965-9985 151st Street Facade Improvements, case number 2016-0389, as depicted in the elevations titled "El Cameno Retail Center Orland Park", prepared by 2 Point Perspective Inc, dated 4/18/16, on sheets titled "Proposed Exterior - Northwest Corner, Northeast Corner, and North"; is hereby administratively approved on 6/13/16 subject to the following conditions:

1) Continue facade improvements on the west side of the building, including update of the wrapped mansard.

2) Repair any pot holes in parking lot.

3) Screen any new mechanical equipment on the ground or rooftop.

4) Obtain sign permits for any new or changed signage.

5) All approvals are subject to Building and Engineering approvals.

6) Continue to work with Village Engineers on intersection improvements that will impact the site.