

MAYOR

Keith Pekau

VILLAGE CLERK

Patrick R. O'Sullivan

14700 S. Ravinia Avenue
Orland Park, IL 60462
708.403.6100
orlandpark.org



ORLAND PARK

DEVELOPMENT SERVICES**TRUSTEES**

William R. Healy

Cynthia Nelson Katsenes

Michael R. Milani

Sean Kampas

Brian J. Riordan

Joni J. Radaszewski

Staff Report to the Committee of the Whole

Prepared: 09/30/24

TITLE & SUMMARY**Project:** 2024-0612 – Village of Orland Park Village Hall Generator Fence**Petitioner:** Joel Van Essen, Director of Public Works**Purpose:** The petitioner is seeking approval of a Certificate of Appropriateness for minor work on landmark structures.**Location:** 14700 Ravinia Avenue**P.I.N.s:** 27-09-401-037-0000**PROJECT DESCRIPTION & CONTEXT**

Completed in 1989, the Village Hall was designated as a landmark structure. Any exterior work completed requires Plan Commission and Board of Trustees approval.

The Village of Orland Park installed a natural gas standby generator in the rear of the campus. The generator is capable of supplying Village Hall with enough energy to function normally in the case of a power outage, including critical hardwired systems like HVAC, computer, and security systems. With the installation of the generator, screening is required and is being proposed through this petition.

COMPREHENSIVE PLAN

Downtown Orland Park is centered around the Lagrange Road and 143rd Street intersection and served by the 143rd Street Metra station. The Downtown is separated into four Character Districts, each with a distinct identity, but all integrated via a well-connected transportation network. This area is envisioned to become the heart of Orland Park, with a unique sense of place and an emphasis on walkability and pedestrian scale. Civic buildings and open spaces will continue to be the focal points in the district.

COMPREHENSIVE PLAN

Planning District	Downtown Planning District
Planning Land Use Designation	Community and Institutional

ZONING DISTRICT

Existing	Village Center District
-----------------	-------------------------

LAND USES

Existing	Government Office
-----------------	-------------------

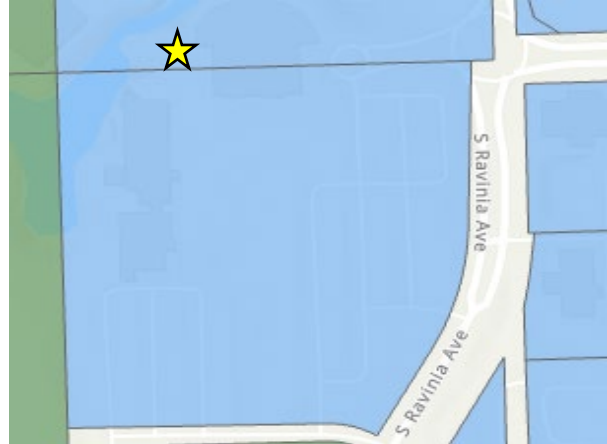
ADJACENT PROPERTIES

	Zoning District	Land Use
North	VCD – Village Center	Orland Park Village Center
East	VCD – Village Center	Vacant Parcel (across Ravinia Avenue)
South	VCD – Village Center	Orland Park Village Center
West	OS – Open Space	John Humphrey Sports Complex

Comprehensive Plan Land Use Map



Zoning District Map



DETAILED PLANNING DISCUSSION

Old Orland Historic District

Per Section 6-209.G.1, the review and approval process for Contributing Structures and Landmarks for minor work require Plan Commission and Board approval. Minor work is defined as changes that do not have a substantial impact on the exterior appearance of the structure or site, including alteration, addition, or removal of exterior architectural elements such as doors, windows, fences, skylights, siding, exterior stairs, roofs, tuck-pointing etc.

Per Section 6-308.J.1, Service areas, utility areas, loading areas, storage areas, mechanical equipment, overhead doors, trash collection and recycling areas, and other potentially unattractive places shall be completely screened from view on all sides so that no portion of such areas are visible from streets, drives, and adjacent properties. Screening shall be accomplished by the use of walls, fencing, landscaping, or a combination of measures. Screening shall be equally effective in the winter and the summer seasons. Screening shall be architecturally compatible with the principal building in terms of design type, materials, and colors. Wherever possible, mechanical equipment shall be contained within buildings or shall be roof-mounted per Code requirements.

The proposed work is to install a fence around the natural gas standby generator to screen it from view. The fence is a PVC fence in the color Sierra Blend. The style is Galveston with CertaGrain texture and is eight feet in height.

Overall, the proposed minor work conforms to the Village's Land Development Code and policies for this area.

PLAN COMMISSION ACTION

Regarding Case Number 2024-0612, also known as Village of Orland Park Village Hall Generator Fence, I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case.

PLAN COMMISSION DISCUSSION

Present at the Plan Commission were 6 commissioners in person and members of staff. Discussion included project details and scope of work. 5 of the commissioners expressed support for the project with 1 commissioner voting nay due to the fence having already been installed before any planning approvals could be given.

The case passed with 5 ayes, 1 nay, and 1 absent.

COMMITTEE OF THE WHOLE RECOMMENDED ACTION/MOTION

I move to recommend the Village Board approve the Plan Commission recommended action for case number 2024-0612 also known as Village of Orland Park Village Hall Generator Fence.