



# VILLAGE OF ORLAND PARK

14700 Ravinia Avenue  
Orland Park, IL 60462  
[www.orland-park.il.us](http://www.orland-park.il.us)

## Meeting Agenda

### Plan Commission

*Louis Stephens, Chairman*

*Commissioners: Judith Jacobs, Paul Aubin, Steve Dzierwa,  
Nick Parisi, John J. Paul and Laura Murphy*

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Wednesday, September 9, 2015

7:00 PM

Village Hall

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#### CALLED TO ORDER/ROLL CALL

#### APPROVAL OF MINUTES

Minutes of the August 11, 2015 Plan Commission Meeting

**Attachments:** [August 11, 2015 Meeting Minutes](#)

#### PUBLIC HEARINGS

Orland Township Facility Renovation

**Attachments:** [Plan Commission Plan Set](#)  
[aerial](#)  
[Special Use Standards](#)

Verizon Co-Location - Special Use Permit

**Attachments:** [Rt 7 West CD 08242015 8.26.15 PC Submittal](#)

#### NON-PUBLIC HEARINGS

#### OTHER BUSINESS

Memo: New Petitions & Appearance Review

**Attachments:** [9-9-15 Plan Commission Memo](#)

Historic Preservation Plan Commission Handbook

**Attachments:** [2015 Historic Preservation Resident Handbook Final \(July 2015\)](#)  
[2015 Historic Preservation Plan Commission Handbook Final \(July 2015\)](#)  
[2015 Certificate of Appropriateness Petition Form Final \(July 2015\)](#)

#### ADJOURNMENT



# VILLAGE OF ORLAND PARK

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Orland Park, IL 60462  
[www.orland-park.il.us](http://www.orland-park.il.us)*



## **Meeting Minutes**

**Tuesday, August 11, 2015**

**7:00 PM**

**Village Hall**

## **Plan Commission**

*Louis Stephens, Chairman*

*Commissioners: Judith Jacobs, Paul Aubin, Steve Dzierwa,  
Nick Parisi, John J. Paul and Laura Murphy*

**CALLED TO ORDER/ROLL CALL**

The meeting was called to order by the Plan Commission Chairman, Mr. Lou Stephens, at 7:00 p.m.

**Present:** 5 - Chairman Stephens; Member Jacobs; Member Aubin; Member Parisi, Member Murphy

**Absent:** 2 - Member Dzierwa, Member Paul

**APPROVAL OF MINUTES****2015-0067 Minutes of the August 11, 2015 Plan Commission Meeting**

A motion was made by Commissioner Parisi, seconded by Commissioner Aubin; to approve the minutes of the July 28, 2015 Plan Commission.

APPROVED

**Aye:** 5 - Chairman Stephens, Member Jacobs, Member Aubin, Member Parisi and Member Murphy

**Nay:** 0

**Absent:** 2 - Member Dzierwa and Member Paul

**PUBLIC HEARINGS****2015-0384 Calvary Church - Special Use Permit Amendment, Site Plan Amendment, Landscape Plan Amendment**

MAZZA: Staff presentation made in accordance with written staff report dated August 11, 2015.

STEPHENS: Thank you. Is the petitioner present? My question is why didn't you come to the Village for the approval?

AUBIN: Swore in Rich Schuler, 8431 Brookside Glen Drive, Tinley Park.

STEPHENS: What is your position with the church?

SCHULER: I serve as the executive administrator/pastor.

STEPHENS: Didn't you know that you had to go to the Village for approval on this?

SCHULER: I was not holding this job at the time. The senior pastor retired after 28 years there. He moved on and in between that they were vacant and one of the board members, Russ Bonnema, who passed away, said that we needed to do the parking lot. He said that it was part of our building plan and we should have done it when we started. So, my understanding is that they went ahead because they had it in the original plan so they just put it in. As I came across what was

wrong and tried to make it right, it was overwhelming. So now the board knows and our new pastor knows that we don't do anything to the property unless I sign off on it and it has been approved by the City.

STEPHENS: Ok. So any time you are going to do any further expansion, you have to come to us.

SCHULER: You got it.

STEPHENS: Thank you. Do any of the Commissioners have any comments they would like to make regarding this petition? No Comments. We will move forward with a motion.

AUBIN:

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated August 11, 2015.

AND

I move to recommend to the Village Board approval of the preliminary site plan titled "Site Improvement Plans for Calvary Church Parking Lot and Entrance", by SPACECO Inc., pages C1, TS1, ET1, ENG1, EP1, S1, D1, PM1, LP1, and L1, issued 03/20/2015 and updated on 07/22/15; subject to the following conditions.

1. Ensure all stormwater run-off from the parking lot expansion area and right turn lane area drains to the existing detention pond.
2. Update plan set page ET1 to reflect the updated parking lot layout as shown in plan set page ENG1 and PM1.
3. Include additional pathway lighting along sidewalk connecting expanded parking lot and church.
4. Meet all final engineering and building code requirements.

AND

I move to recommend to the Board of Trustees to approve a Special Use Permit Amendment for Calvary Church to permit parking space quantities that exceed Code minimums by more than 20%, subject to the following conditions.

1. Ensure that no future projects are constructed on site without prior Village approval.

AND

I move to recommend to the Village Board approval of a Site Plan Amendment for an expanded parking lot and new right turn lane at Calvary Church subject to the same conditions as outlined in the Preliminary Site Plan motion.

AND

I move to recommend to the Village Board approval of a Landscape Plan Amendment for the parking lot area and new right turn lane area at Calvary Church subject to the following conditions.

1. Replace any damaged or removed landscape materials as part of this project before final approval is granted.
2. Submit a Final Landscape Plan, for separate review and approval within 60 days of final engineering approval, meeting the following minimum specifications:
  - a) Indicate the size, common and botanical name, and quantity of all proposed plant materials. Also include planting detail and notes.
  - b) Include a diverse variety of trees and shrubs, with no more than 10% of any one species represented throughout the plan.
  - c) Include a parking lot island detail that indicates that parking lot islands shall contain six (6) inches of stone base and at least thirty-six (36) inches (depth) of topsoil per Island.
  - d) Indicate any plant materials that will be removed as a result of the right turn lane project and where said plant materials will be located within the existing landscape buffer.

PARISI: Second.

**RECOMMENDED FOR APPROVAL**

**Aye:** 5 - Chairman Stephens, Member Jacobs, Member Aubin, Member Parisi and Member Murphy

**Nay:** 0

**Absent:** 2 - Member Dzierwa and Member Paul

## **NON-PUBLIC HEARINGS**

None.

## **OTHER BUSINESS**

**2015-0040 Memo: New Petitions & Appearance Review**

None.

**ADJOURNMENT**

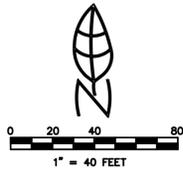
There being no further business before the Plan Commission, the Chairman adjourned the meeting.

STEPHENS: This meeting is adjourned at 7:13pm

Respectfully submitted,

Heather Zorena  
Recording Secretary

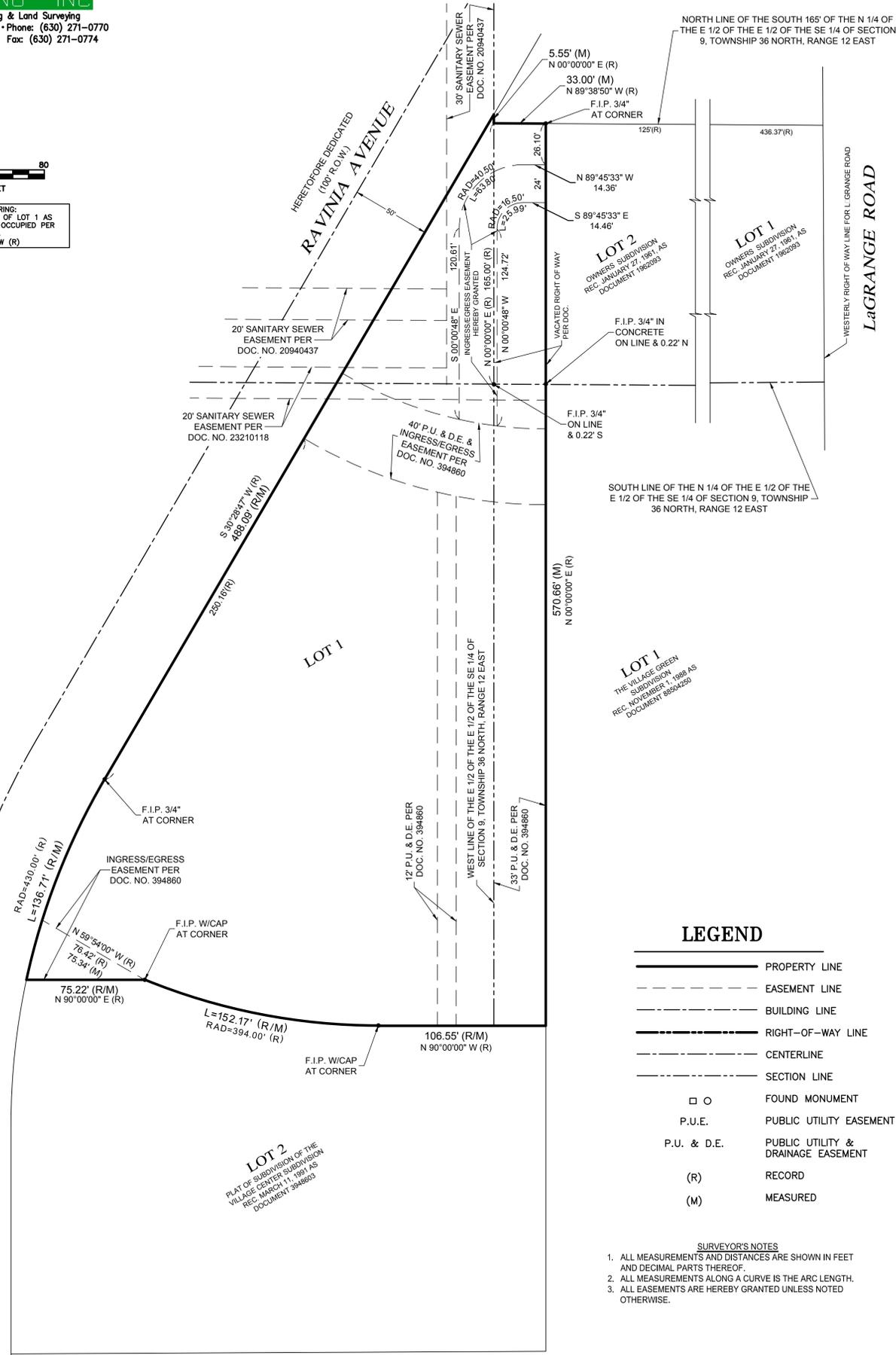




BASIS OF BEARING:  
WESTERLY BOUNDARY LINE OF LOT 1 AS  
FOUND MONUMENTED AND OCCUPIED PER  
RECORD SUBDIVISION PLAT  
S 30°28'42" W (R)

# PLAT OF CONSOLIDATION FOR SUBDIVISION NAME

LOT 1 IN THE PLAT OF SUBDIVISION OF THE VILLAGE CENTER SUBDIVISION RECORDED MARCH 11, 1991, AS DOCUMENT 3948603, TOGETHER WITH THAT PARCEL IN A PLAT OF VACATION, RECORDED [REDACTED] AS DOCUMENT [REDACTED], ALL IN THE SOUTH EAST 1/4 OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.



### LEGEND

- PROPERTY LINE
- EASEMENT LINE
- BUILDING LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION LINE
- FOUND MONUMENT
- PUBLIC UTILITY EASEMENT
- PUBLIC UTILITY & DRAINAGE EASEMENT
- RECORD
- MEASURED

### SURVEYOR'S NOTES

- ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- ALL MEASUREMENTS ALONG A CURVE IS THE ARC LENGTH.
- ALL EASEMENTS ARE HEREBY GRANTED UNLESS NOTED OTHERWISE.

### VILLAGE OF ORLAND PARK

STATE OF ILLINOIS )  
COUNTY OF COOK )

APPROVED BY THE BOARD OF TRUSTEES OF THE VILLAGE ORLAND PARK,  
COOK COUNTY, ILLINOIS.

APPROVED THIS [REDACTED] DAY OF [REDACTED], 20[REDACTED].

BY: [REDACTED]  
PRESIDENT

### VILLAGE TREASURER

STATE OF ILLINOIS )  
COUNTY OF COOK )

I, [REDACTED], VILLAGE TREASURER OF THE VILLAGE OF ORLAND PARK, DO HEREBY CERTIFY THAT I FIND NO UNPAID SPECIAL ASSESSMENTS OUTSTANDING AGAINST THE PROPERTY DESCRIBED IN THE ABOVE CAPTION OF THIS PLAT.

DATED THIS [REDACTED] DAY OF [REDACTED], 20[REDACTED].

[REDACTED]  
VILLAGE TREASURER

### VILLAGE CLERK

STATE OF ILLINOIS )  
COUNTY OF COOK )

I DO NOT FIND ANY DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THE STREETS AND ALLEYS INCLUDED IN THE ABOVE PLAT.

DATED THIS [REDACTED] DAY OF [REDACTED], 20[REDACTED].

[REDACTED]  
VILLAGE CLERK

### VILLAGE DIRECTOR OF PUBLIC WORKS

STATE OF ILLINOIS )  
COUNTY OF COOK )

APPROVED THIS [REDACTED] DAY OF [REDACTED], 20[REDACTED].

BY: [REDACTED]  
DIRECTOR OF PUBLIC WORKS, VILLAGE OF ORLAND PARK, ILLINOIS

### VILLAGE ENGINEER

STATE OF ILLINOIS )  
COUNTY OF COOK )

APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF ORLAND PARK,  
COOK COUNTY, ILLINOIS.

APPROVED THIS [REDACTED] DAY OF [REDACTED], 20[REDACTED].

BY: [REDACTED]  
VILLAGE ENGINEER

### ORLAND TOWNSHIP HIGHWAY COMMISSIONER

STATE OF ILLINOIS )  
COUNTY OF COOK )

THE HIGHWAY COMMISSIONER OF THE TOWNSHIP OF ORLAND PARK, COOK COUNTY, STATE OF ILLINOIS, DOES HEREBY CERTIFY THAT THIS PLAT OF CONSOLIDATION WAS APPROVED, AT A MEETING OF THE HIGHWAY COMMISSIONER HELD PURSUANT TO 605 ILCS 5/6-305 ON [REDACTED], 20[REDACTED].

AUTHENTICATED AND PASSED  
THIS [REDACTED] DAY OF [REDACTED], A.D. 20[REDACTED].

[REDACTED]  
ORLAND TOWNSHIP HIGHWAY COMMISSIONER

[REDACTED]  
CLERK

### OWNER'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF COOK )

THIS IS TO CERTIFY THAT [REDACTED] AND [REDACTED] ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON AND HEREBY CONSENT TO THE CONSOLIDATION OF THE PARCEL AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON DRAWN.

DATED THIS [REDACTED] DAY OF [REDACTED], 20[REDACTED].

BY: [REDACTED]  
SIGNATURE

TITLE: [REDACTED]

BY: [REDACTED]  
SIGNATURE

TITLE: [REDACTED]

PRINT TITLE [REDACTED]

### NOTARY'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF COOK )

I, [REDACTED], A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT [REDACTED]

NAME [REDACTED]

TITLE [REDACTED]

NAME [REDACTED]

TITLE [REDACTED]

OF [REDACTED]  
ENTITY NAME [REDACTED]

AS SAID OWNERS, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FORGOING INSTRUMENT AS SUCH

RESPECTFULLY APPEARED BEFORE ME THIS DAY IN PERSON AND JOINTLY AND SEVERALLY ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID OWNER FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS [REDACTED] DAY OF [REDACTED], 20[REDACTED].

SIGNATURE [REDACTED]

PRINT NAME [REDACTED]

MY COMMISSION EXPIRES ON [REDACTED], A.D., 20[REDACTED].

### INGRESS/EGRESS EASEMENT

SUBJECT TO THE CONDITIONS HEREINAFTER STATED, ORLAND TOWNSHIP (OWNER) HEREBY GRANTS FOR THE BENEFIT OF THE OWNER OF THE ADJACENT PROPERTY (AS DEPICTED HEREON) (THE "GRANTEE") AND GRANTEE'S AGENTS, EMPLOYEES, CONTRACTORS, REPRESENTATIVES, LICENSEES, GUESTS, TRANSFERREES, SUCCESSORS AND ASSIGNS (COLLECTIVELY "GRANTEE'S AFFILIATES") A NON-EXCLUSIVE, PERPETUAL EASEMENT APPURTENANT (THE "EASEMENT") FOR INGRESS AND EGRESS OVER, UPON, ACROSS AND THROUGH THE "EASEMENT PREMISES" (AS DEPICTED HEREON) SOLELY FOR THE PURPOSE OF PROVIDING VEHICULAR ACCESS TO AND FROM RAVINIA AVENUE AND THE ADJACENT PROPERTY. THE EASEMENT IS GRANTED ON THE EXPRESS CONDITIONS SUBSEQUENT THAT: (i) THE GRANTEE GRANTS, FOR THE BENEFIT OF OWNER AND OWNER'S AGENTS, EMPLOYEES, CONTRACTORS, REPRESENTATIVES, LICENSEES, GUESTS, TRANSFERREES, SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE PERPETUAL EASEMENT APPURTENANT FOR INGRESS AND EGRESS OVER, UPON, ACROSS AND THROUGH THE ADJACENT PROPERTY, SOLELY FOR THE PURPOSE OF PROVIDING VEHICULAR ACCESS TO AND FROM THE OWNER'S PROPERTY AND LAGRANGE ROAD; AND (ii) THAT THE OWNER AND THE GRANTEE EXECUTE AND ENTER INTO AN AGREEMENT TO SHARE THE COSTS ASSOCIATED WITH THE MAINTENANCE OF THE EASEMENT (COLLECTIVELY, THE "CONDITIONS SUBSEQUENT"). ALL RIGHTS AND TITLE TO THE EASEMENT SHALL AUTOMATICALLY REVERT TO THE OWNER AND SHALL BE EXTINGUISHED THROUGH MERGER IN THE EVENT THAT THE CONDITIONS SUBSEQUENT HAVE NOT BEEN SATISFIED THROUGH A WRITTEN INSTRUMENT RECORDED AGAINST TITLE TO THE OWNER'S PROPERTY AND THE ADJACENT PROPERTY ON OR BEFORE JANUARY 1, 2020.

GRANTEE, AT NO TIME, SHALL INSTALL PLACE, KEEP, PERMIT, OR MAINTAIN ANY FENCES, BARRICADES, OR OTHER OBSTRUCTION IN, ON, ACROSS, OVER OR UPON ANY PORTION OF THE EASEMENT PREMISES. GRANTEE SHALL AT ALL TIMES EXERCISE ITS RIGHTS HEREIN IN ACCORDANCE WITH THE TERMS OF THIS AGREEMENT AND ALL APPLICABLE STATUTES, ORDERS, RULES AND REGULATIONS OF ANY PUBLIC AUTHORITY HAVING JURISDICTION OVER THE EASEMENT PREMISES.

THE EASEMENT, RESTRICTIONS, OBLIGATIONS, COVENANTS AND AGREEMENTS SET FORTH HEREIN ARE INTENDED TO BE AND SHALL BE CONSTRUED AS COVENANTS RUNNING WITH THE LAND AND SHALL INURE TO THE BENEFIT OF AND BE BINDING UPON THE OWNER, THE GRANTEE AND THEIR RESPECTIVE HEIRS, SUCCESSORS AND ASSIGNS.

### COUNTY CLERKS CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF COOK )

I, [REDACTED], COUNTY CLERK OF COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, NO DELINQUENT OR UNPAID CURRENT SPECIAL ASSESSMENTS, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE DEDICATION PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK, ILLINOIS,

THIS [REDACTED] DAY OF [REDACTED], 20[REDACTED].

[REDACTED]  
COUNTY CLERK

### DRAINAGE AND FLOOD HAZARD STATEMENT

STATE OF ILLINOIS )  
COUNTY OF DUPAGE )

I CERTIFY THAT NON OF THE ABOVE DESCRIBED PROPERTY IS LOCATED IN A FLOOD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY PANEL 1701400003D WITH AN EFFECTIVE DATE OF MAY 3, 1982.

I FURTHER STATE THAT TO THE BEST OF MY KNOWLEDGE, ADEQUATE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE OWNER HAS THE RIGHT TO USE, AND SUCH PROVISIONS ARE IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES.

THIS [REDACTED] DAY OF [REDACTED], 20[REDACTED].

[REDACTED]  
STEVEN J. DAUL, ILLINOIS PROFESSIONAL ENGINEER NO. 062-056211  
MY LICENSE EXPIRES NOVEMBER 30, 2015

### SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE )

I, THOMAS J. CESAL, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2205, DO HEREBY CERTIFY THAT THE PLAT AS HEREON DRAWN IS A CORRECT REPRESENTATION OF THE PROPERTY DESCRIBED IN THE FOREGOING CAPTION.

FURTHERMORE, I DESIGNATE THE VILLAGE OF ORLAND PARK, OR THEIR ASSIGNED REPRESENTATIVE, TO ACT AS MY AGENT FOR THE PURPOSES OF RECORDING THIS DOCUMENT.

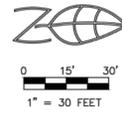
GIVEN UNDER MY HAND AND SEAL AT THE VILLAGE OF LISLE, DUPAGE COUNTY, ILLINOIS, THIS [REDACTED] DAY OF [REDACTED], 20[REDACTED].

[REDACTED]  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2205  
MY LICENSE EXPIRES NOVEMBER 30, 2016  
ILLINOIS PROFESSIONAL DESIGN FIRM PROFESSIONAL ENGINEERING CORPORATION NO. 184-001245



PRELIMINARY

BASIS OF BEARING:  
 EASTERLY LINE OF RAVINIA AVENUE AS FOUND  
 MONUMENTED AND OCCUPIED PER RECORDED  
 SUBDIVISION PLAT.  
 S30°28'47"W (R)

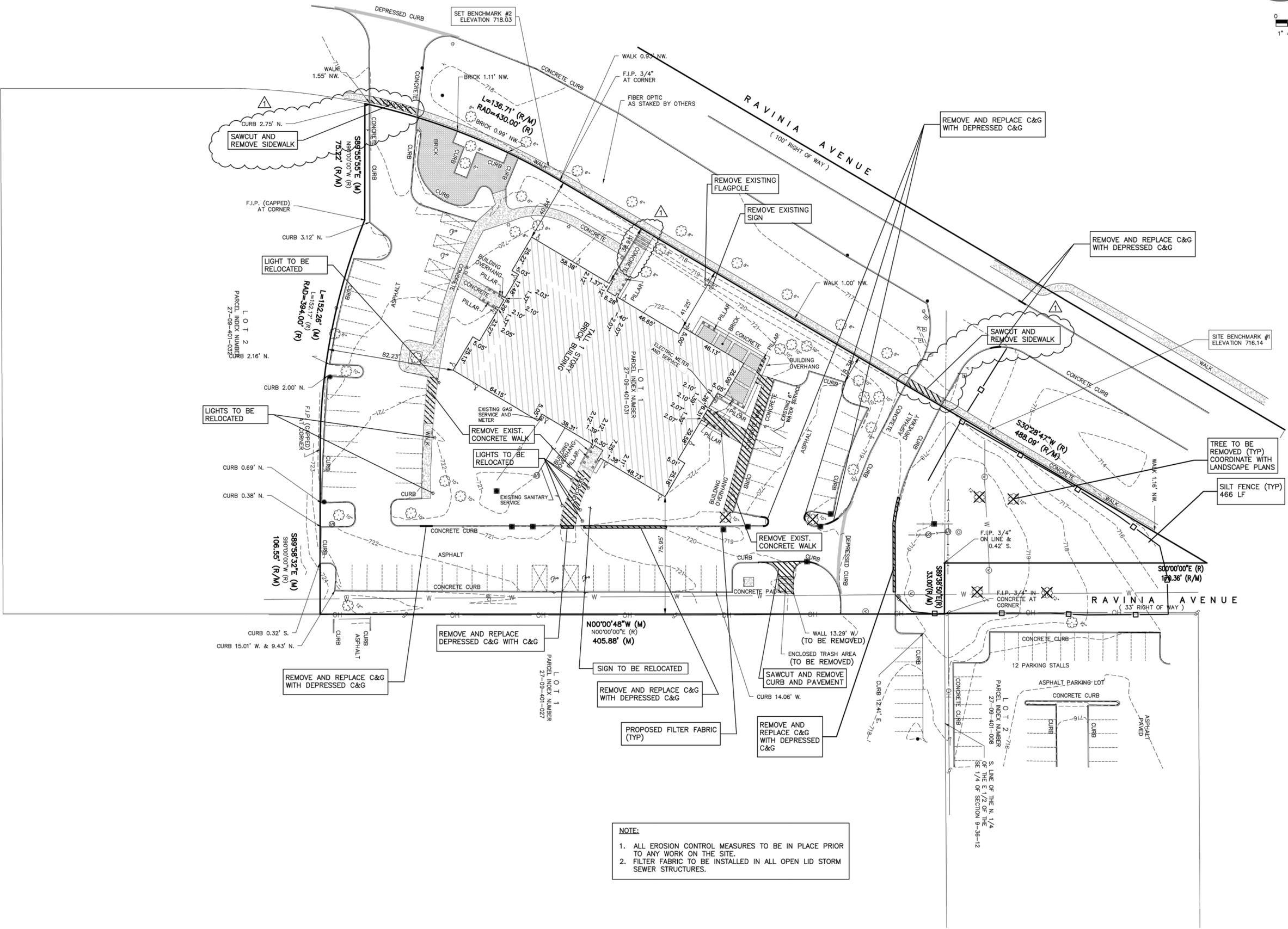


**TRIA ARCHITECTURE**  
 ARCHITECTURE  
 CIVIL ENGINEER  
 LARSON ENGINEERING, INC.  
 LANDSCAPE ARCHITECT  
 MORRIS ENGINEERING, INC.  
 PLANNING RESOURCES, INC.  
 G&M ELECTRICAL CONTRACTORS CO.  
 GRAEFEN DEVELOPMENT, INC.

**ORLAND TOWNSHIP  
 FACILITY RENOVATIONS  
 ADMINISTRATION BUILDING  
 14807 S RAVINIA AVE ORLAND PARK, IL 60462**

REVISIONS:  
 PROJECT NUMBER: 204-0065  
 PROJECT MANAGER: SJD  
 DRAWN BY: CJ/DJB  
 REVISION 1: 05/09/25  
 DEVIATION & EROSION CONTROL

**C2.00**

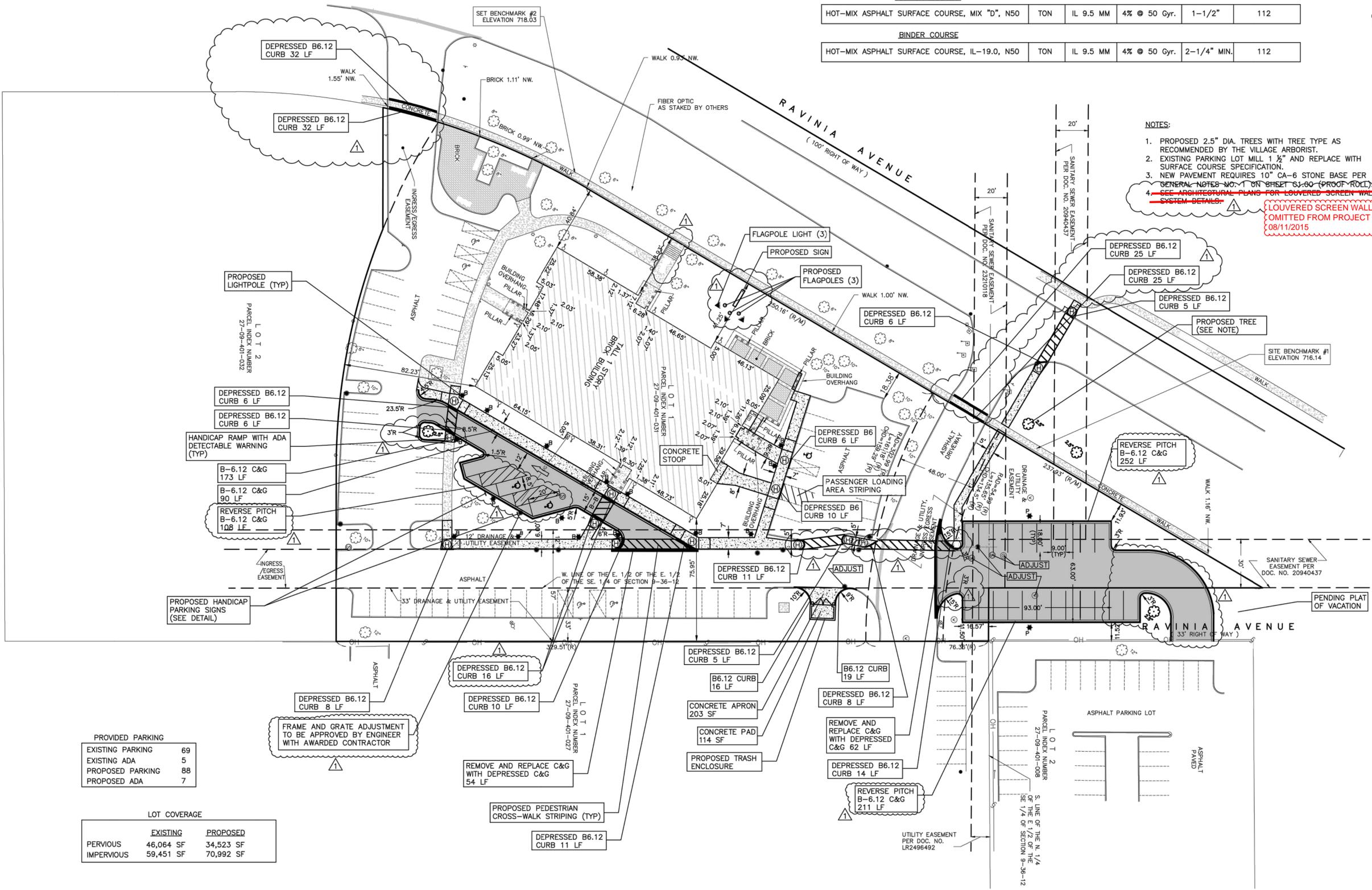
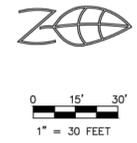


**NOTE:**  
 1. ALL EROSION CONTROL MEASURES TO BE IN PLACE PRIOR TO ANY WORK ON THE SITE.  
 2. FILTER FABRIC TO BE INSTALLED IN ALL OPEN LID STORM SEWER STRUCTURES.

BASIS OF BEARING:  
 EASTERLY LINE OF RAVINIA AVENUE AS FOUND  
 MONUMENTED AND OCCUPIED PER RECORDED  
 SUBDIVISION PLAT.  
 S30°28'47"W (R)

HOT-MIX ASPHALT - MIX SELECTION  
 DISTRICT ONE - HOT-MIX ASPHALT SURFACE TREATMENTS (ENGLISH)

PAY ITEM DESCRIPTION	UNIT	MIX TYPE	PERCENT AIR Voids @ Ndes	LIFT THICKNESS	UNIT WEIGHT LBS/SQYD/IN
<b>SURFACE COURSE</b>					
HOT-MIX ASPHALT SURFACE COURSE, MIX "D", N50	TON	IL 9.5 MM	4% @ 50 Gyr.	1-1/2"	112
<b>BINDER COURSE</b>					
HOT-MIX ASPHALT SURFACE COURSE, IL-19.0, N50	TON	IL 9.5 MM	4% @ 50 Gyr.	2-1/4" MIN.	112



- NOTES:
1. PROPOSED 2.5" DIA. TREES WITH TREE TYPE AS RECOMMENDED BY THE VILLAGE ARBORIST.
  2. EXISTING PARKING LOT MILL 1 1/2" AND REPLACE WITH SURFACE COURSE SPECIFICATION.
  3. NEW PAVEMENT REQUIRES 10" CA-6 STONE BASE PER GENERAL NOTES NO. 1 ON SHEET 63-60 (PROOF-ROLL).
  4. ~~SEE ARCHITECTURAL PLANS FOR LOUVERED SCREEN WALL SYSTEM DETAILS.~~
- LOUVERED SCREEN WALL OMITTED FROM PROJECT - REV 3 08/11/2015

PROVIDED PARKING

EXISTING PARKING	69
EXISTING ADA	5
PROPOSED PARKING	88
PROPOSED ADA	7

LOT COVERAGE

	EXISTING	PROPOSED
PERVIOUS	46,064 SF	34,523 SF
IMPERVIOUS	59,451 SF	70,992 SF

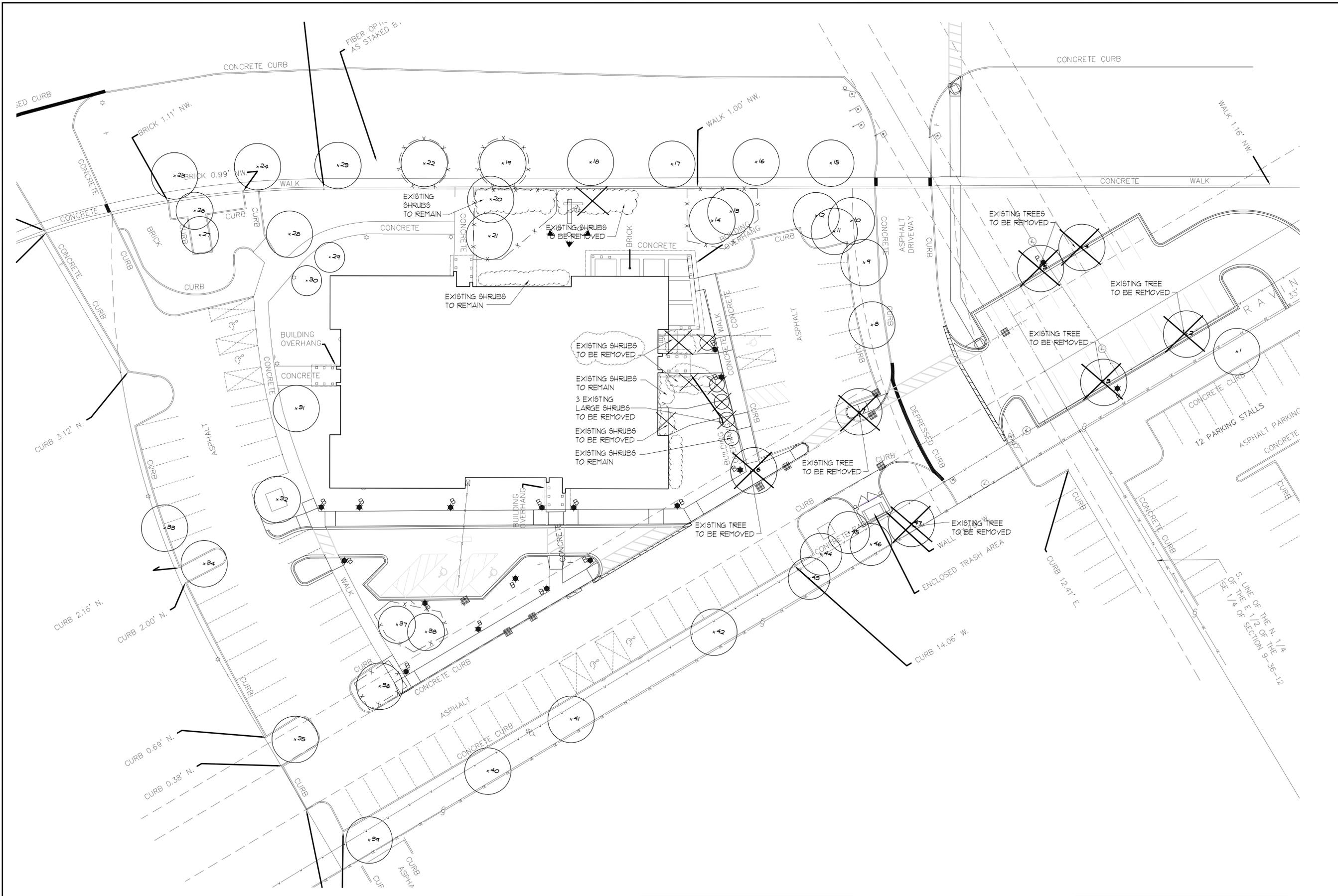


GENERAL CONTRACTOR: Larson Engineering, Inc. (P) 60827574 (F) 60827574  
 CIVIL ENGINEER: (P) 60827574 (F) 60827574  
 LANDSCAPE ARCHITECT: G&M Electrical Contractors Co. (P) 60827574 (F) 60827574  
 PLANNING RESOURCES INC. (P) 60827574 (F) 60827574  
 MORRIS ENGINEERING INC. (P) 60827574 (F) 60827574  
 GRAEFEN DEVELOPMENT INC. (P) 60827574 (F) 60827574

ORLAND TOWNSHIP  
 FACILITY RENOVATIONS  
 ADMINISTRATION BUILDING  
 14807 S RAVINIA AVE ORLAND PARK, IL 60462

PROJECT NUMBER: 204-0065  
 PROJECT MANAGER: SJD  
 DRAWN BY: GZ/DDB  
 REGION: 204-0065  
 DATE: 07/15/15  
 SITE PLAN

C3.00



**1 TREE PRESERVATION PLAN**  
SCALE 1" = 20'-0"



NOTE: SEE TREE SPREADSHEET AND TREE PROTECTION DETAILS ON L0.20.

- LEGEND:**
- TREE PROTECTION FENCING, SEE DETAIL
  - TREE TO BE REMOVED

- TREE MITIGATION REQUIREMENTS:**
- 7 TREES TO BE REMOVED 4" OR LARGER. SIX TREES REQUIRE MITIGATION
  - 6 - 4" CALIPER TREES PROVIDED, SEE LANDSCAPE PLAN.

**TRIA**  
ARCHITECTURE

**GRAEFEN**  
DEVELOPMENT, INC.

**Larson Engineering, Inc.**  
CIVIL ENGINEER  
1140 S. RAVINIA STREET, SUITE 100  
ORLAND PARK, ILLINOIS 60462  
TEL: 708.584.2000  
FAX: 708.584.2001

**GSM Electrical Contractors Co. Technology Division**  
LANDSCAPE ARCHITECT  
1700 N. RAVINIA STREET  
ORLAND PARK, ILLINOIS 60462  
TEL: 708.584.2000  
FAX: 708.584.2001

**RESOURCES, INC.**  
PLANNING  
1700 N. RAVINIA STREET  
ORLAND PARK, ILLINOIS 60462  
TEL: 708.584.2000  
FAX: 708.584.2001

**MORRIS ENGINEERING, INC.**  
CIVIL ENGINEER  
1140 S. RAVINIA STREET, SUITE 100  
ORLAND PARK, ILLINOIS 60462  
TEL: 708.584.2000  
FAX: 708.584.2001

**ORLAND TOWNSHIP  
FACILITY RENOVATIONS  
ADMINISTRATION BUILDING  
14807 S RAVINIA AVE ORLAND PARK, IL 60462**

PROJECT NUMBER:	204L0005	REVISION:	1
PROJECT NAME:	TRC	DATE:	12/10/2025
DRAWN BY:	DTY		
ISSUED FOR:	BID AND PERMIT, 02/10/2025		
TREE PRESERVATION PLAN			

**L0.10**

## TREE PRESERVATION GENERAL NOTES

DURING CONSTRUCTION TAKE ALL REASONABLE STEPS NECESSARY TO PREVENT THE DESTRUCTION OR DAMAGING OF TREES (OTHER THAN THOSE SPECIFIED TO BE REMOVED), INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:

A) NO CONSTRUCTION ACTIVITY, MOVEMENT AND/OR PLACEMENT OF EQUIPMENT OR MATERIAL OR SPOILS STORAGE SHALL BE PERMITTED OUTSIDE THE CONSTRUCTION LIMITS OR WITHIN THE TREE PRESERVATION AREA. NO EXCESS SOIL, ADDITIONAL FILL, LIQUIDS OR CONSTRUCTION DEBRIS SHALL BE PLACED WITHIN THE ROOT ZONE OF ANY TREE THAT IS REQUIRED TO REMAIN.

B) CRUSHED LIMESTONE, HYDROCARBONS AND OTHER MATERIALS DETRIMENTAL TO TREES SHALL NOT BE DUMPED WITHIN THE ROOT ZONE OF ANY TREE, NOR AT ANY HIGHER LOCATION WHERE DRAINAGE TOWARD THE TREE COULD CONCEIVABLY AFFECT THE HEALTH OF THE TREE.

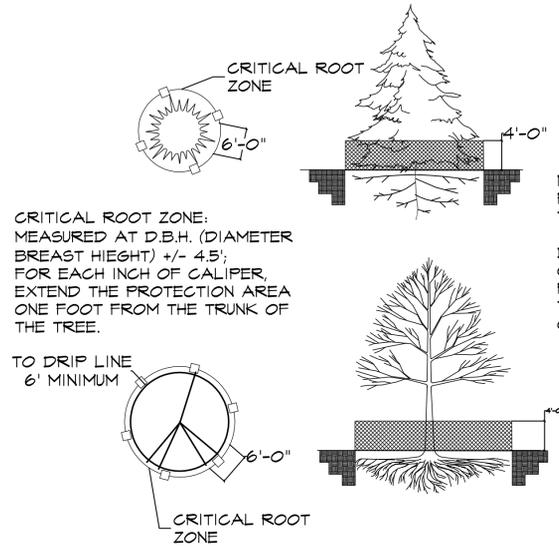
C) APPROPRIATE PROTECTIVE FENCING SHALL BE TEMPORARILY INSTALLED FOR PROTECTION OF REMAINING TREES. APPROPRIATE PROTECTIVE FENCING SHALL INCLUDE WOODEN SNOW FENCE, CHAIN LINK FENCE AND/OR VINYL CONSTRUCTION FENCE.

D) ALL REQUIRED PROTECTIVE FENCING OR OTHER PHYSICAL BARRIER MUST BE IN PLACE AND APPROVED BY THE VILLAGE PRIOR TO BEGINNING CONSTRUCTION. THE FENCING MUST REMAIN IN PLACE DURING THE ENTIRE CONSTRUCTION PERIOD TO PREVENT THE IMPINGEMENT OF CONSTRUCTION VEHICLES, MATERIALS, SPOILS AND EQUIPMENT INTO OR UPON THE TREE PRESERVATION AREA. ALL FENCING MUST BE SECURED TO METAL POSTS DRIVEN INTO THE GROUND AND SPACED NO FURTHER THAN 10 FEET APART.

E) NO ATTACHMENTS, FENCES OR WIRES, OTHER THAN THOSE APPROVED FOR BRACING, GUYING OR WRAPPING, SHALL BE ATTACHED TO TREES DURING THE CONSTRUCTION PERIOD.

F) UNLESS OTHERWISE INDICATED ON THE PLANS, NO SOIL IS TO BE REMOVED FROM WITHIN THE ROOT ZONE OF ANY TREE THAT IS TO REMAIN.

IF, IN THE OPINION OF THE VILLAGE, THE NECESSARY PRECAUTIONS AS SPECIFIED WERE NOT UNDERTAKEN BEFORE CONSTRUCTION COMMENCED, OR ARE NOT MAINTAINED AT ANY TIME DURING CONSTRUCTION, A STOP WORK ORDER SHALL BE ISSUED UNTIL SUCH TIME AS THE CONTRACTOR COMPLIES WITH THE PRECAUTIONS HEREIN.



1 EXISTING TREE PROTECTION  
NOT TO SCALE

NO GRADING OR TRESPASSING INSIDE FENCE. FINAL GRADING BY HAND NOT TO EXCEED 6'.

DUPONT CONSTRUCTION FENCING # L-60 OR L-70. SECURE TO STEEL FENCE POSTS PLACED 6' O.C. INSTALL PRIOR TO ANY CONSTRUCTION. REMOVE AFTER OWNERS APPROVAL.

PR		Orland Township Administration Offices Orland Park, Illinois TREE SURVEY			
Tree Number	Species	Common Name	Trunk Diameter (in)	Crown Diameter (ft)	Condition
1	<i>Pyrus calleryana</i> 'Bradford'	Bradford pear	12	26	Fair - topped
2	<i>Pyrus calleryana</i> 'Bradford'	Bradford pear	12	26	Fair - trunk rot
3	<i>Pyrus calleryana</i> 'Bradford'	Bradford pear	13	26	Poor - broken limbs
4	<i>Pyrus calleryana</i> 'Bradford'	Bradford pear	14	28	Good
5	<i>Pyrus calleryana</i> 'Bradford'	Bradford pear	14	28	Good
6	<i>Tillia cordata</i>	Little leaf linden	11	26	Good
7	<i>Tillia cordata</i>	Little leaf linden	9	20	Good
8	<i>Tillia cordata</i>	Little leaf linden	13	26	Good
9	<i>Tillia cordata</i>	Little leaf linden	10	21	Good
10	<i>Pinus resinosa</i>	Red pine	10, 5	22	Good
11	<i>Pinus resinosa</i>	Red pine	7, 7	20	Good
12	<i>Pinus resinosa</i>	Red pine	10	22	Good
13	<i>Pinus resinosa</i>	Red pine	12	24	Good
14	<i>Pinus resinosa</i>	Red pine	12	21	Good
15	<i>Acer rubrum</i>	Red maple	8	22	Good
16	<i>Acer rubrum</i>	Red maple	4, 2, 2, 2, 1	16	Fair - canker
17	<i>Acer rubrum</i>	Red maple	5, 2, 1	12	Poor - cankers, deadwood
18	<i>Acer rubrum</i>	Red maple	6, 3, 3, 2	14	Fair - canker
19	<i>Acer rubrum</i>	Red maple	9	20	Fair - included bark
20	<i>Betula nigra</i>	River birch	7, 5, 5	30	Good
21	<i>Betula nigra</i>	River birch	7, 7, 5, 5	30	Good
22	<i>Acer rubrum</i>	Red maple	4, 3, 2, 2	22	Poor - canker
23	<i>Acer platanoides</i>	Norway maple	3, 2, 1	8	Fair - insect damage
24	<i>Acer rubrum</i>	Red maple	7, 6	18	Fair - included bark
25	<i>Acer rubrum</i>	Red maple	9	20	Good
26	<i>Betula nigra</i>	River birch	7, 6, 4	40	Good
27	<i>Betula nigra</i>	River birch	5, 4	26	Good
28	<i>Pyrus calleryana</i> 'Bradford'	Bradford pear	15	40	Good
29	<i>Cercis canadensis</i>	Eastern Redbud	4, 3, 3, 3	22	Good
30	<i>Cercis canadensis</i>	Eastern Redbud	6, 5, 4, 4	25	Good
31	<i>Betula nigra</i>	River birch	10, 9, 5	42	Good
32	<i>Quercus robur</i>	English oak	6	11	Good
33	<i>Ulmus pumila</i>	Siberian elm	5	11	Fair - deadwood
34	<i>Quercus robur</i>	English oak	8	18	Good
35	<i>Quercus robur</i>	English oak	13	22	Good
36	<i>Quercus robur</i>	English oak	15	24	Good
37	<i>Malus sp.</i>	Crabapple	4, 4, 4, 4	24	Good
38	<i>Malus sp.</i>	Crabapple	6, 4, 4, 3	24	Good
39	<i>Pyrus calleryana</i> 'Bradford'	Bradford pear	14	30	Fair - topped
40	<i>Pyrus calleryana</i> 'Bradford'	Bradford pear	10	24	Fair - topped
41	<i>Pyrus calleryana</i> 'Bradford'	Bradford pear	13	28	Fair - topped
42	<i>Pyrus calleryana</i> 'Bradford'	Bradford pear	13	26	Poor - topped, leaning
43	<i>Pyrus calleryana</i> 'Bradford'	Bradford pear	15	28	Fair - topped
44	<i>Thuja occidentalis</i>	Arborvitae	MT*	10	Good
45	<i>Thuja occidentalis</i>	Arborvitae	MT	10	Good
46	<i>Thuja occidentalis</i>	Arborvitae	MT	8	Good
47	<i>Pyrus calleryana</i> 'Bradford'	Bradford pear	15	28	Poor - topped, deadwood

\* multi-trunked (MT)

ORLAND TOWNSHIP  
FACILITY RENOVATIONS  
ADMINISTRATION BUILDING  
14807 S RAVINIA AVE ORLAND PARK, IL 60462

PROJECT NUMBER: 2014-0005  
PROJECT MANAGER: TSS  
DRAWN BY: DTY  
ISSUED FOR BID AND PERMIT: 08/10/2015  
TREE PRESERVATION SCHEDULE,  
NOTES AND DETAIL

L0.20

MORRIS

PLANNING  
RESOURCES, INC.

LANDSCAPE ARCHITECT

CONSULTING ENGINEERS, LTD.

GRAEFEN  
DEVELOPMENT, INC.

CITY ENGINEER

Larson Engineering, Inc.

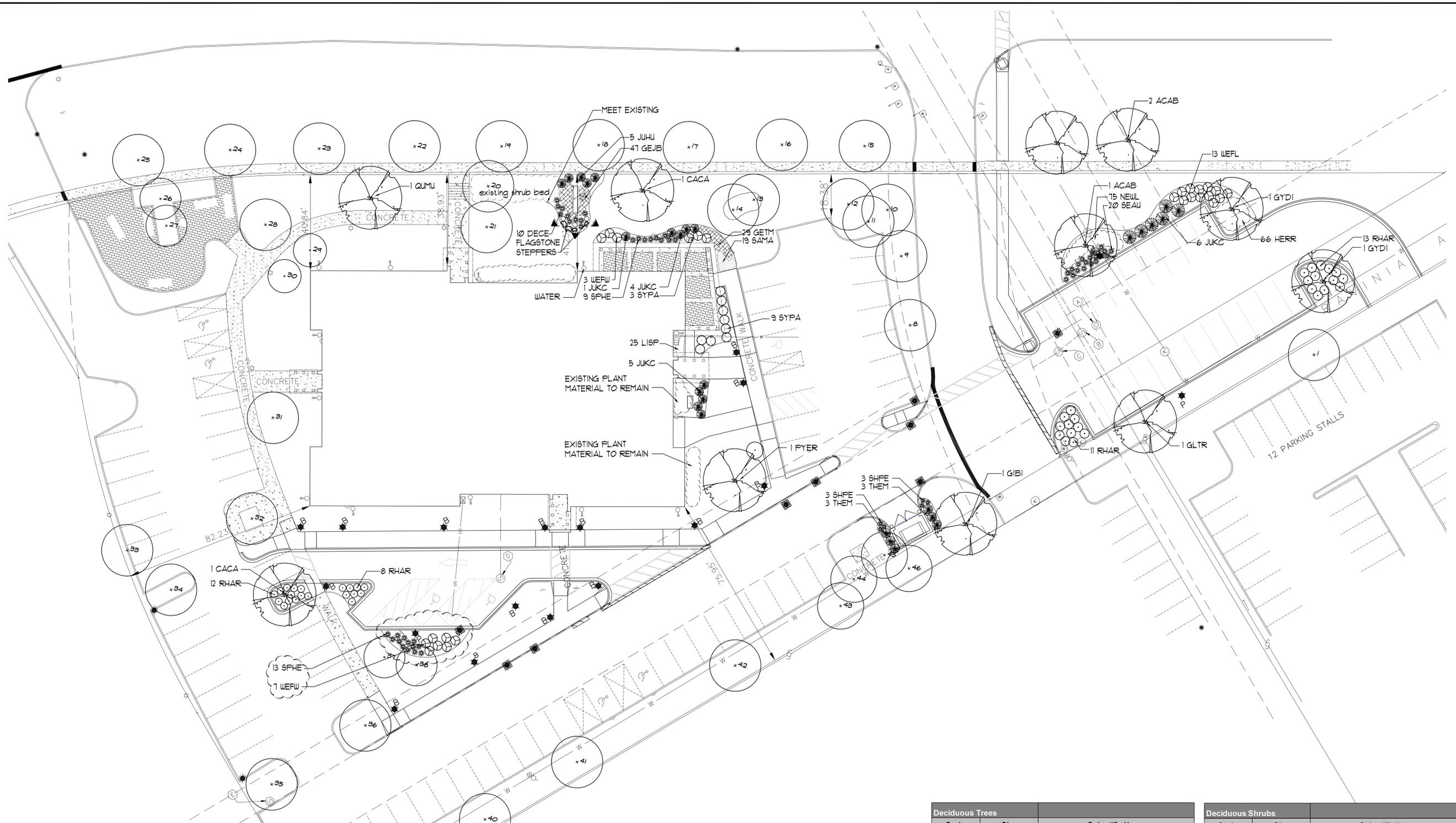
LANDSCAPE ARCHITECT

GSM Electrical Contractors Co-Technology Division

CONSULTING ENGINEER

GRAEFEN DEVELOPMENT, INC.

TRIA  
ARCHITECTURE



**LANDSCAPE PLAN NOTES**

1. FINE GRADE AND SOD ALL AREAS DISTURBED DURING CONSTRUCTION UNLESS OTHERWISE INDICATED ON PLAN.
2. PROPOSED PLANTING BEDS SHALL HAVE A 3" CULTIVATED EDGE AND 3" OF SHREDDED HARDWOOD MULCH. MULCH FOR TREE RINGS IS INCIDENTAL TO THE CONTRACT, SEE SPECIFICATIONS AND GENERAL NOTES.
3. THE CONTRACTOR SHALL REMOVE EXISTING MULCH IN AREAS WHERE EXISTING SHRUBS ARE TO BE REMOVED.
4. SEE ALSO LANDSCAPE PLAN GENERAL NOTES, L2.10 AND SPECIFICATIONS.

5. FLAGSTONE STEPPERS SHALL BE SET LEVEL AND FLUSH WITH FINAL GRADE TO PROVIDE ACCESS POINTS FOR THE FLAGPOLES.
6. FLAGSTONE PIECES SHALL BE GREY EDEN FLAGSTONE 1" - 1/2" THICK, 2-3' WIDE AND 2' DEEP.
7. CONTRACTOR TO INSTALL BRICK SOLDIER COURSE AROUND FLAGPOLE FOUNDATIONS, SEE DETAILS.

Deciduous Trees		
Code	Size	Scientific Name
ACAB	3" bb	Acer x freemanii 'Autumn Blaze'
CACA	3" bb	Carpinus caroliniana
GIBI	3" bb	Ginkgo biloba 'Autumn Gold'
GLTR	3" bb	Gleditsia triacanthos 'Inermis'
GYDI	3" bb	Gymnocladus dioica
PYER	3" bb	Pyrus calleryana
QUMU	2" bb	Quercus muehlenbergii
Evergreen Shrubs		
Code	Size	Scientific Name
JUHU	5 gal/ #5	Juniperus horizontalis 'Hughes'
JUKC	5 gal/ #5	Juniperus chinensis 'Kallay's Compact'
THEM	4' bb	Thuja occidentalis 'Emerald'

Deciduous Shrubs		
Code	Size	Scientific Name
RHAR	5 gal/ #5	Rhus aromatica 'Gro-Low'
SYPA	30" bb	Syringa patula
WEFW	30" bb	Weigela florida 'Bramwell'
WEFL	24" bb	Weigela florida 'Minuet'
Perennials		
Code	Size	Scientific Name
GEJB	#01 (gal)	Geranium 'Johnson's Blue'
GETM	#01 (gal)	Geranium 'Tiny Monster'
HERR	#01 (gal)	Hemerocallis 'Rosy Returns'
LISP	quart	Liriope spicata
NEWL	#01 (gal)	Nepeta x faassenii 'Walker's Low'
SAMA	#01 (gal)	Salvia nemorosa 'Haeumanarc'
Ornamental Grasses		
Code	Size	Scientific Name
DECE	#01 (gal)	Deschampsia cespitosa
SEAU	#01 (gal)	Sesleria autumnalis
SPHE	#01 (gal)	Sporobolus heterolepis

1 LANDSCAPE PLAN  
SCALE 1" = 20'-0"



## LANDSCAPE PLAN GENERAL NOTES

A) THE LANDSCAPE CONTRACTOR SHALL COMPLY WITH ALL PROVISIONS AND DIRECTIONS OF THE SPECIFICATIONS.

B) THE LANDSCAPE CONTRACTOR SHALL ALSO REFER TO THE ARCHITECTURAL, STRUCTURAL, ELECTRICAL, AND ALL OTHER DRAWINGS FOR ADDITIONAL INFORMATION.

C) THE LANDSCAPE CONTRACTOR SHALL VERIFY SPOT ELEVATIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK.

D) THE LANDSCAPE CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER TRADES.

E) EXACT LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE DETERMINED AND IDENTIFIED IN THE FIELD BY THE LANDSCAPE CONTRACTOR. REFER TO THE ELECTRICAL AND SITE DRAWINGS FOR SITE LIGHTING AND CONDUIT LOCATIONS.

F) THE CONTRACTOR SHALL AVOID ALL EXISTING UTILITIES-UNDERGROUND AND OVERHEAD WHERE APPLICABLE. WHERE UNDERGROUND UTILITIES EXISTS, FIELD ADJUSTMENTS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY RESPONSIBILITY WHATSOEVER, IN RESPECT TO THE CONTRACTOR'S ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL.

G) ALL PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION, 230 SOUTHERN BUILDING, WASHINGTON D.C. 20005 (ANSI Z60.1).

H) ALL PLANTS OF THE SAME SPECIES SHALL BE OBTAINED FROM THE SAME NURSERY SOURCE.

I) THE LANDSCAPE CONTRACTOR SHALL STAKE THE LOCATION OF ALL TREES AND OTHER LANDSCAPE FEATURES FOR APPROVAL BY THE LANDSCAPE ARCHITECT AND SHALL CHECK FOR CORRECT SPACING BEFORE PLANTING.

J) THE CONTRACTOR SHALL GIVE AT LEAST 48 HOURS NOTICE TO THE OWNER PRIOR TO PLANTING OPERATIONS SO THAT THE OWNER CAN VERIFY PLANTS IMMEDIATELY PRIOR TO PLANTING. IF NOTICE IS NOT GIVEN BY THE CONTRACTOR, HE SHALL REMOVE/REPLACE PLANTS AS DIRECTED BY THE OWNER AT NO ADDITIONAL EXPENSE TO THE OWNER.

K) PLANT TREES AND SHRUBS AFTER THE FINAL GRADES HAVE BEEN ESTABLISHED AND PRIOR TO THE PLANTING OF LAIENS UNLESS OTHERWISE ACCEPTABLE TO THE OWNER. IF PLANTING OF TREES OCCURS AFTER LAWN WORK, THE LANDSCAPE CONTRACTOR SHALL PROTECT LAWN AREAS AND PROMPTLY REPAIR DAMAGED LAWN RESULTING FROM PLANTING OPERATIONS.

L) ALL PLANT MATERIAL SHALL BEAR THE SAME RELATIONSHIP TO THE NEW GRADE AS IT BORE TO THE GRADE AT THE NURSERY.

M) PRUNE BROKEN OR CROSS BRANCHING AT THE TIME OF PLANTING. DO NOT REMOVE LEADER.

N) FOR TREES PLANTED IN TURF AREAS, THE LANDSCAPE CONTRACTOR SHALL PROVIDE A 6'-0" DIA. SHREDDED HARDWOOD BARK MULCH RING (REMOVE EXISTING TURF) AT A MINIMUM OF 3" THICK (AFTER SETTLEMENT) WITH A CULTIVATED EDGE AT THE BASE OF EACH TREE. MULCH SHALL BE PLACED WITHIN TWO (2) DAYS AFTER TREES ARE PLANTED. THIS SHALL BE CONSIDERED INCIDENTAL TO TREE PLANTINGS.

O) TREES SHALL BE SET IN TRUE, VERTICAL ALIGNMENT AFTER PLANTING.

P) ALL PLANTS SHALL BE PLANTED PER THE LANDSCAPE PLAN AND SPECIFICATIONS. PLANTINGS NOT FOUND TO BE IN COMPLIANCE SHALL BE REPLANTED CORRECTLY AT NO ADDITIONAL EXPENSE TO THE OWNER.

Q) ADJUST SHRUB, PERENNIAL, AND GROUNDCOVER SPACING AS NECESSARY TO EVENLY FILL PLANTING BEDS.

R) THE LANDSCAPE ARCHITECT OR OWNER RESERVES THE RIGHT TO REJECT PLANTS ON SITE WHETHER STOCK FILED OR PLANTED IN PLACE. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM SITE.

S) IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.

T) WHERE PLANTING BEDS MEET TURF AREAS, THE CONTRACTOR SHALL PROVIDE A CULTIVATED EDGE. MULCH ALL SHRUB BEDS TO THE LINE SHOWN. THE CONTRACTOR SHALL FURNISH AND INSTALL 3" LAYER OF SHREDDED HARDWOOD MULCH UNDER ALL TREE PLANTINGS AND SHRUB BEDS. (SUBMIT SAMPLE, SEE SPECS.)

U) AN APPROVED ORGANIC PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING BEDS AT A RATE SPECIFIED BY MANUFACTURER FOR EACH PLANT VARIETY.

V) STORE ALL PLANTS ON SITE OUT OF DIRECT WINDS IN AN AREA DESIGNATED BY THE OWNER'S AGENT.

W) THE LANDSCAPE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT INJURY TO ALL PLANT MATERIAL DURING DIGGING, HANDLING, PLANTING, AND MAINTENANCE OPERATIONS.

X) ALL PLANTS SHALL BE GROUPED TOGETHER BY SPECIES AND SIZE AND SHALL BE COVERED WITH MULCH OR COMPOST TO PREVENT DESICCATION.

Y) FOR ALL GROUNDCOVERS, ROTOTILL 2" OF SPHAGNUM FEAT INTO TOPSOIL TO A DEPTH OF 6" TO YIELD A HOMOGENOUS MIXTURE OF TOPSOIL AND FEAT.

Z) ALL PLANTING AREA/BEDS SHALL RECEIVE 3" OF SHREDDED HARDWOOD MULCH.

AA) GROUNDCOVER AREAS SHALL ONLY RECEIVE 1 1/2" SHREDDED HARDWOOD MULCH. CAREFULLY PLACE MULCH AROUND PLANT BASE.

BB) ALL EXCESS MATERIAL RESULTING FROM LANDSCAPE WORK SHALL BE LEGALLY DISPOSED OF OFF-SITE IN A LEGAL MANNER BY THE LANDSCAPE CONTRACTOR.

CC) FINE GRADE, FERTILIZE, AND SOD ALL DISTURBED AREAS WITHIN THE CONSTRUCTION LIMITS AS SHOWN. ALL TURF AREAS SHALL DRAIN COMPLETELY AND SHALL NOT FOND NOR FUDDLE. ALL TURF AREAS SHALL RECEIVE 6" THICK BLACK TOPSOIL-ALLOW FOR SETTLEMENT.

DD) DURING LANDSCAPE WORK, KEEP PAVEMENTS CLEAN AND WORK AREAS IN AN ORDERLY MANNER. REMOVE ALL DEBRIS FROM THE JOB SITE ON A DAILY BASIS.

EE) THE LANDSCAPE CONTRACTOR SHALL PROTECT ALL WORK FROM DAMAGE BY OTHER UNTIL THE WORK IS COMPLETE AND ACCEPTED BY THE OWNER.

FF) ALL PLANT MATERIAL SHALL BE FULLY GUARANTEED FOR ONE YEAR FROM THE DATE OF ACCEPTANCE. DEAD OR UNHEALTHY PLANTS SHALL BE REPLACED AS SOON AS CONDITIONS PERMIT.

GG) SUBSTITUTION OF PLANT MATERIAL DUE TO LACK OF AVAILABILITY MUST BE APPROVED BY THE LANDSCAPE ARCHITECT. SUBSTITUTE PLANTS SHALL BE THE SAME SIZE, OR LARGER, THAN THE ITEMS SPECIFIED.

HH) THE LANDSCAPE CONTRACTOR SHALL COMPLY WITH THE FOLLOWING INSTALLATION AND MAINTENANCE PROCEDURES.

- NEW TREES AND SHRUBS SHALL BE WATERED AND MAINTAINED UNTIL FIRMLY ESTABLISHED.
- NEW TREES AND SHRUBS SHALL BE PRUNED TO REMOVE ALL DEAD AND DAMAGED WOODS.
- MULCHED PLANTING BEDS SHALL BE MAINTAINED AT A DEPTH OF 3".
- ALL PLANTING BEDS AND TREE PITS SHALL BE WEDED REGULARLY.

## PLANT LIST

Deciduous Trees					
Code	Quantity	Size	Scientific Name	Common Name	Notes
ACAB	3	3" bb	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	
CACA	2	3" bb	Carpinus caroliniana	American Hornbeam	
GIBI	1	3" bb	Ginkgo biloba 'Autumn Gold'	Ginkgo 'Autumn Gold'	
GLTR	1	3" bb	Gleditsia triacanthos 'hermis'	Thornless Common Honeylocust	
GYDI	2	3" bb	Gymnocladus dioica	Kentucky Coffeetree	
FYER	1	3" bb	Pyrus calleryana	Callery Pear 'Earlyred'	
QUMU	1	2" bb	Quercus muehlenbergii	Chinkapin Oak	
Evergreen Shrubs					
Code	Quantity	Size	Scientific Name	Common Name	Notes
JUHU	5	5 gal/ #5	Juniperus horizontalis 'Hughes'	Hughes Juniper	
JUKC	16	5 gal/ #5	Juniperus chinensis 'Kallay's Compact'	Kallay's Compact Juniper	
THEM	6	4" bb	Tuja occidentalis 'Emerald'	Emerald Arborvitae	
Deciduous Shrubs					
Code	Quantity	Size	Scientific Name	Common Name	Notes
RHAR	44	5 gal/ #5	Rhus aromatica 'Gro-Low'	Gro-low Sumac	
SYPA	12	30" bb	Syringa patula	Dwarf Lilac Miss Kim	
WEFW	10	30" bb	Weigela florida 'Bramwell'	Fine Wine Weigela	
WEFL	13	24" bb	Weigela florida 'Minuet'	Minuet Weigela	
Perennials					
Code	Quantity	Size	Scientific Name	Common Name	Notes
GEJB	47	#01 (ga)	Geranium 'Johnson's Blue'	Johnson's Blue Geranium	
GETM	29	#01 (ga)	Geranium 'Tiny Monster'	Tiny Monster Geranium	
HERR	66	#01 (ga)	Hemerocallis 'Rosy Returns'	Rosy Returns Daylily	
LISP	25	quart	Liriope spicata	Creeping Lilyturf	
NEWL	75	#01 (ga)	Nepeta x faassenii 'Walker's Low'	Walker's Low Catmint	
SAMA	19	#01 (ga)	Salvia nemorosa 'Haeumanarc'	Marcus Salvia	
Ornamental Grasses					
Code	Quantity	Size	Scientific Name	Common Name	Notes
DECE	10	#01 (ga)	Deschampsia cespitosa	Tufted Hairgrass	
SEAU	20	#01 (ga)	Sesleria autumnalis	Autumn Moor Grass	
SPHE	28	#01 (ga)	Sporobolus heterolepis	Prairie Dropseed	



SPECIAL CONSULTANT  
 LARSON ENGINEERING, INC.  
 14807 S RAVINIA AVE, SUITE 100  
 ORLAND PARK, IL 60462  
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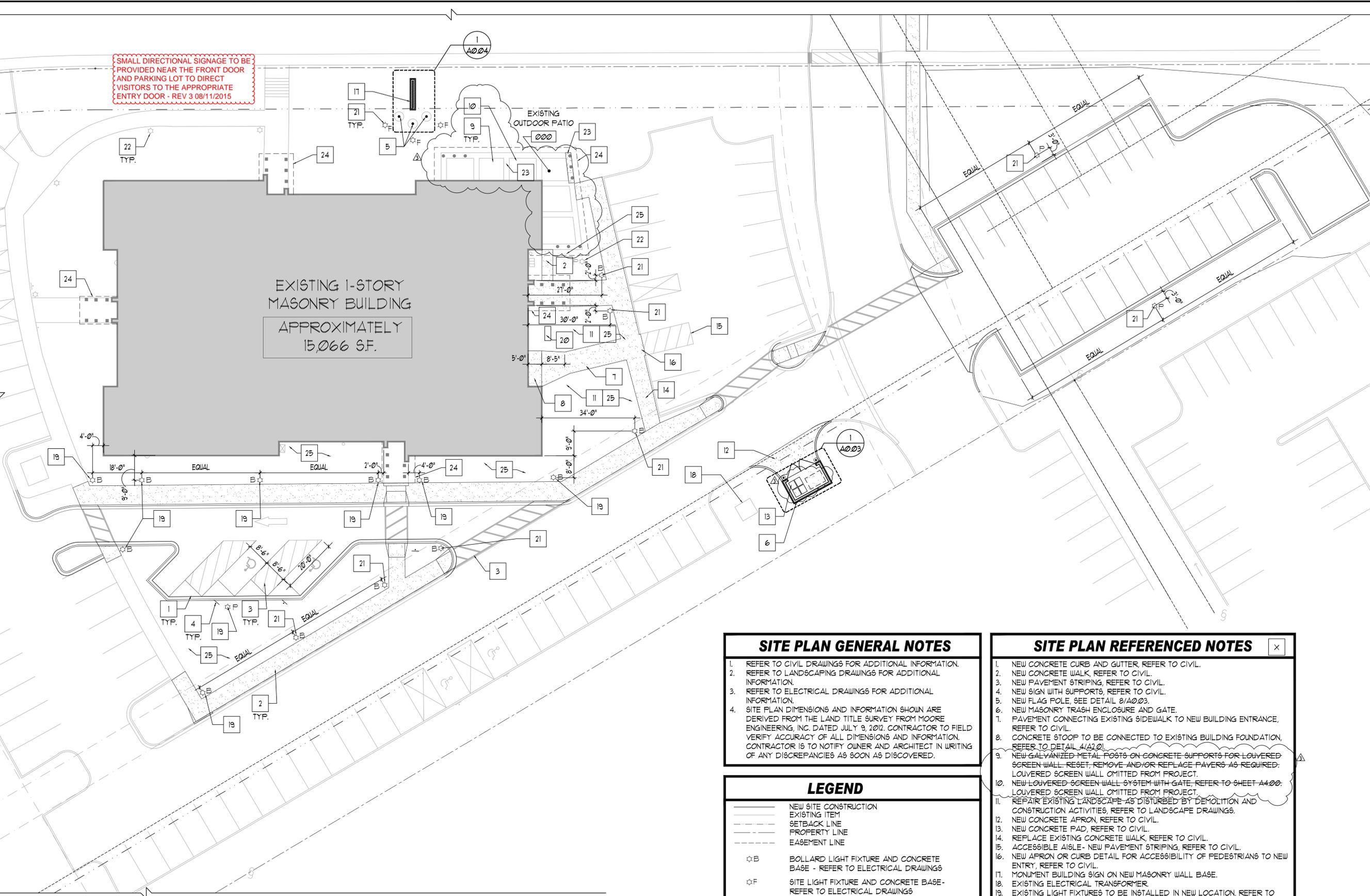
**ORLAND TOWNSHIP**  
**FACILITY RENOVATIONS**  
**ADMINISTRATION BUILDING**  
**14807 S RAVINIA AVE ORLAND PARK, IL 60462**

PROJECT NUMBER: 2024-0005  
 PROJECT MANAGER: TSS  
 DRAWN BY: DTY  
 ISSUED FOR BIDDING AND PERMIT: 08/11/2025  
 LANDSCAPE NOTES AND PLANT LIST

SMALL DIRECTIONAL SIGNAGE TO BE PROVIDED NEAR THE FRONT DOOR AND PARKING LOT TO DIRECT VISITORS TO THE APPROPRIATE ENTRY DOOR - REV 3 08/11/2015

EXISTING 1-STORY MASONRY BUILDING  
APPROXIMATELY 15,066 S.F.

EXISTING OUTDOOR PATIO



**SITE PLAN GENERAL NOTES**

- REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
- REFER TO LANDSCAPING DRAWINGS FOR ADDITIONAL INFORMATION.
- REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- SITE PLAN DIMENSIONS AND INFORMATION SHOWN ARE DERIVED FROM THE LAND TITLE SURVEY FROM MOORE ENGINEERING, INC. DATED JULY 9, 2012. CONTRACTOR TO FIELD VERIFY ACCURACY OF ALL DIMENSIONS AND INFORMATION. CONTRACTOR IS TO NOTIFY OWNER AND ARCHITECT IN WRITING OF ANY DISCREPANCIES AS SOON AS DISCOVERED.

**LEGEND**

—	NEW SITE CONSTRUCTION
- - -	EXISTING ITEM
- - - -	SETBACK LINE
- - - - -	PROPERTY LINE
- - - - -	EASEMENT LINE
⊙B	BOLLARD LIGHT FIXTURE AND CONCRETE BASE - REFER TO ELECTRICAL DRAWINGS
⊙F	SITE LIGHT FIXTURE AND CONCRETE BASE - REFER TO ELECTRICAL DRAWINGS
⊙P	LIGHT POLE AND CONCRETE BASE - REFER TO ELECTRICAL DRAWINGS
⊙B	EXISTING BOLLARD LIGHT FIXTURE TO REMAIN
⊙P	EXISTING LIGHT POLE TO REMAIN

**SITE PLAN REFERENCED NOTES**

- NEW CONCRETE CURB AND GUTTER, REFER TO CIVIL.
- NEW CONCRETE WALK, REFER TO CIVIL.
- NEW PAVEMENT STRIPING, REFER TO CIVIL.
- NEW SIGN WITH SUPPORTS, REFER TO CIVIL.
- NEW FLAG POLE, SEE DETAIL 8/A003.
- NEW MASONRY TRASH ENCLOSURE AND GATE.
- PAVEMENT CONNECTING EXISTING SIDEWALK TO NEW BUILDING ENTRANCE, REFER TO CIVIL.
- CONCRETE STOOP TO BE CONNECTED TO EXISTING BUILDING FOUNDATION, REFER TO DETAIL 4/A201.
- NEW GALVANIZED METAL POSTS ON CONCRETE SUPPORTS FOR LOUVERED SCREEN WALL. RESET, REMOVE AND/OR REPLACE PAVERS AS REQUIRED. LOUVERED SCREEN WALL OMITTED FROM PROJECT.
- NEW LOUVERED SCREEN WALL SYSTEM WITH GATE, REFER TO SHEET A400. LOUVERED SCREEN WALL OMITTED FROM PROJECT.
- REPAIR EXISTING LANDSCAPE AS DISTURBED BY DEMOLITION AND CONSTRUCTION ACTIVITIES, REFER TO LANDSCAPE DRAWINGS.
- NEW CONCRETE APRON, REFER TO CIVIL.
- NEW CONCRETE PAD, REFER TO CIVIL.
- REPLACE EXISTING CONCRETE WALK, REFER TO CIVIL.
- ACCESSIBLE AISLE - NEW PAVEMENT STRIPING, REFER TO CIVIL.
- NEW APRON OR CURB DETAIL FOR ACCESSIBILITY OF PEDESTRIANS TO NEW ENTRY, REFER TO CIVIL.
- MONUMENT BUILDING SIGN ON NEW MASONRY WALL BASE.
- EXISTING ELECTRICAL TRANSFORMER.
- EXISTING LIGHT FIXTURES TO BE INSTALLED IN NEW LOCATION, REFER TO ELECTRICAL DRAWINGS.
- EMERGENCY GENERATOR - REFER TO SHEET EP001.
- NEW LIGHT FIXTURE AND CONCRETE BASE.
- EXISTING SITE LIGHT FIXTURE (POLE OR BOLLARD) TO REMAIN, REFER TO ELECTRICAL DRAWINGS.
- PATCH AND REPAIR EXISTING CONCRETE, REFER TO CIVIL DRAWINGS.
- LINE OF EXISTING ROOF SOFFIT ABOVE.
- EXISTING IRRIGATION SYSTEM TO BE MODIFIED FOR NEW SITE CONFIGURATION. CONTRACTOR TO VERIFY SYSTEM IN-FIELD.

1 ARCHITECTURAL SITE PLAN  
1/16" = 1'-0"



**Larson Engineering, Inc.**  
1400 WEST STREET, SUITE 100  
MORRISVILLE, NORTH CAROLINA 27560  
TEL: 703.885.1000  
WWW.LARSONENGINEERING.COM

**MORRIS ENGINEERING, INC.**  
1000 WEST STREET, SUITE 100  
MORRISVILLE, NORTH CAROLINA 27560  
TEL: 703.885.1000  
WWW.MORRISENGINEERING.COM

**PLANNING RESOURCES, INC.**  
1700 N. BURNING STREET  
MORRISVILLE, NORTH CAROLINA 27560  
TEL: 703.885.1000  
WWW.PLANNINGRESOURCES.COM

**G&M Electrical Contractors Co.**  
1700 N. BURNING STREET  
MORRISVILLE, NORTH CAROLINA 27560  
TEL: 703.885.1000  
WWW.GMCONTRACTORS.COM

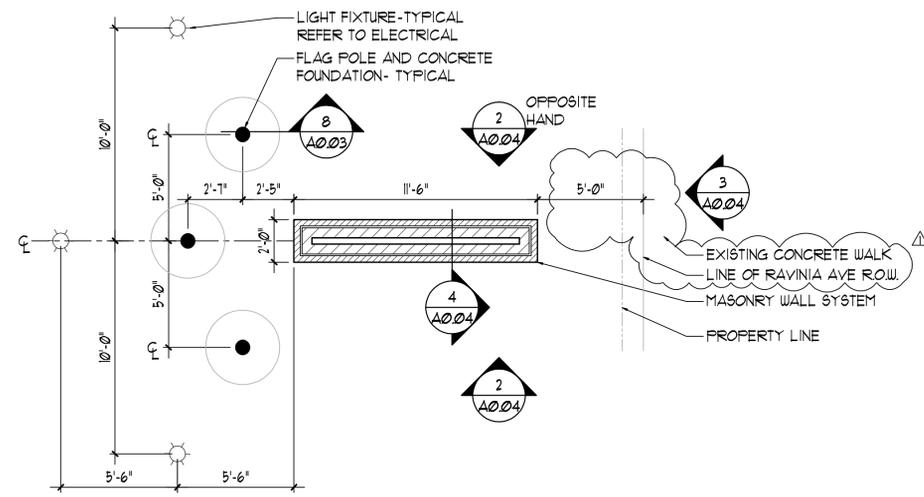
**GRAEFEN DEVELOPMENT, INC.**  
1700 N. BURNING STREET  
MORRISVILLE, NORTH CAROLINA 27560  
TEL: 703.885.1000  
WWW.GRAEFENDEVELOPMENT.COM

**ORLAND TOWNSHIP  
FACILITY RENOVATIONS  
ADMINISTRATION BUILDING  
14807 S RAVINIA AVE ORLAND PARK, IL 60462**

PROJECT NUMBER:	2011-0005
PROJECT MANAGER:	TBS
DRAWN BY:	AKB
DATE FOR PERMIT:	03/07/2015
REVISIONS:	
Δ	PERMIT REVISIONS - 05/14/15
Δ	PERMIT REVISIONS - 05/14/15
Δ	PERMIT REVISIONS - 05/14/15

ARCHITECTURAL SITE PLAN  
**A0.02**



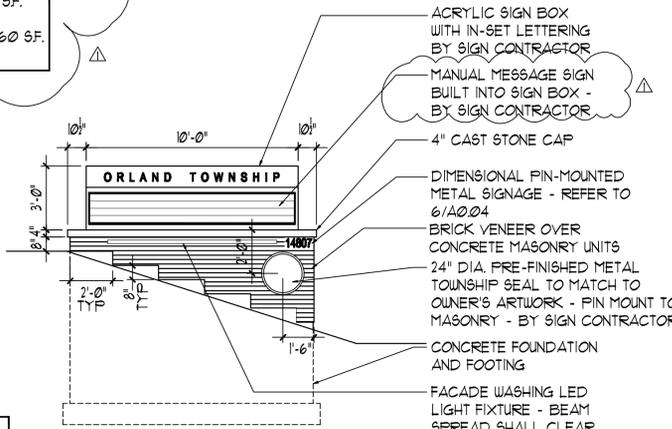


1 ENLARGED SIGN PLAN  
1/4" = 1'-0"

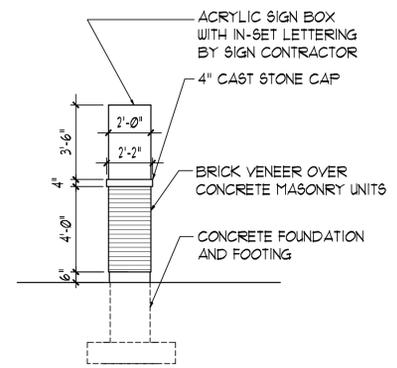
SIGN CALCULATION  
TOTAL AREA OF SIGN: 30 SF.  
TOTAL AREA OF  
MANUAL MESSAGE SIGN: 1460 SF.

T/ EX. GRADE  
VARIES (SEE CIVIL)  
VERIFY IN-FIELD

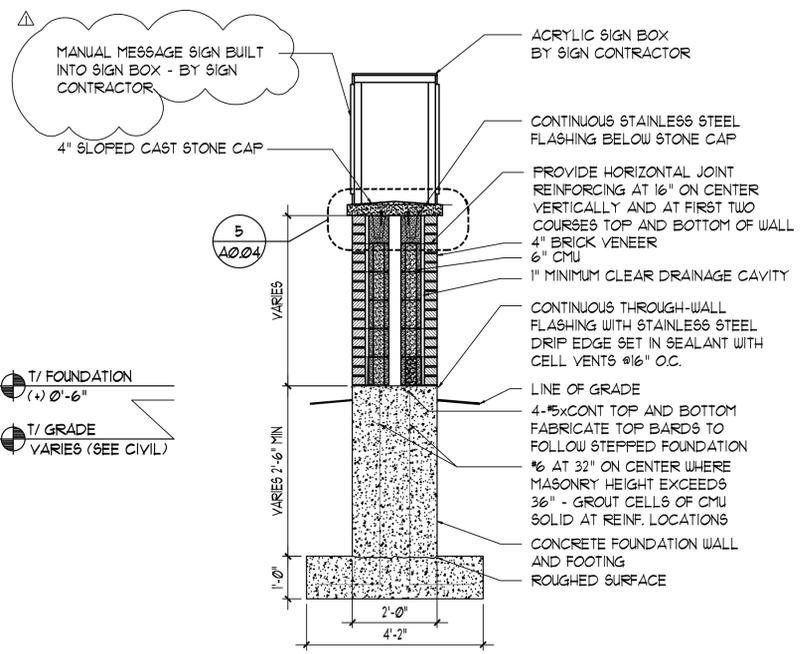
DEVELOPMENT REVIEW NOTE:  
1. NEW BRICK TO MATCH TO  
EXISTING BUILDING BRICK.  
2. SIGN BOX TO BE BLUE IN  
COLOR WITH WHITE LETTERING.



2 SITE SIGNAGE ELEVATION  
1/4" = 1'-0"

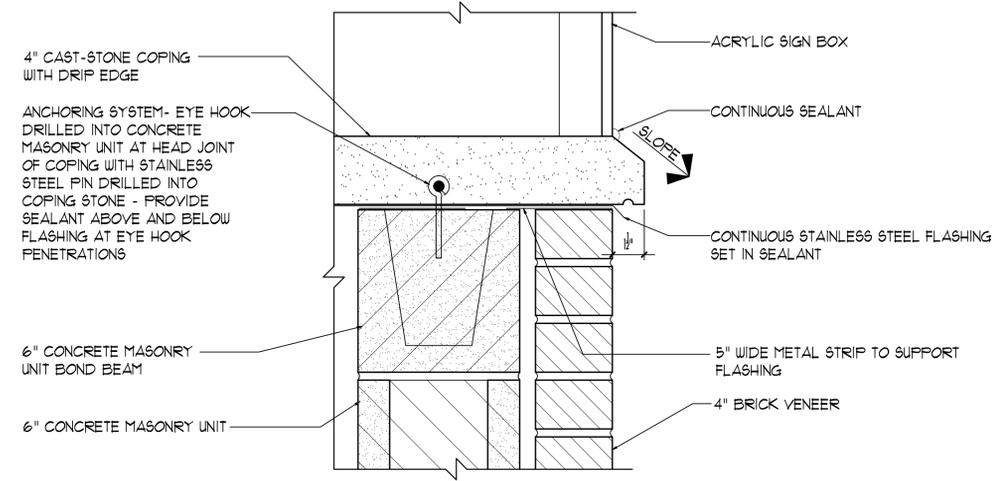


3 SITE SIGNAGE ELEVATION  
1/4" = 1'-0"

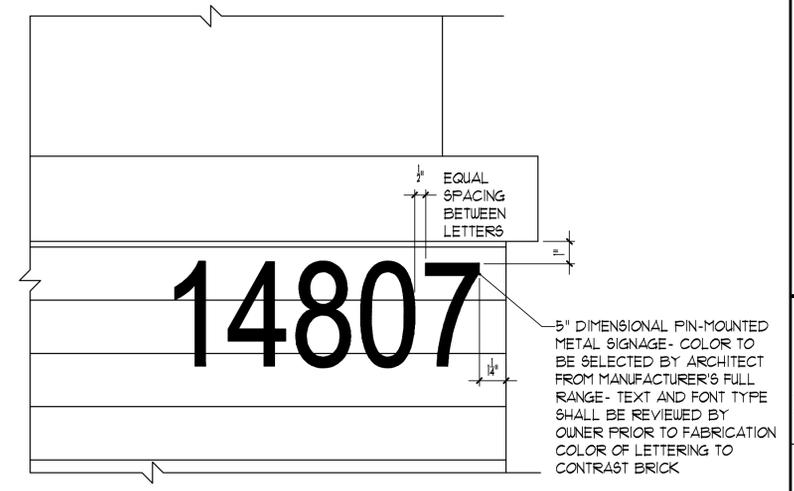


4 WALL SECTION  
1/2" = 1'-0"

NOTE: ALL MASONRY MORTAR IN  
WALL TO HAVE AN INTEGRAL  
WATER REPELLANT



5 COPING DETAIL  
3" = 1'-0"



6 SIGNAGE DETAIL  
3" = 1'-0"

**TRIA** ARCHITECTURE

ORIGINAL CONSULTANT (P) 16/05/2016 (P) 16/05/2016 (P) 16/05/2016

SECURITY CONSULTANT (P) 17/05/2016 (P) 17/05/2016 (P) 17/05/2016

CONTRACTOR/PAINTER (P) 16/04/2016 (P) 16/04/2016 (P) 16/04/2016

CONTRACTOR/ELECTRICIAN (P) 16/04/2016 (P) 16/04/2016 (P) 16/04/2016

CONTRACTOR/MECHANICAL (P) 16/04/2016 (P) 16/04/2016 (P) 16/04/2016)

**Larson Engineering, Inc.**  
14807 S RAVINIA AVE, SUITE 100  
MILLICAN, ILLINOIS 60130

**MORRIS ENGINEERING INC.**  
14807 S RAVINIA AVE, SUITE 100  
MILLICAN, ILLINOIS 60130

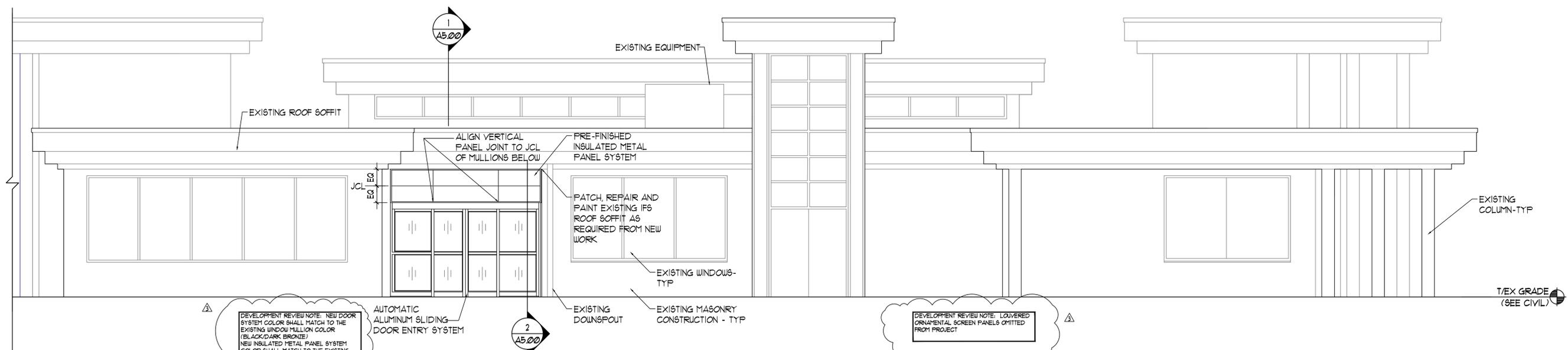
**PLANNING RESOURCES INC.**  
1700 N. ROCKMONT STREET  
CHICAGO, ILLINOIS 60610

**GRAEFEN DEVELOPMENT INC.**  
14807 S RAVINIA AVE, SUITE 100  
MILLICAN, ILLINOIS 60130

**ORLAND TOWNSHIP  
FACILITY RENOVATIONS  
ADMINISTRATION BUILDING**  
14807 S RAVINIA AVE ORLAND PARK, IL 60462

PROJECT NUMBER	2014-0065	REVISIONS	05/16/15
PROJECT MANAGER	TS	Δ PERIT	REVISIONS
DRAWN BY	AS		
ISSUED FOR PERMIT	01/07/2015		
SITE DETAILS			

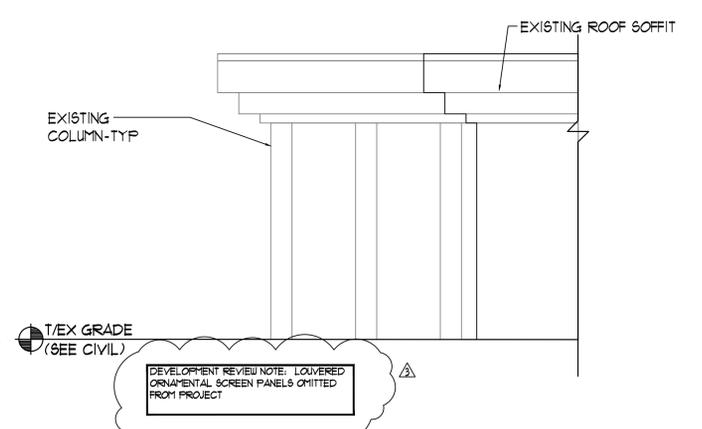
**A0.04**



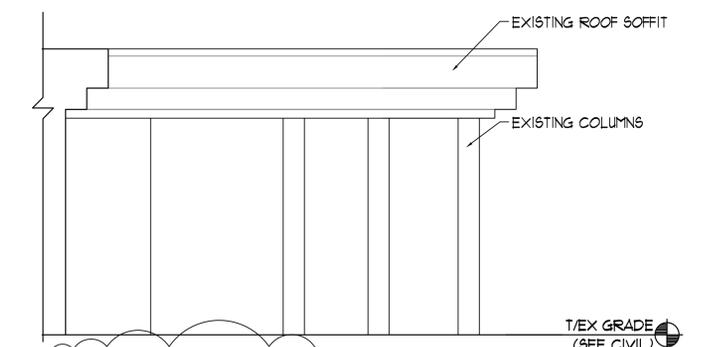
1 EAST EXTERIOR ELEVATION  
1/4" = 1'-0"



2 NORTH EXTERIOR ELEVATION  
1/4" = 1'-0"



3 WEST EXTERIOR ELEVATION  
1/4" = 1'-0"



4 SOUTH EXTERIOR ELEVATION  
1/4" = 1'-0"

**GENERAL NOTES**

1. PATCH AND REPAIR EXTERIOR ROOF SOFFIT AND EXTERIOR WALL CONSTRUCTION AS REQUIRED FROM INSTALLATION OF SECURITY DEVICES. PATCH TO MATCH TO EXISTING ADJACENT CONSTRUCTION. REFER TO SECURITY DRAWINGS FOR FURTHER INFORMATION.

**TRIA**  
ARCHITECTURE

**Larson Engineering, Inc.**  
1405 5TH STREET, SUITE 100  
MORRIS, ILLINOIS 60450  
PROFESSIONAL ENGINEER  
NO. 061-000000

**G&M Electrical Contractors Co.**  
1716 N. BURNING STREET  
ORLAND, ILLINOIS 60451  
PROFESSIONAL ELECTRICAL CONTRACTOR  
NO. 061-000000

**GRAEFEN**  
DEVELOPMENT, INC.  
1716 N. BURNING STREET  
ORLAND, ILLINOIS 60451  
PROFESSIONAL DEVELOPMENT CONTRACTOR  
NO. 061-000000

**MORRIS ENGINEERING**  
1405 5TH STREET, SUITE 100  
MORRIS, ILLINOIS 60450  
PROFESSIONAL ENGINEER  
NO. 061-000000

**PLANNING RESOURCES INC.**  
42 WEST LIBERTY STREET, WORKING LANE 800P  
ORLAND, ILLINOIS 60451  
PROFESSIONAL PLANNING CONTRACTOR  
NO. 061-000000

**CONSTRUCTION**  
1716 N. BURNING STREET  
ORLAND, ILLINOIS 60451  
PROFESSIONAL CONSTRUCTION CONTRACTOR  
NO. 061-000000

**ORLAND TOWNSHIP**  
**FACILITY RENOVATIONS**  
**ADMINISTRATION BUILDING**  
**14807 S RAVINIA AVE ORLAND PARK, IL 60462**

REVISIONS	DATE	BY	DESCRIPTION
1	05/16/12	TR	PERMIT REVISIONS - 05/16/12
2	05/16/12	AL	PERMIT REVISIONS - 05/16/12
3	05/16/12	IG	PERMIT REVISIONS - 05/16/12

PROJECT NUMBER: 204-2005  
PROJECT MANAGER: TR  
DRAWN BY: AL  
BASED ON PERMIT: 03/07/09

EXTERIOR ELEVATIONS

**A4.00**

1 inch = 100 feet

VILLAGE HALL COMPLEX

Bank

14700

14741

14706

Red Lobster parking

14750

PARKING LOT

14712

14807  
TOWNSHIP  
FACILITY

Dania

14830

RAVINIA AVENUE

14750

149TH STREET

14900

14716



Re: Orland Township  
Facility Renovations  
Architect's Project Number: 2014-0065  
Orland Township Parking, 14807 Ravinia Avenue, File # 2015-0208

! Special Use Standards

1. The special use will be consistent with the purposes, goals and objectives and standards of the Comprehensive Plan, any adopted overlay plan and these regulations;
  - a. A special use to allow the parking spaces to exceed Code requirements by more than 20% is requested to alleviate existing parking issues that the Township currently faces. Currently, the community needs to seek off-property parking for Township events. The special use will provide additional parking on-site.
  - b. A special use to allow the proposed parking lot's southern landscape buffer of less than 15 feet is requested, due to site constraints. The parking lot cannot be relocated to another portion of the site due to existing curb lines, existing ingress and egress, existing rights of way and existing utility easements. A landscape buffer of 11 feet is proposed.
2. The special use will be consistent with the community character of the immediate vicinity of the parcel for development;
  - a. The special use requested is a commercial parking lot. The immediate, adjacent parcels are also commercial parking lots.
3. The design of the proposed use will minimize adverse effect, including visual impacts on adjacent properties;
  - a. The special use will adhere to, and provide for, all landscaping requirements and provisions of the Land Development Code.
  - b. The Township requests a special use to exceed the code parking requirements by more than 20% to adequately serve the community, for the Orland Township events and activities. Currently, the Township does not have adequate parking facilities to meet the community need. The additional parking spots are needed, such that community members do not need to utilize the Village's parking lot on the opposite side of Ravinia Avenue. This would also alleviate any safety concerns about community members parking in the Village's lot across the street, and having the community members walk across Ravinia Avenue.
  - c. A brick dumpster enclosure is proposed for the existing garbage dumpster and recycling bins/carts to conceal these items from the public.
4. The proposed use will not have an adverse effect on the value of the adjacent property;
  - a. The adjacent property is a commercial use (restaurant), with a commercial parking lot immediately adjacent to the proposed use. The proposed use will not have an adverse effect on the value of the adjacent property.
5. The applicant has demonstrated that public facilities and services, including but not limited to roadways, park facilities, police and fire protection, hospital and medical services, drainage systems, refuse disposal, water and sewers, and schools will be capable of serving the special use at an adequate level of service;
  - a. Site ingress and egress onto Ravinia Avenue will remain unchanged. Site ingress and egress will be improved to Ravinia Avenue, in the future, for the adjacent lot.
  - b. Site access to emergency services (police, fire and medical) will remain unchanged.
  - c. Revisions to the existing on-site drainage systems, water and sewers have been reviewed and accommodated for by the Civil Engineer of Record.
  - d. Site access to refuse disposal will remain unchanged. Additionally, the existing dumpsters will now be enclosed within a masonry trash enclosure, with gate.
  - e. Schools services will be unaffected by the proposed special use.
6. The applicant has made adequate legal provision to guarantee the provision and development of any open space and other improvements associated with the proposed development;
  - a. The Village of Orland Park has agreed to vacate the right of way and donate the land to the Township.
  - b. The Township will provide an ingress-egress cross access agreement.
  - c. The Township will provide a Plat of Vacation and a Plat of Consolidation.
  - d. All Utility Easements will remain in place on the property.
7. The development will not adversely affect a known archaeological, historical or cultural resource;
  - a. No known archaeological, historical or cultural resources will be affected



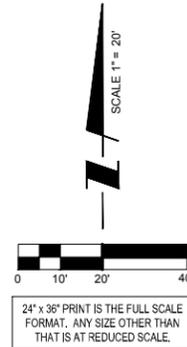
SECTION 17  
T36N, R12E

R=272.00'

NORTH LINE OF SECTION 17

151 ST STREET  
(40' WIDE)(LAWN)  
(PER PLAT)

R=222.00'  
10' EASEMENT PER PLAT



EXISTING UTILITY  
POLE

WOLF ROAD  
(100' WIDE)(BITUMINOUS)(PUBLIC)

ORLAND FIRE PROTECTION  
DISTRICT FIRE STATION NO.  
3 SUBDIVISION NO.

LOT 1

1 STORY  
BRICK  
BUILDING

GENERATOR

CONCRETE CAISSON  
(TYP)

WOOD RETAINING  
WALL

TREE LINE

PARCEL NO.  
27-17-100-005-0000  
GEORGE M ECK

PROPOSED 10' WIDE  
UTILITY EASEMENT

(3) 4/0 IN 3" DIA. SCH. 40 PVC  
CONDUIT FROM TRANSFORMER  
TO METER MAIN PEDESTAL, 205'+

PROPOSED LESSEE ANTENNAS TO  
BE MOUNTED ON EXISTING 140'-0"  
HIGH SELF-SUPPORT TOWER.  
SEE SHEET ANT-1 FOR ELEVATION.

PROPOSED 3' WIDE LESSEE  
COAX EASEMENT

PROPOSED 25'x40' LESSEE LEASE AREA.  
SEE SHEET C-1 FOR ENLARGED PLAN.

PROPOSED 10' WIDE  
UTILITY EASEMENT

PARCEL NO.  
27-17-100-006-0000  
ORLAND FIRE PROTECTION  
DISTRICT  
R=222.00'

PARCEL NO.  
27-17-100-005-0000  
GEORGE M ECK

EXISTING AT&T CHARLES  
PEDESTAL/HANDHOLE "MEET  
POINT"

PROPOSED HANDHOLE  
(BY G.C.) BOTH CONDUITS TO  
TERMINATE AT HANDHOLE

PROPOSED 12' WIDE  
ACCESS EASEMENT

ITEM (17) 17' EASEMENT PER DOC. 10123564  
ITEM (16) 10' EASEMENT PER PLAT  
ACCESS

BITUMINOUS DRIVE

BITUMINOUS PARKING

DUMPSTER AREA

OPERATES 24 HOURS  
A DAY 365 DAYS A YEAR



SURVEY PROVIDED BY:



1 LOCATION PLAN  
SCALE: 1" = 20'

CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING PAVEMENT. CONTRACTOR SHALL PHOTOGRAPH AND VIDEOTAPE EXISTING PAVEMENT PRIOR TO CONSTRUCTION. ANY DAMAGE CAUSED DURING CONSTRUCTION SHALL BE REPLACED TO EXISTING OR BETTER CONDITION AT NO ADDITIONAL COST.

THE CONTRACTOR WILL, UPON BECOMING AWARE OF SUBSURFACE OR LATENT PHYSICAL CONDITIONS DIFFERING FROM THOSE DISCLOSED BY THE ORIGINAL SOIL INVESTIGATION WORK, PROMPTLY NOTIFY THE OWNER VERBALLY AND IN WRITING, AS TO THE NATURE OF THE DIFFERING CONDITIONS. NO CLAIM BY THE CONTRACTOR FOR ANY CONDITIONS DIFFERING FROM THOSE ANTICIPATED IN THE PLANS AND SPECIFICATIONS AND DISCLOSED BY THE SOIL STUDIES WILL BE ALLOWED UNLESS THE CONTRACTOR HAS SO NOTIFIED THE OWNER, VERBALLY AND IN WRITING, AS REQUIRED ABOVE, OF SUCH DIFFERING SUBSURFACE CONDITIONS.

CONTRACTOR TO PROVIDE APPROXIMATE 50'x50' STAGING AREA AND TEMPORARY ROAD. CONTRACTOR SHALL COORDINATE WITH ANTENNA CONTRACTOR, A STAGING AREA AND TEMPORARY ROAD THAT IS ACCEPTABLE TO THE OWNER. STAGING AREA AND TEMPORARY ROAD SHALL BE RESTORED TO EXISTING CONDITIONS AS NECESSARY UPON COMPLETION OF THE PROJECT.

BEFORE AND DURING CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE ADEQUATE EROSION CONTROL AS NECESSARY IN THE FORM OF SILT FENCES FOR THE SITE AND BALES AROUND ANY EXISTING MANHOLES, INLETS, OR CATCHBASINS SUSCEPTIBLE TO EROSION. EROSION CONTROL MEASURES SHALL BE PERIODICALLY INSPECTED TO ENSURE PROPER FUNCTION. EROSION CONTROL SHALL BE REMOVED UPON COMPLETION OF WORK.

REVISIONS

NO.	DESCRIPTION	DATE	BY
A	ISSUED FOR REVIEW	08/5/14	JLR
B	UPDATE PER ECR	09/24/14	JTM
C	UPDATE WITH NEW ECR	06/01/15	MAP
D	ISSUED PER FIBER COORDINATION	07/20/15	MT
E	UPDATE WITH NEW SHELTER & LATEST MOD DESIGN	07/22/15	BTE
F	UPDATE PER POWER COORDINATION	07/24/15	JTM
G	UPDATE PER VILLAGE COMMENTS	08/21/15	JTM

LOC. #187771

RT 7 & WEST

15101 WOLF RD  
ORLAND PARK, IL 60467

DRAWN BY: PP  
CHECKED BY: TAZ  
DATE: 05/22/14  
PROJECT #: 33-1300

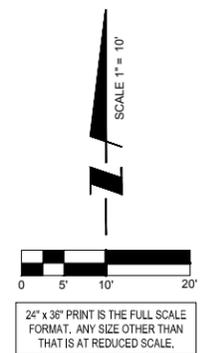
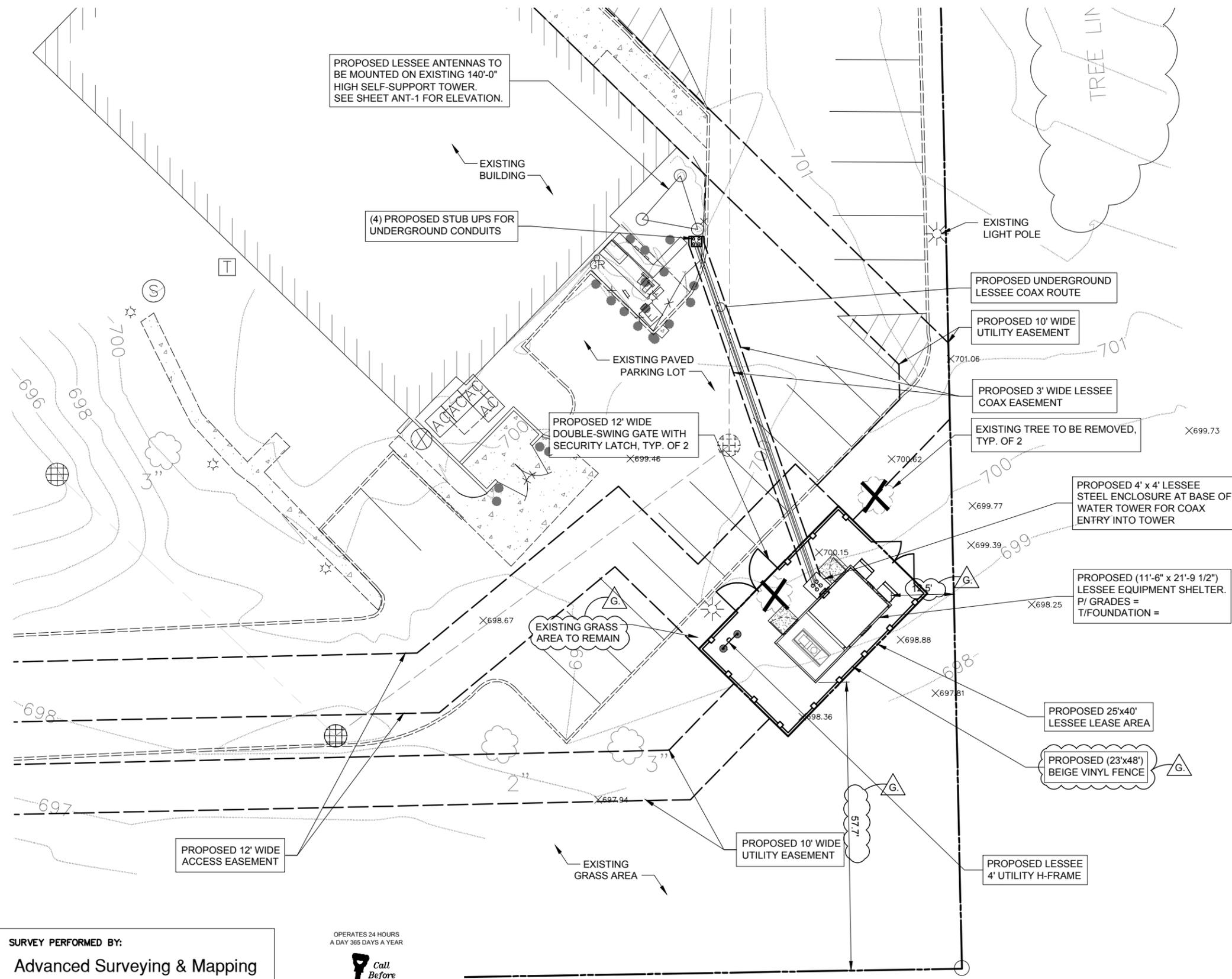
SHEET TITLE  
LOCATION PLAN

SHEET NUMBER  
LP

CHICAGO  
SMSA  
limited partnership  
d/b/a VERIZON WIRELESS







**CHICAGO SMSA**  
*limited partnership*  
 d/b/a VERIZON WIRELESS



NO.	DESCRIPTION	DATE	BY
A	ISSUED FOR REVIEW	08/5/14	JLR
B	UPDATE PER ECR	09/24/14	JTM
C	UPDATE WITH NEW ECR	06/01/15	MAP
D	ISSUED PER FIBER COORDINATION	07/20/15	MT
E	UPDATE WITH NEW SHELTER & LATEST MOD DESIGN	07/22/15	BTE
F	UPDATE PER POWER COORDINATION	07/24/15	JTM
G	UPDATE PER VILLAGE COMMENTS	08/21/15	JTM

LOC. #187771  
 RT 7 & WEST  
 15101 WOLF RD  
 ORLAND PARK, IL 60467

DRAWN BY:	PP
CHECKED BY:	TAZ
DATE:	05/22/14
PROJECT #:	33-1300

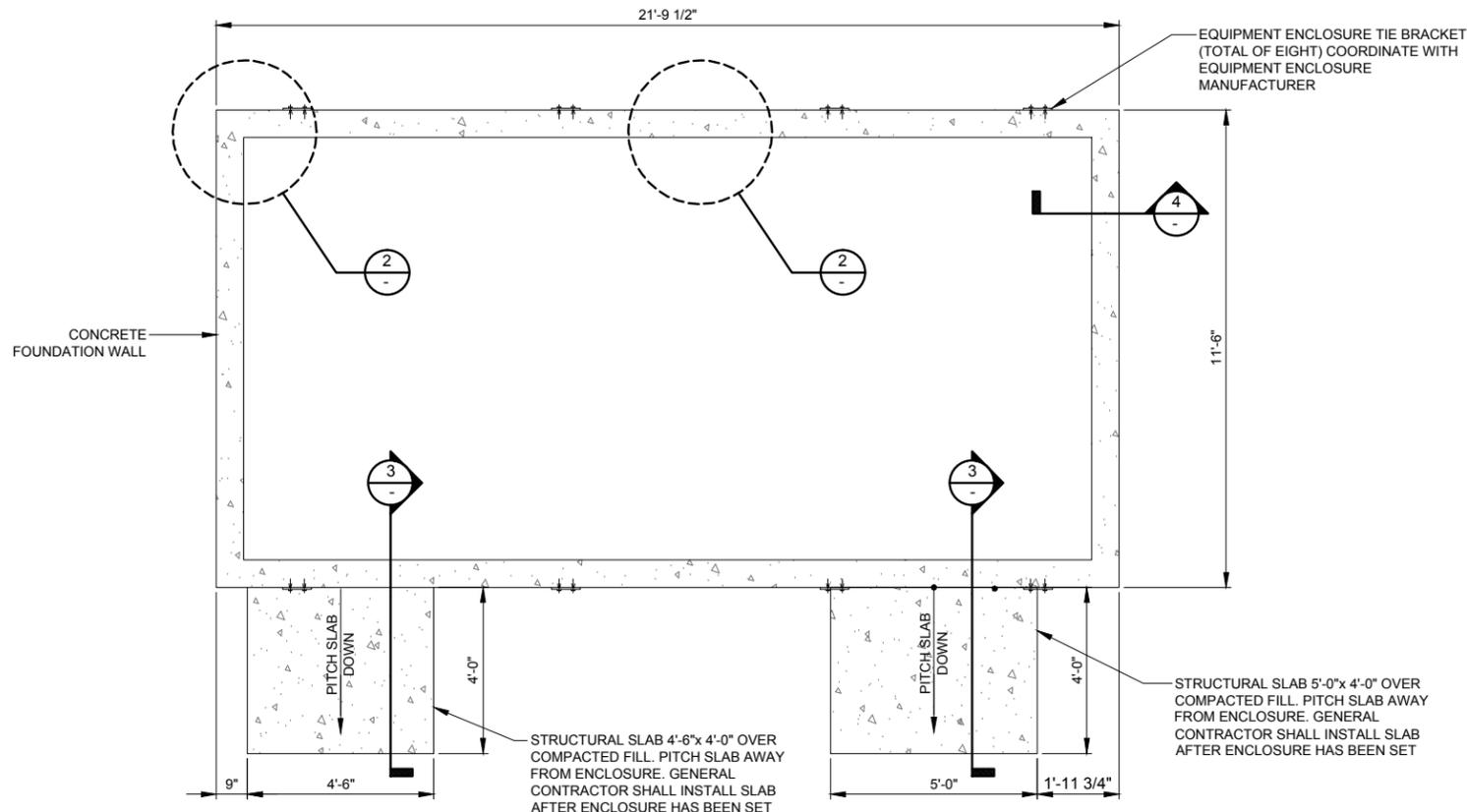
SHEET TITLE  
 SITE GRADING PLAN  
 (SHEET 1 OF 1)

SHEET NUMBER  
**C-2**

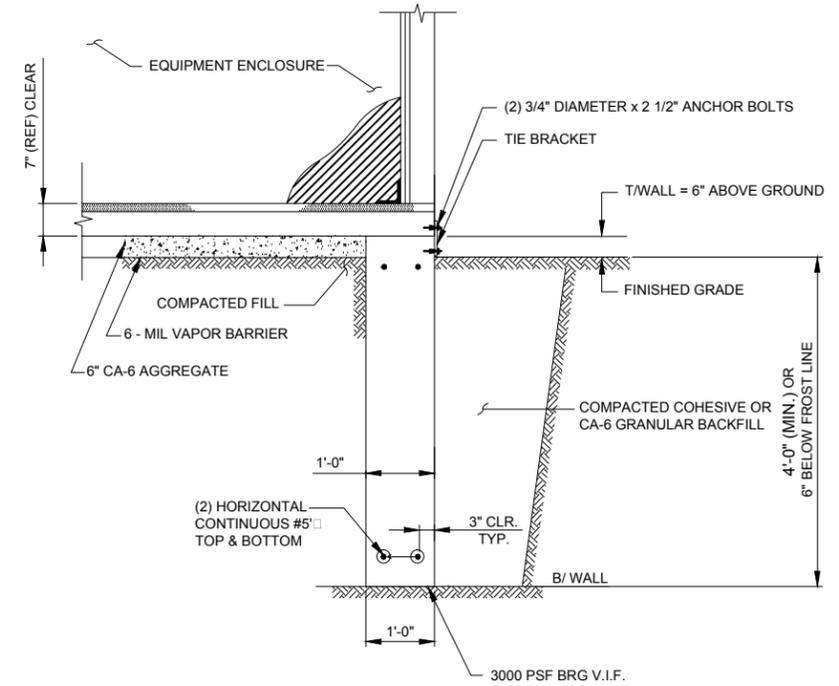
**SURVEY PERFORMED BY:**  
**Advanced Surveying & Mapping**  
 Telephone (630) 273-2500  
 Fax (630) 273-2600  
 E-MAIL [advanced@advct.com](mailto:advanced@advct.com)  
 SITE BENCHMARK  
 RR SPIKE EAST FACE OF A POWER POLE  
 ELEVATION = 847.02' (NAVD 88)



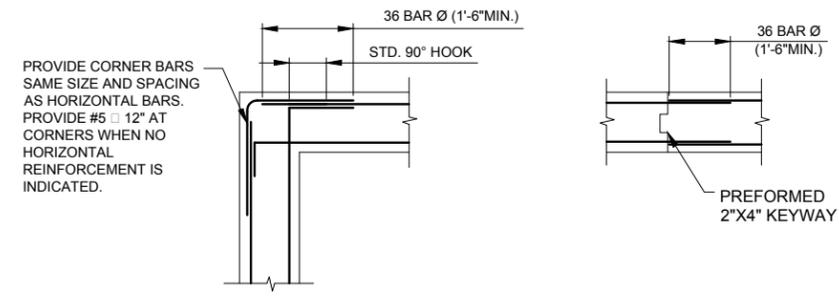
**1** SITE GRADING PLAN  
 SCALE: 1" = 10'



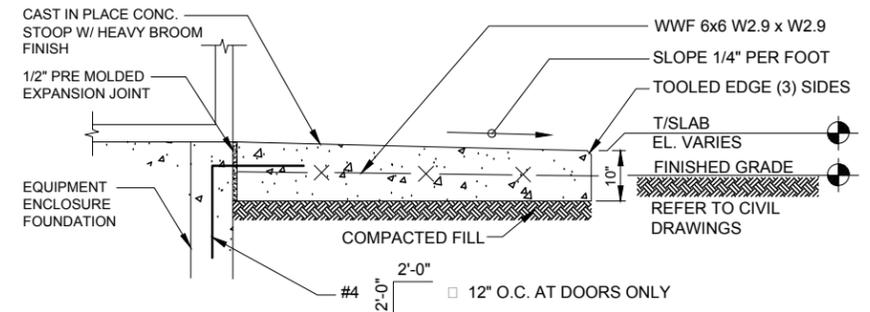
**1** EQUIPMENT ENCLOSURE FOUNDATION PLAN  
N.T.S.



**4** FOUNDATION WALL SECTION  
N.T.S.



**2** CONCRETE WALL REINFORCEMENT DETAILS  
N.T.S.



**3** STOOP DETAIL  
N.T.S.

**A. EQUIPMENT ENCLOSURE FOUNDATION**

- REFER TO CIVIL DRAWINGS FOR ORIENTATION OF THE FOUNDATIONS.
- EQUIPMENT ENCLOSURE FOUNDATION IS DESIGNED FOR THE FOLLOWING LOADS:  
ENCLOSURE DEAD LOAD: 70,000 LBS.  
ROOF LIVE LOAD: 105 PSF  
FLOOR LIVE LOAD: 150 PSF
- THE CONTRACTOR SHALL NOTIFY THE CLIENT'S GEOTECHNICAL ENGINEER TO COORDINATE HAVING A FIELD REPRESENTATIVE ON SITE FOR TESTING AND INSPECTION.
- FOOTINGS SHALL BEAR ON VIRGIN SOIL OR COMPACTED FILL MATERIAL CAPABLE OF SUPPORTING A MINIMUM SOIL BEARING PRESSURE OF 3000 PSF.
- SUBGRADE PREPARATION:  
A. REMOVE ALL SOILS CONTAINING TOPSOIL, ORGANIC MATERIALS, AND/OR FILL MATERIALS FROM WITHIN AREA OF ENCLOSURE FOUNDATION.  
B. PROOF ROLL RESULTING SUBGRADE WITH A HEAVILY LOADED SINGLE AXLE ROLLER OR SIMILAR VEHICLE. (20 TON LOAD). CONTRACTOR SHALL UNDERCUT AND REPLACE WITH ENGINEERED FILL. ALL LOOSE SOFT OR UNSTABLE AREAS REVEALED DURING PROOFROLLING AS DIRECTED BY THE TESTING AGENCY. CONTRACTOR SHALL INCLUDE ANTICIPATED UNDERCUT AND REPLACEMENT AS INDICATED IN THE GEOTECHNICAL REPORT AS PART OF THE BID.  
C. BACKFILL AND COMPACT THE AREA WITHIN THE BUILDING FOUNDATION. BETWEEN RESULTANT SUBGRADE AND FOUNDATION WALL WITH APPROVED GRANULAR MATERIAL.
- FOUNDATION WALLS SHALL BE BACKFILLED EVENLY ON EACH SIDE OF THE WALL OR WALLS SHALL BE ADEQUATELY BRACED BY THE CONTRACTOR UNTIL FLOOR SLAB HAS BEEN PLACED AND CURED FOR 72 HOURS MINIMUM.
- ENCLOSURE SHALL NOT BE SET UNTIL FLOOR SLAB HAS BEEN CURED FOR 72 HOURS MINIMUM.
- CONTRACTOR TO ENSURE FOUNDATION / SLAB ARE POURED TO MEET FLATNESS LEVEL TOLERANCES AS INDICATED IN ACI 4.5.6 AND 4.5.7.

**B. EQUIPMENT ENCLOSURE**

THE EQUIPMENT ENCLOSURE IS A PRE-FABRICATED BUILDING MANUFACTURED BY FIBREBOND, MINDEN, LOUISIANA.  
THE EQUIPMENT ENCLOSURE BUILDING SHALL BE FURNISHED AND INSTALLED BY THE OWNER UNDER SEPARATE CONTRACT PER THE OWNER AND MANUFACTURER SPECIFICATIONS.

**C. CONCRETE NOTES**

- ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF ACI 318 AND ACI 301, LATEST EDITION. THESE DOCUMENTS SHALL BE AVAILABLE IN THE FIELD OFFICE.
- EXCEPT WHERE OTHERWISE INDICATED, CONCRETE SHALL BE NORMAL WEIGHT AND WITH MINIMUM 28-DAY COMPRESSIVE STRENGTHS OF  $F'_c = 3000$  PSI. ALL EXTERIOR EXPOSED CONCRETE SHALL BE AIR ENTRAINED.
- REINFORCING BARS SHALL CONFORM TO ASTM A615, GRADE 60. ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.

NOTE:  
LOCALIZED AREAS OF SOFT OR LOOSE MATERIALS MAY BE ENCOUNTERED AT THE PROPOSED BEARING ELEVATION. THE SOILS MAY REQUIRE COMPACTION USING A PLATE COMPACTOR IN THE FOOTING TRENCH IF FIELD CONDITIONS INDICATE LOOSE GRANULAR SOILS. THE SOILS MAY REQUIRE REMOVAL AND REPLACEMENT WITH AN APPROVED ENGINEERED FILL. FOUNDATION DEPTH AND OVER DIG REQUIREMENTS SHALL BE VERIFIED WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND INCLUDED IN THE BID BEFORE CONSTRUCTION. THE EVALUATION OF THE SUB GRADE AND SELECTION OF FILL MATERIALS SHALL BE MONITORED AND TESTED BY A QUALIFIED REPRESENTATIVE OF THE SOILS ENGINEER.



**CHICAGO SMSA**  
limited partnership  
d/b/a VERIZON WIRELESS



NO.	DESCRIPTION	BY	DATE
A	ISSUED FOR REVIEW	JLR	08/5/14
B	UPDATE PER ECR	JTM	09/24/14
C	UPDATE WITH NEW ECR	MAP	06/01/15
D	UPDATE PER FIBER COORDINATION	MIT	07/20/15
E	UPDATE WITH NEW SHELTER & LATEST MOD DESIGN	BTE	07/22/15
F	UPDATE PER POWER COORDINATION	JTM	07/24/15
G	UPDATE PER VILLAGE COMMENTS	JTM	08/21/15

LOC. #187771  
RT 7 & WEST  
15101 WOLF RD  
ORLAND PARK, IL 60467

DRAWN BY:	PP
CHECKED BY:	TAZ
DATE:	05/22/14
PROJECT #:	33-1300

SHEET TITLE  
**EQUIPMENT ENCLOSURE FOUNDATION PLAN**

SHEET NUMBER  
**C-3**

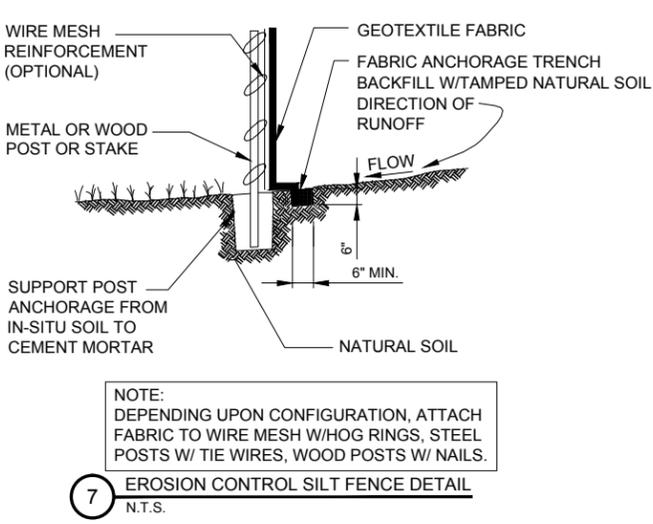
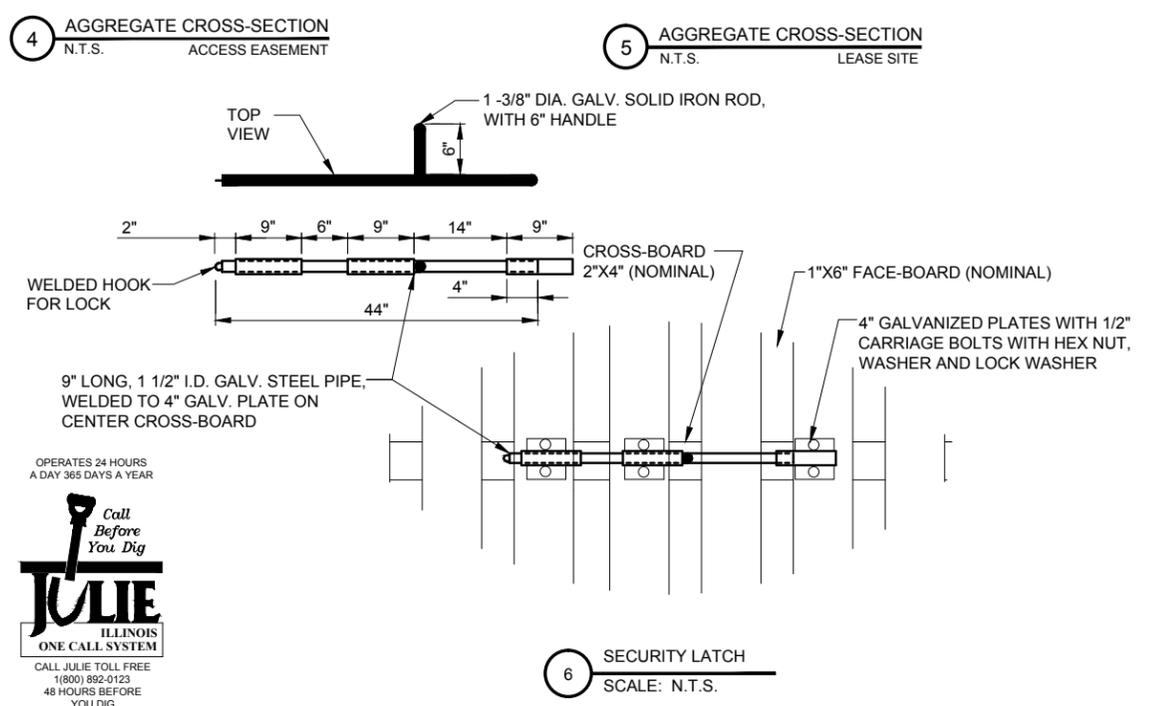
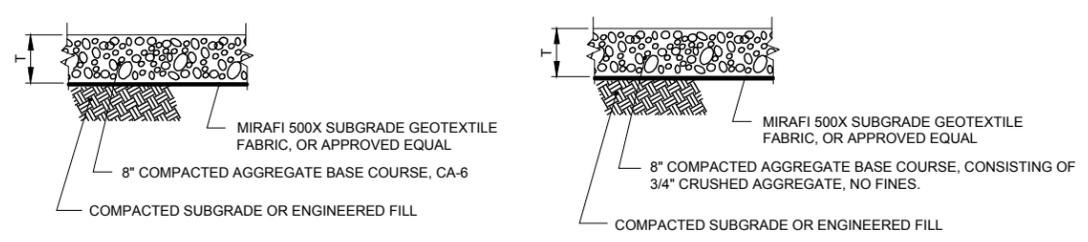
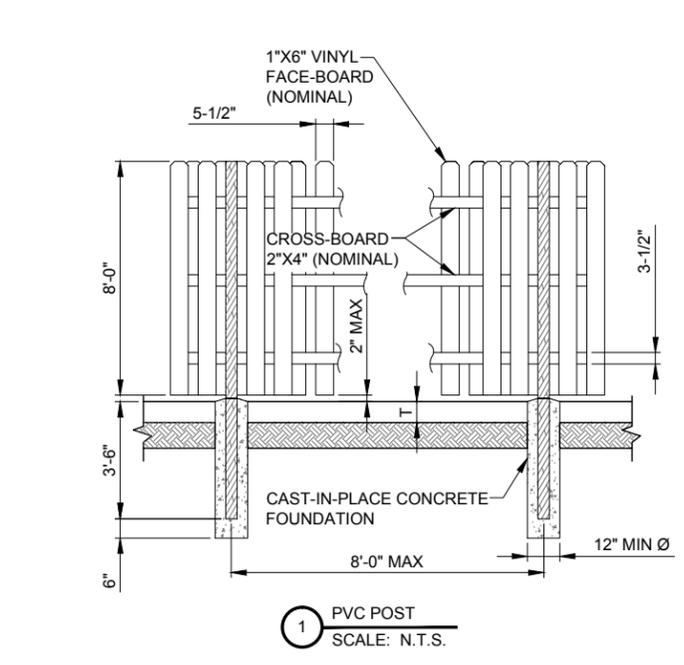
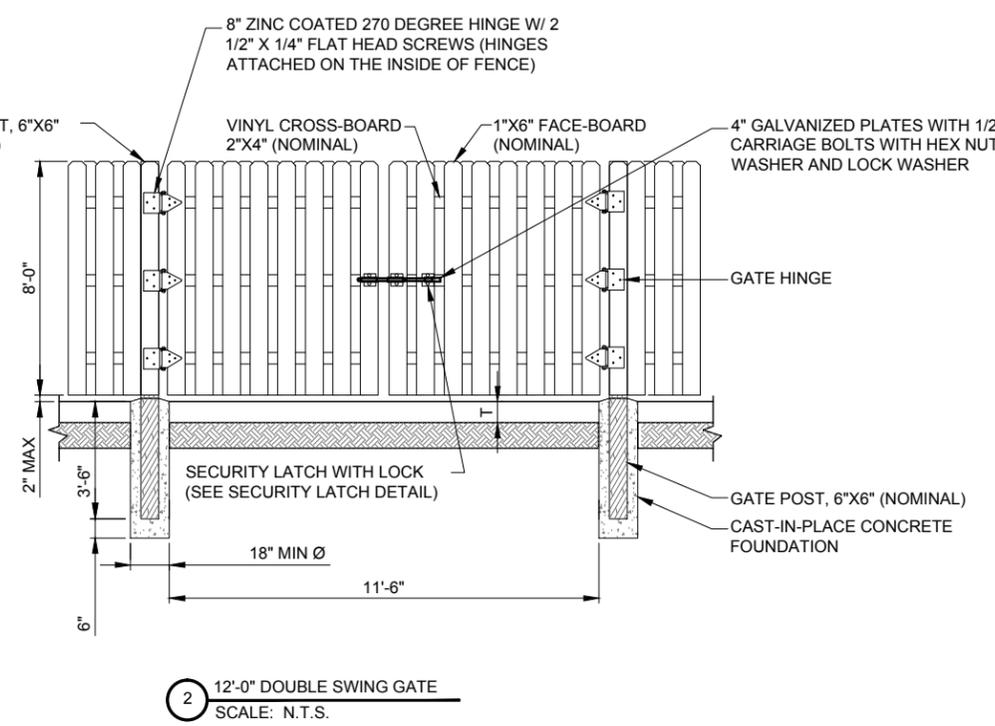
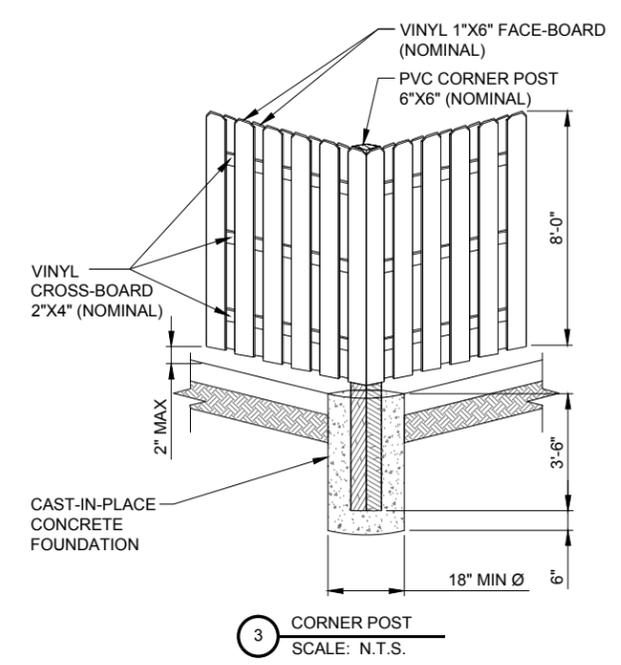
NO.	DESCRIPTION	DATE	BY
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G	UPDATE PER VILLAGE COMMENTS	08/21/15	JTM

**LOC. #187771**  
**RT 7 & WEST**  
 15101 WOLF RD  
 ORLAND PARK, IL 60467

DRAWN BY: PP  
 CHECKED BY: TAZ  
 DATE: 05/22/14  
 PROJECT #: 33-1300

SHEET TITLE  
**SITE DETAILS**

SHEET NUMBER  
**C-4**



**FENCING NOTES:**  
 1. CONTRACTOR TO PROVIDE A 12"x 12" CUT-OUT IN THE VINYL FENCING OPPOSITE THE METER LOCATION FOR METER READING. FRAME OUT THE CUT-OUT WITH VINYL 2"x4" ON THE INSIDE OF FENCE PRIOR TO MAKING PENETRATION.  
 2. FACE-BOARDS CAN BE NAILED OR SCREWED TO CROSS-BOARDS. ALL CROSS-BOARDS WILL BE SCREWED TO POSTS. ALL CONCRETE FOOTING SHALL BE 6.1 BAG MIX 2500 PSI CONCRETE.

**GENERAL NOTES**  
 1) REFER TO THE PROJECT MANUAL FOR ADDITIONAL INFORMATION AND REQUIREMENTS RELATED TO CONSTRUCTION.  
 2) THE OWNER HAS CAUSED A GEOTECHNICAL EXPLORATION TO BE PERFORMED AT THE SITE.  
 3) THE CONTRACTOR SHALL NOTIFY THE CLIENT'S GEOTECHNICAL ENGINEER TO COORDINATE HAVING A FIELD REPRESENTATIVE ON SITE FOR TESTING AND INSPECTION.

COPIES OF THE REPORT ARE ISSUED TO THE CONTRACTOR FOR CONVENIENCE ONLY. THE REPORT IS NOT A PART OF THE CONTRACT DOCUMENTS. NEITHER THE OWNER NOR THE ENGINEER/ARCHITECT GUARANTEE THE ACCURACY OR VALIDITY OF THE DATA CONTAINED THEREIN, NOR DO THEY ASSUME ANY RESPONSIBILITY FOR THE CONTRACTOR'S USE OR INTERPRETATION OF THE DATA CONTAINED THEREIN.

GEOTEXTILE PARAMETERS		
PROPERTY	MINIMUM VALUE (±)	TEST METHOD
GRAB STRENGTH	180 LBS.	ASTM D-4632-91
PUNCTURE STRENGTH	75 LBS.	ASTM D-4833-88
BURST STRENGTH	290 LBS.	ASTM D-3786
TRAPEZOIDAL TEAR	50 LBS.	ASTM D-4571-87

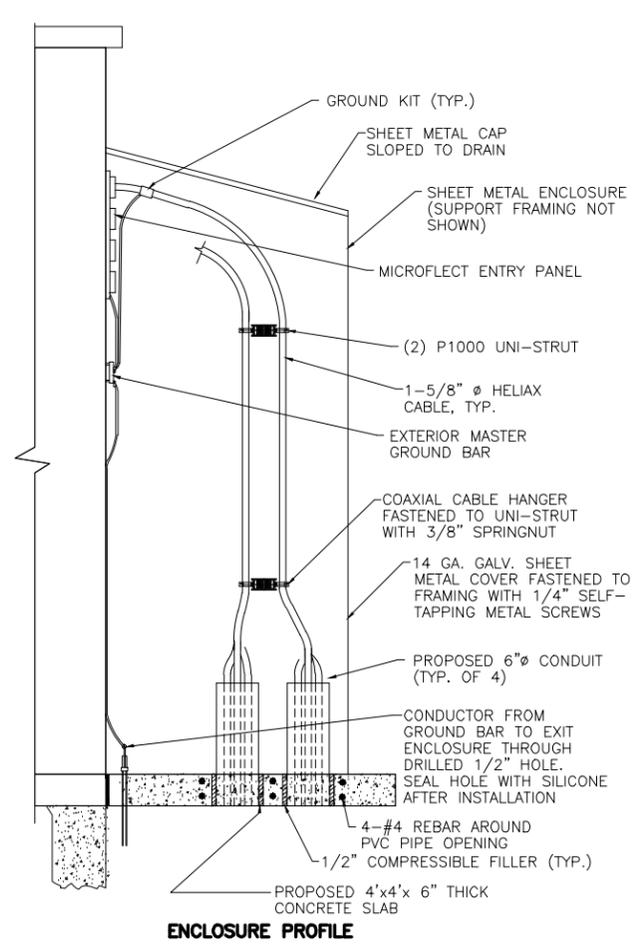
(±) ALL VALUES REPRESENT MINIMUM ROLL VALUES

**NOTES:**  
 THE FABRIC SHOULD BE PLACED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS. INTERSECTIONS OF SHEETS MUST BE SEWN OR SUFFICIENTLY OVERLAPPED (AT LEAST 24 INCHES) OR AS SPECIFIED BY THE MANUFACTURER. THE GEOTEXTILE SHEETS SHOULD ALSO BE PLACED TAUT TO REDUCE WRINKLES OR FOLDS. CARE MUST BE EXERCISED TO PREVENT PHYSICAL DAMAGE OF THE GEOTEXTILE PRIOR TO, DURING AND AFTER INSTALLATION. UTILITIES SHOULD BE INSTALLED BEFORE PLACING THE FABRIC.

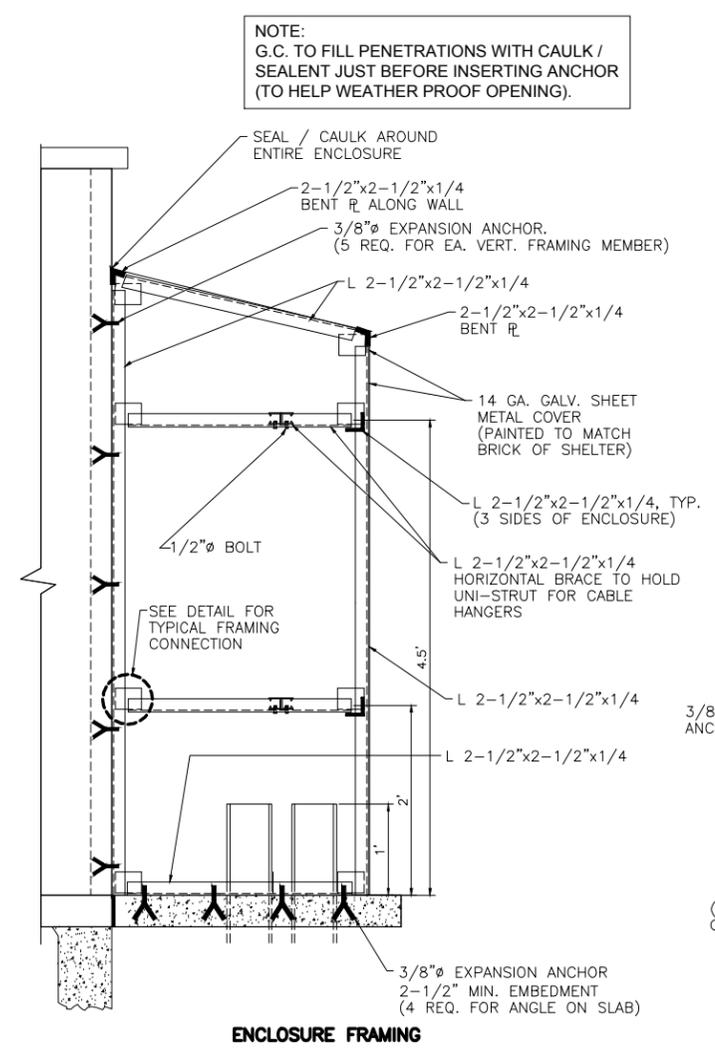


**NOTE:**  
 DEPENDING UPON CONFIGURATION, ATTACH FABRIC TO WIRE MESH W/HOG RINGS, STEEL POSTS W/ TIE WIRES, WOOD POSTS W/ NAILS.

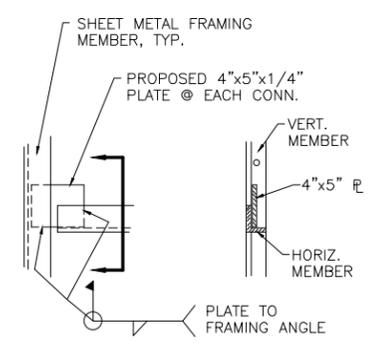
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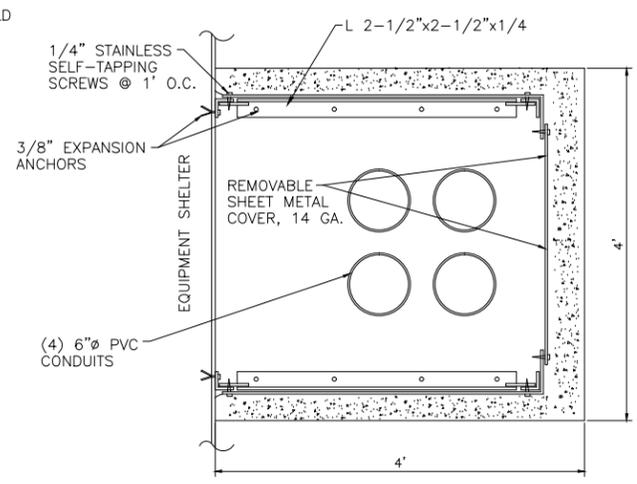
**ENCLOSURE PROFILE**



**ENCLOSURE FRAMING**



**TYPICAL FRAMING CONNECTION**



**ENCLOSURE PLAN**

**1 CABLE ENCLOSURE @ SHELTER**

**LOC. #187771**  
**RT 7 & WEST**

15101 WOLF RD  
 ORLAND PARK, IL 60467

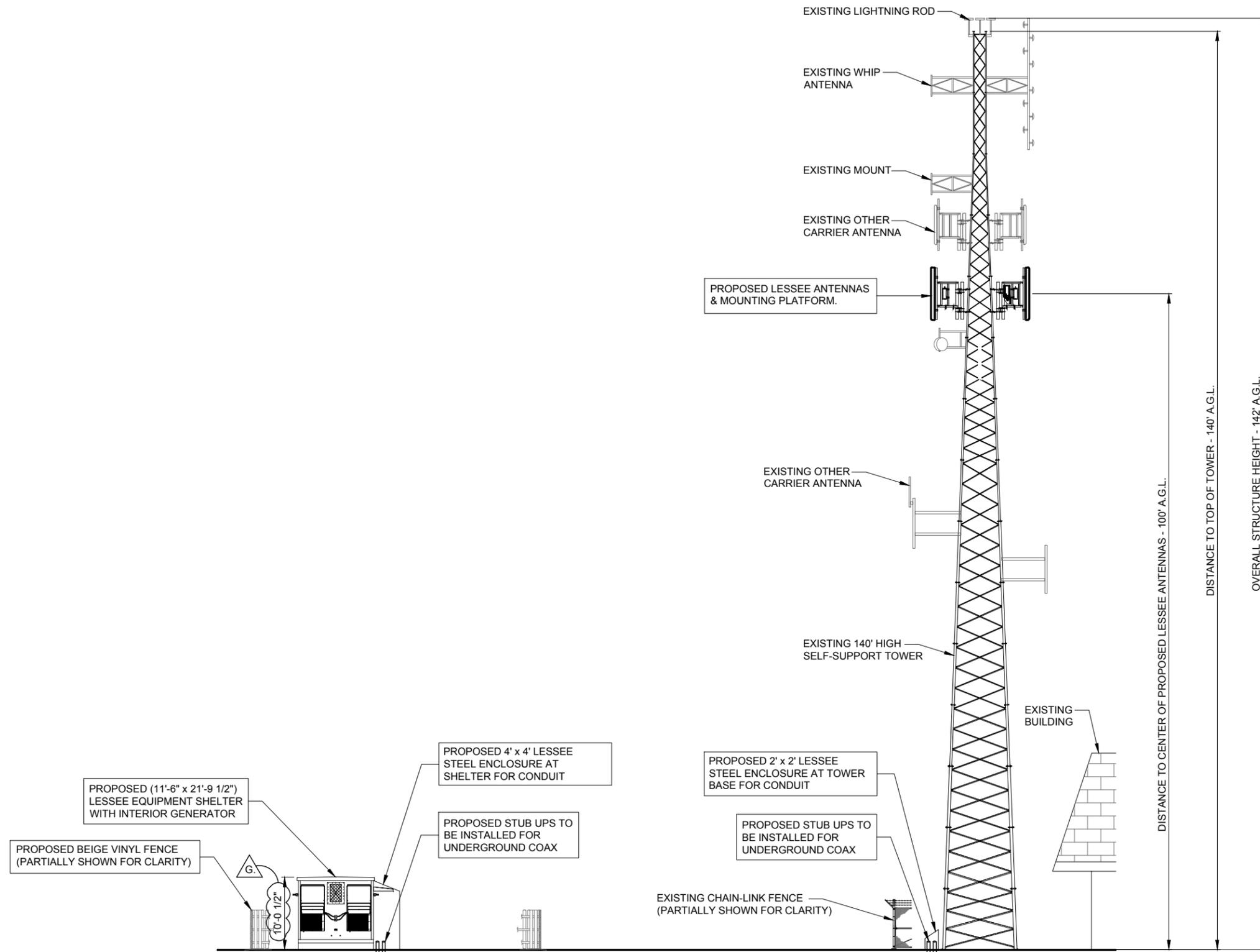
DRAWN BY:	PP
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DATE:	05/22/14
PROJECT #:	33-1300

SHEET TITLE  
**CABLE ENCLOSURE DETAILS**

SHEET NUMBER  
**C-5**



SCALE: 1/8" = 1'  
 24" x 36" PRINT IS THE FULL SCALE  
 FORMAT. ANY SIZE OTHER THAN  
 THAT IS AT REDUCED SCALE.



1 EAST ELEVATION  
 SCALE: 1/8" = 1'-0"

NOTE:  
 PRIOR TO ANTENNA INSTALLATION,  
 TOWER MODIFICATIONS ARE TO BE  
 PERFORMED. REFER TO STRUCTURAL  
 ANALYSIS AND MOD DESIGN BY SEMAAN  
 ENGINEERING ATTACHED TO THIS SET  
 AS GUIDE

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 SMSA**  
*limited partnership*  
 d/b/a VERIZON WIRELESS



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PROJECT #:	33-1300

SHEET TITLE  
**SITE ELEVATION**

SHEET NUMBER  
**ANT-1**

**EQUIPMENT CHANGE REQUEST FORM- ECR**

Cell Name	Rt 7 and West	RF Engineer	Opubo Agiobenebo	Cell ID	569
Location Number	187771	Market	0	Address	15101 Wolf Road
Date of Request	6/20/2014			City/State/Zip	Orland Park, IL, 60462

**PROPOSED CONFIGURATION**

Sector	Pos	Antenna		Antenna Manufacturer	Antenna Model	Antenna Serial Number	Configuration			Action		
		Port	RF Path				Centerline	Azimuth	Variable Tilt		Mechanical Tilt	
Alpha	A1	L1 (-45)	LTE C - RxTx0	ANDREW	SBNHH-1D65A_PORT 1 - +45_02D		100	0	0	0	Change-Install	
		L2 (+45)	LTE C - RxTx1									
		H1 (-45)	PCS Future - RxTx0									
		H2 (+45)	PCS Future - RxTx1									
	A2	H3 (+45)	AWS - RxTx0									
		H4 (+45)	AWS - RxTx1									
		L1 (-45)	Unused at this time									
		L2 (+45)	Unused at this time									
	A3	H1 (-45)	Unused at this time	ANDREW	SBNHH-1D65A_PORT 1 - +45_02D		100	0	0	0		Change-Install
		H2 (+45)	PCS Future - RxTx1									
		H3 (+45)	AWS - RxTx0									
		H4 (+45)	AWS - RxTx1									
A4	L1 (-45)	Unused at this time										
	L2 (+45)	Unused at this time										
	H1 (-45)	Unused at this time										
	H2 (+45)	Unused at this time										
Beta	B1	L1 (-45)	LTE C - RxTx0	ANDREW	SBNHH-1D65A_PORT 1 - +45_02D		100	110	0	0	Change-Install	
		L2 (+45)	LTE C - RxTx1									
		H1 (-45)	PCS Future - RxTx0									
		H2 (+45)	PCS Future - RxTx1									
	B2	H3 (+45)	AWS - RxTx0									
		H4 (+45)	AWS - RxTx1									
		L1 (-45)	Unused at this time									
		L2 (+45)	Unused at this time									
	B3	H1 (-45)	Unused at this time	ANDREW	SBNHH-1D65A_PORT 1 - +45_02D		100	110	0	0		Change-Install
		H2 (+45)	PCS Future - RxTx1									
		H3 (+45)	AWS - RxTx0									
		H4 (+45)	AWS - RxTx1									
B4	L1 (-45)	Unused at this time										
	L2 (+45)	Unused at this time										
	H1 (-45)	Unused at this time										
	H2 (+45)	Unused at this time										
GAMMA	G1	L1 (-45)	LTE C - RxTx0	ANDREW	SBNHH-1D65A_PORT 1 - +45_04D1_0725		100	260	4	0	0	Change-Install
		L2 (+45)	LTE C - RxTx1									
		H1 (-45)	PCS Future - RxTx0									
		H2 (+45)	PCS Future - RxTx1									
	G2	H3 (+45)	AWS - RxTx0									
		H4 (+45)	AWS - RxTx1									
		L1 (-45)	Unused at this time									
		L2 (+45)	Unused at this time									
	G3	H1 (-45)	Unused at this time	ANDREW	SBNHH-1D65A_PORT 1 - +45_04D1_0725		100	260	4	0	0	Change-Install
		H2 (+45)	PCS Future - RxTx1									
		H3 (+45)	AWS - RxTx0									
		H4 (+45)	AWS - RxTx1									
G4	L1 (-45)	Unused at this time										
	L2 (+45)	Unused at this time										
	H1 (-45)	Unused at this time										
	H2 (+45)	Unused at this time										

Comments

PPC CONNECTORS ONLY

1 PROPOSED ANTENNA CONFIGURATION  
N.T.S.

**ESTIMATED MAIN LINE HYBRID LENGTH**

ANTENNA CENTERLINE (±)	UNDERGROUND COAX LENGTH (±)	SHELTER (±)	TOTAL (±)
100'	85'	15'	200'

**Combiner - Cable Data**

Existing			
Diplexer	Location	Diplexer Manufacturer	Diplexer Model
	Top (Platform)		
	Bottom (Shelter)		

Coax	Sector	Coax Manufacturer	Type	Size	Count
	Alpha				
	Beta				
	Gamma				

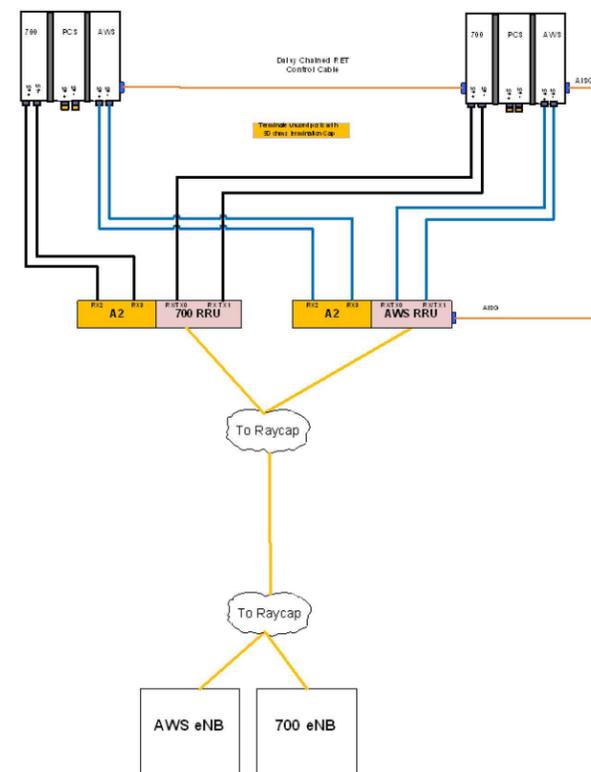
Proposed				
Passive Components	Location	Manufacturer	Component Model	Count
	Top (Platform)			
	Bottom (Shelter)			
	Top (Platform)	Ericsson	RRU12 (AWS)	3
	Top (Platform)	Ericsson	RRU12 (700)	3
	Top (Platform)	Ericsson	RRUS A2 (700)	3
	Top (Platform)	Ericsson	RRUS A2 (AWS)	3
	Top (Platform)	Raycap	RCMDC-3315-PF-48	1
	Bottom (Shelter)	Raycap	RCMDC-3315-PF-48	1

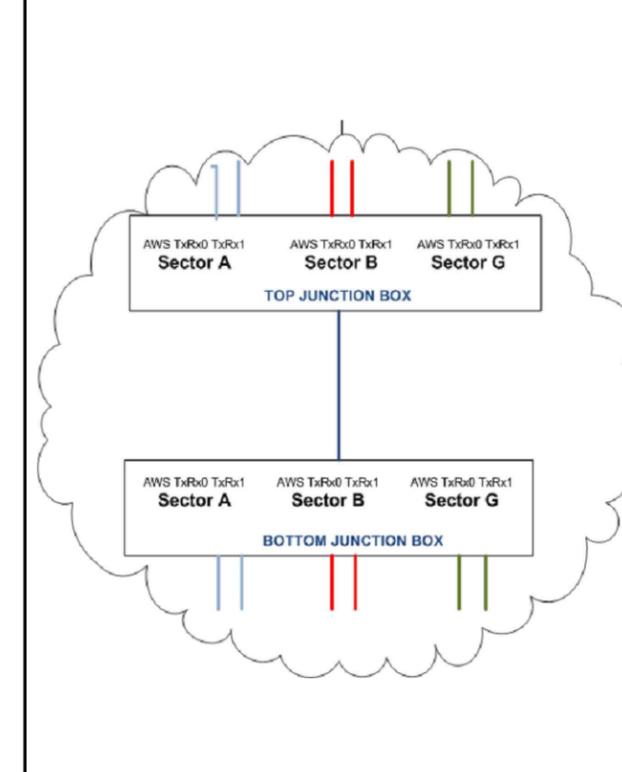
Coax	Sector	Coax Manufacturer	Type	Size	Count	Action
	Alpha					
	Beta					
	Gamma					
	AWS	Andrew	HFT1206-24S26-XXX	1 5/8	2	Install

Comments

2 COMBINER CABLE DATA INFORMATION  
N.T.S.



3 CABLE DIAGRAM  
N.T.S.



2 CABLE DIAGRAM □ JUNCTION BOX  
N.T.S.

**CHICAGO SMSA**  
limited partnership  
d/b/a VERIZON WIRELESS

**TERRA**  
600 BUSSE HIGHWAY  
PARK RIDGE, IL 60068  
PH: 847-698-6400  
FAX: 847-698-6401

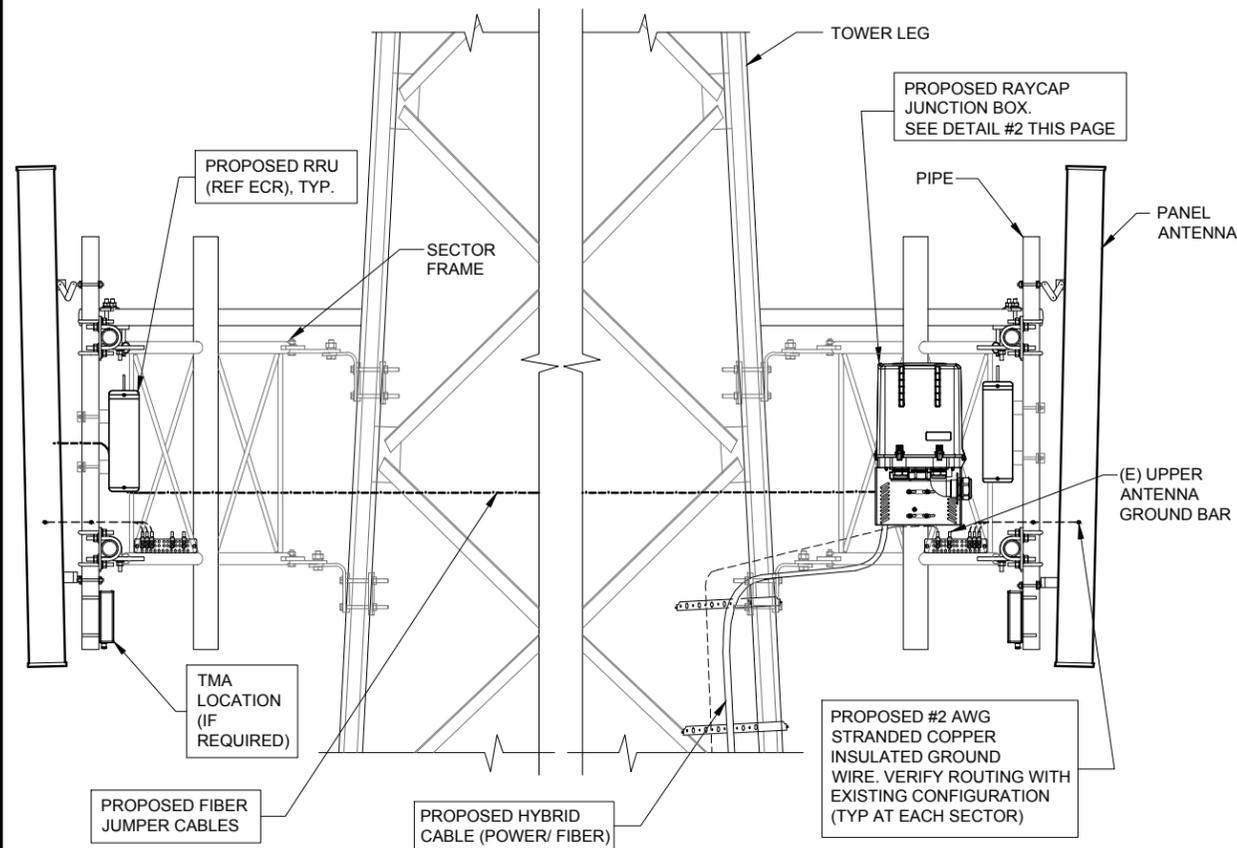
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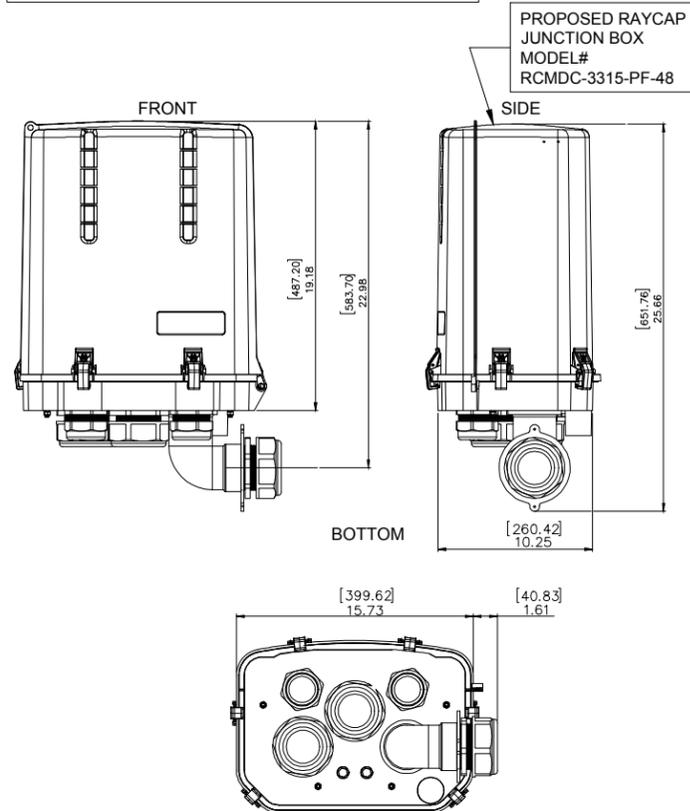
SHEET TITLE  
ANTENNA INFORMATION

SHEET NUMBER  
**ANT-2**

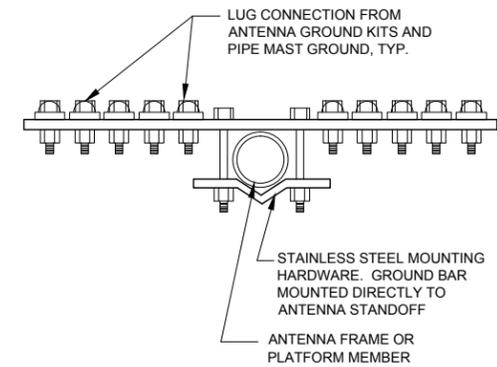


1 ANTENNA & RAYCAP JUNCTION BOX MOUNTING DETAIL  
SCALE: N.T.S.

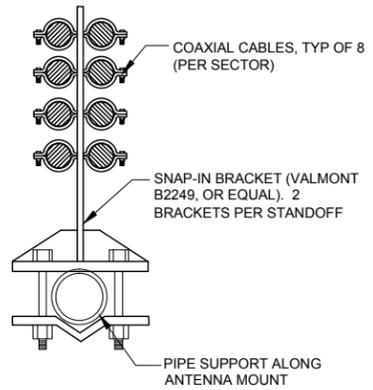
SPECIFICATIONS DC SURGE PROTECTION FOR RRU/INTEGRATED ANTENNA RADIO HEAD  
APPLICATION: TOWER / BASE / ROOFTOP / ROOFTOP DISTRIBUTION MODELS  
WEIGHT: 32LBS (14.51 KG)



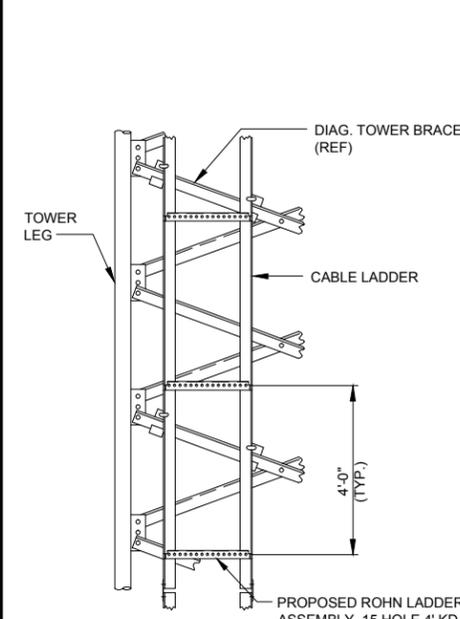
2 RAYCAP JUNCTION BOX DETAIL  
SCALE: N.T.S.



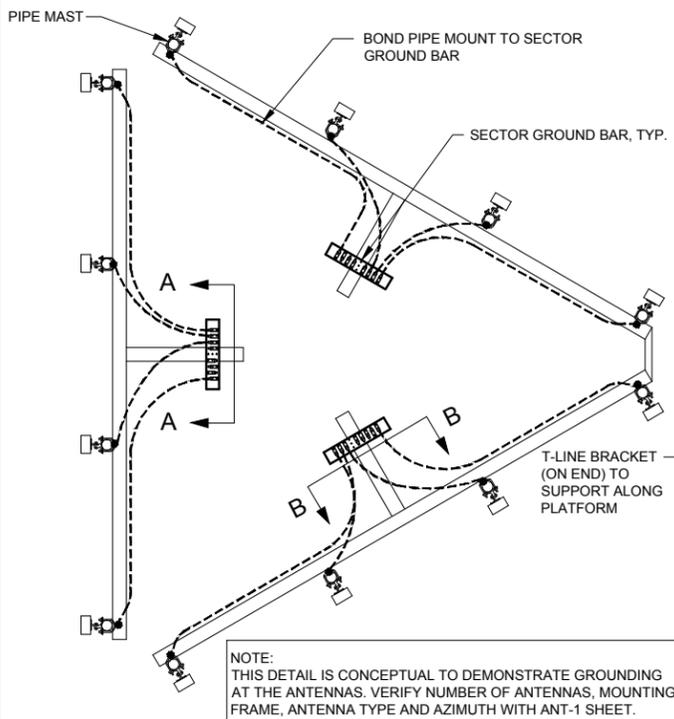
SECTION A-A  
3 GROUND BAR AT SECTOR  
N.T.S.



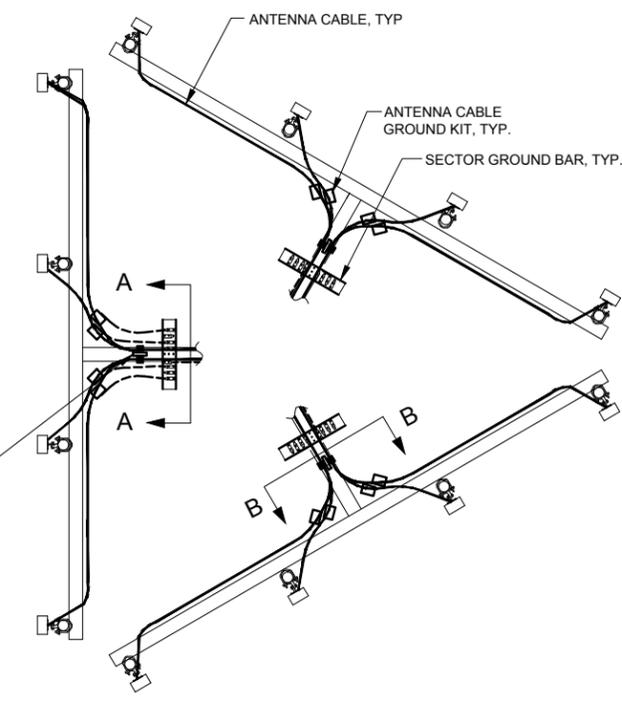
SECTION B-B  
4 SNAP-IN BRACKET AT ANTENNA MOUNT  
N.T.S.



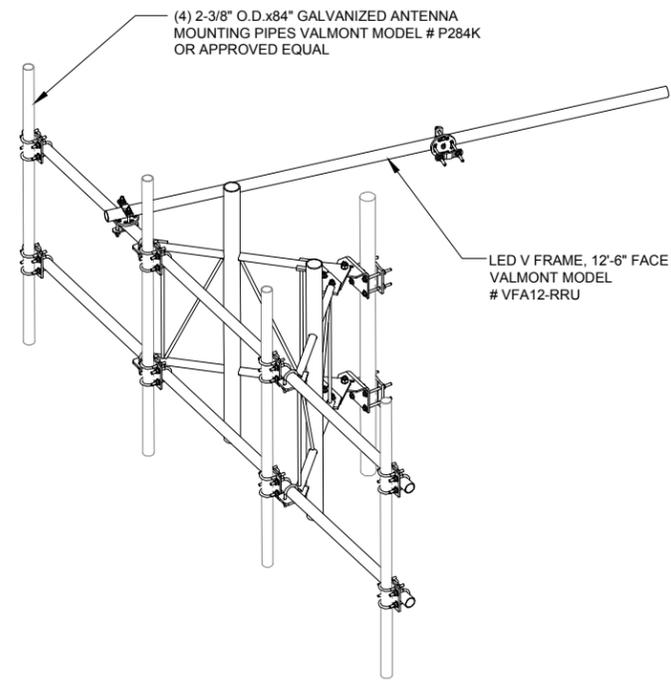
5 TRANSMISSION LINE HANGER  
N.T.S.



6 PIPE MAST GROUNDING AT ANTENNA ELEVATION  
N.T.S.



7 ANTENNA CABLE GROUNDING AT ANTENNA ELEVATION  
N.T.S.



8 TYPICAL LED SECTOR V-FRAME DETAIL  
N.T.S.

**CHICAGO SMSA**  
limited partnership  
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**TERRA** CONSULTING, LTD.  
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PH: 847-698-6400  
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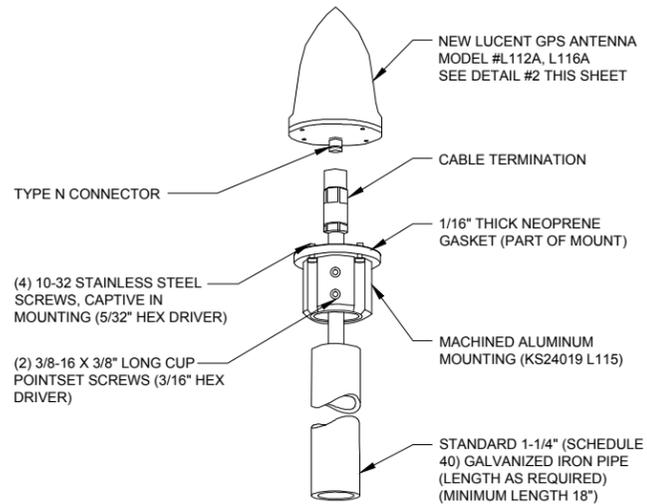
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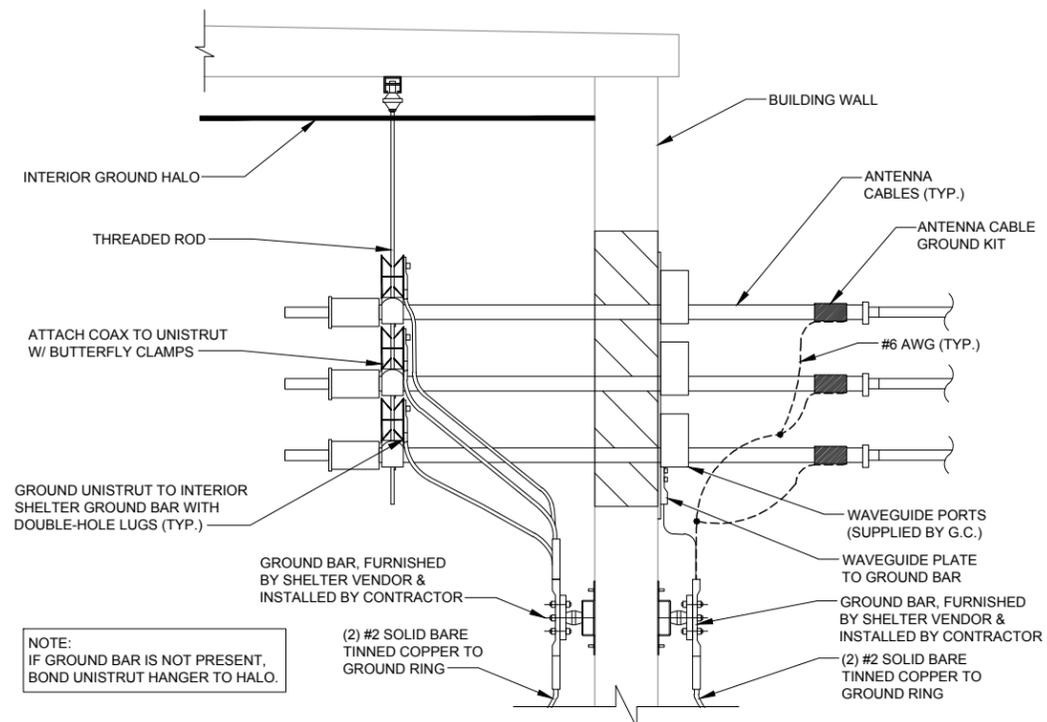
SHEET TITLE  
ANTENNA MOUNTING DETAILS

SHEET NUMBER  
**ANT-3**

NOTE:  
INSTALL EACH GPS ON THE  
CLOSEST ICE BRIDGE POSTS TO  
SHELTER (TYP. AT 2 LOCATIONS).

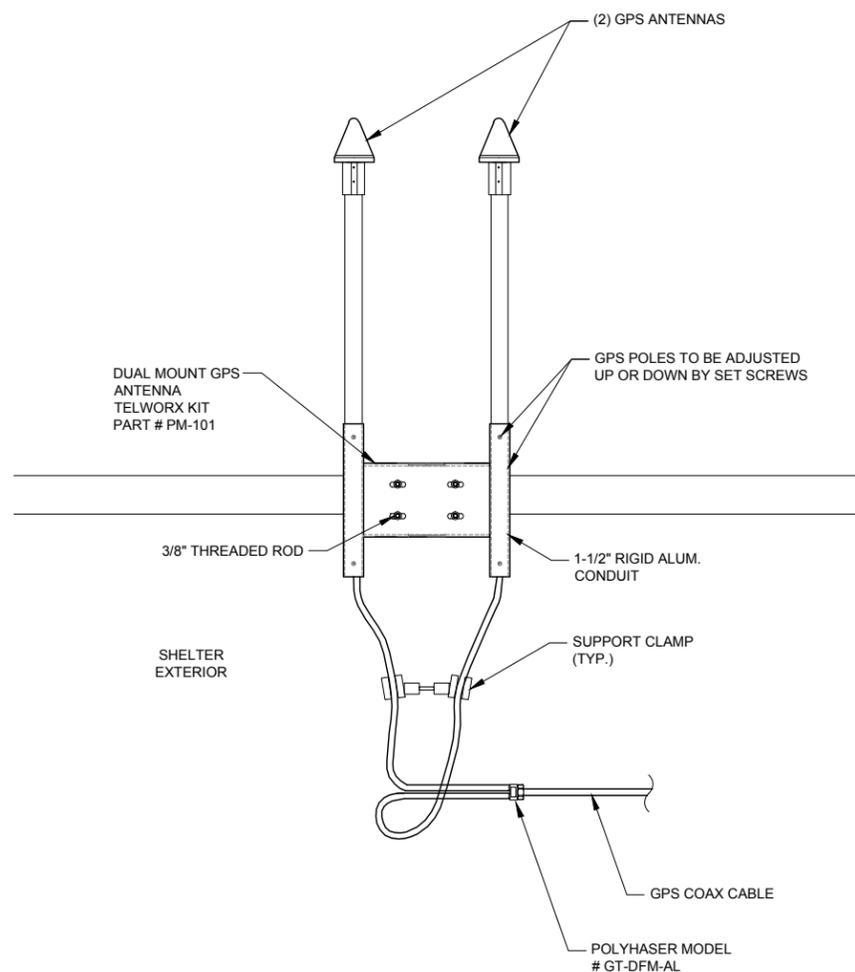


3 TYPICAL GPS DETAIL  
N.T.S.



NOTE:  
IF GROUND BAR IS NOT PRESENT,  
BOND UNISTRUT HANGER TO HALO.

1 ENCLOSURE ENTRY PANEL GROUNDING DETAIL  
N.T.S.



2 GPS MOUNTING DETAIL  
N.T.S.

**CHICAGO  
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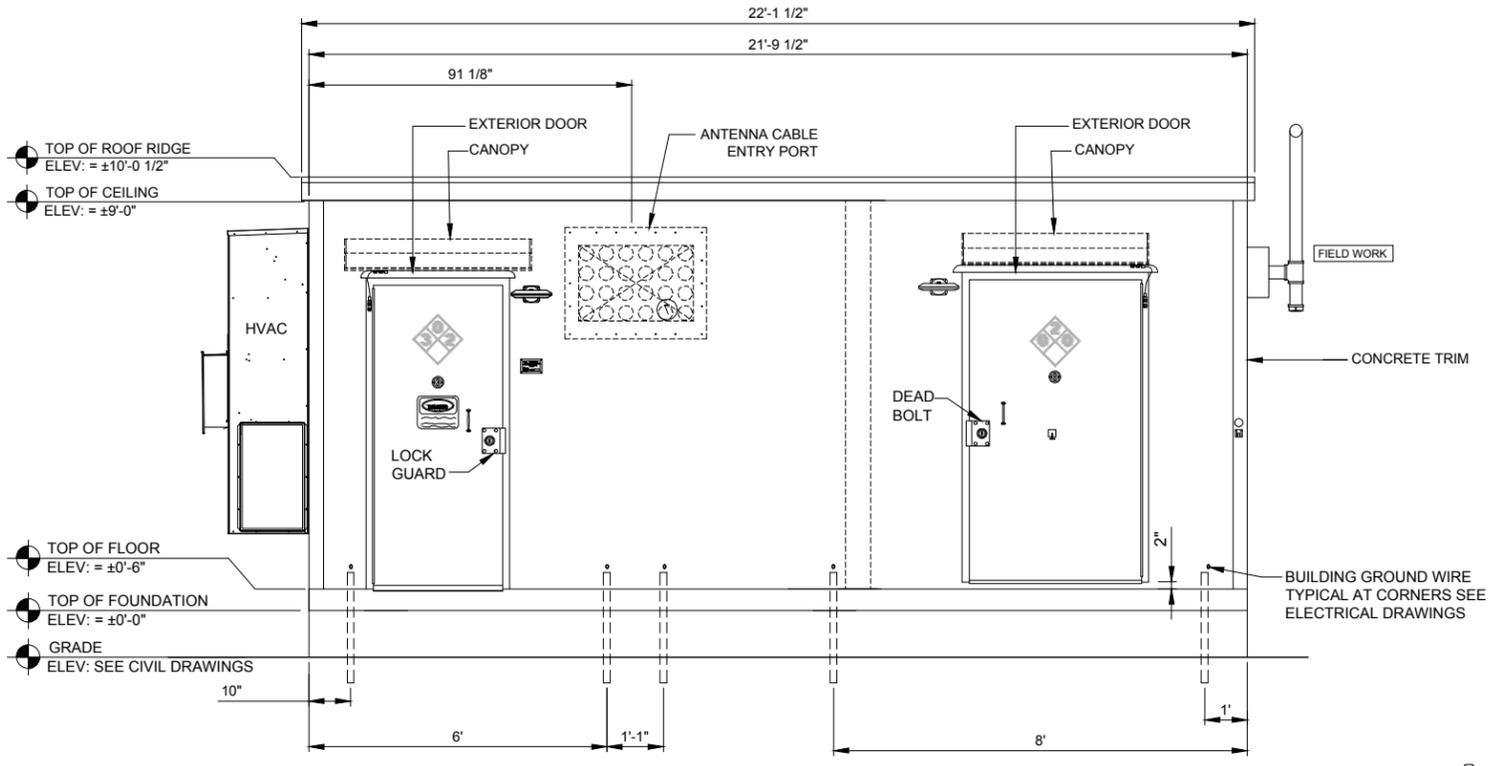
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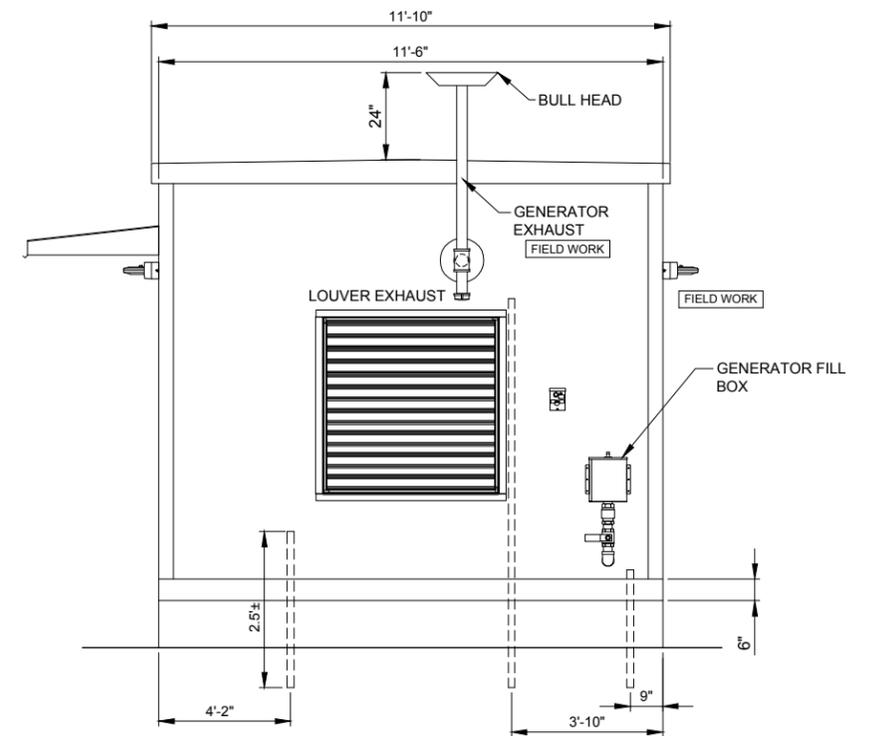
SHEET TITLE  
**ANTENNA  
MOUNTING  
DETAILS**

SHEET NUMBER  
**ANT-4**

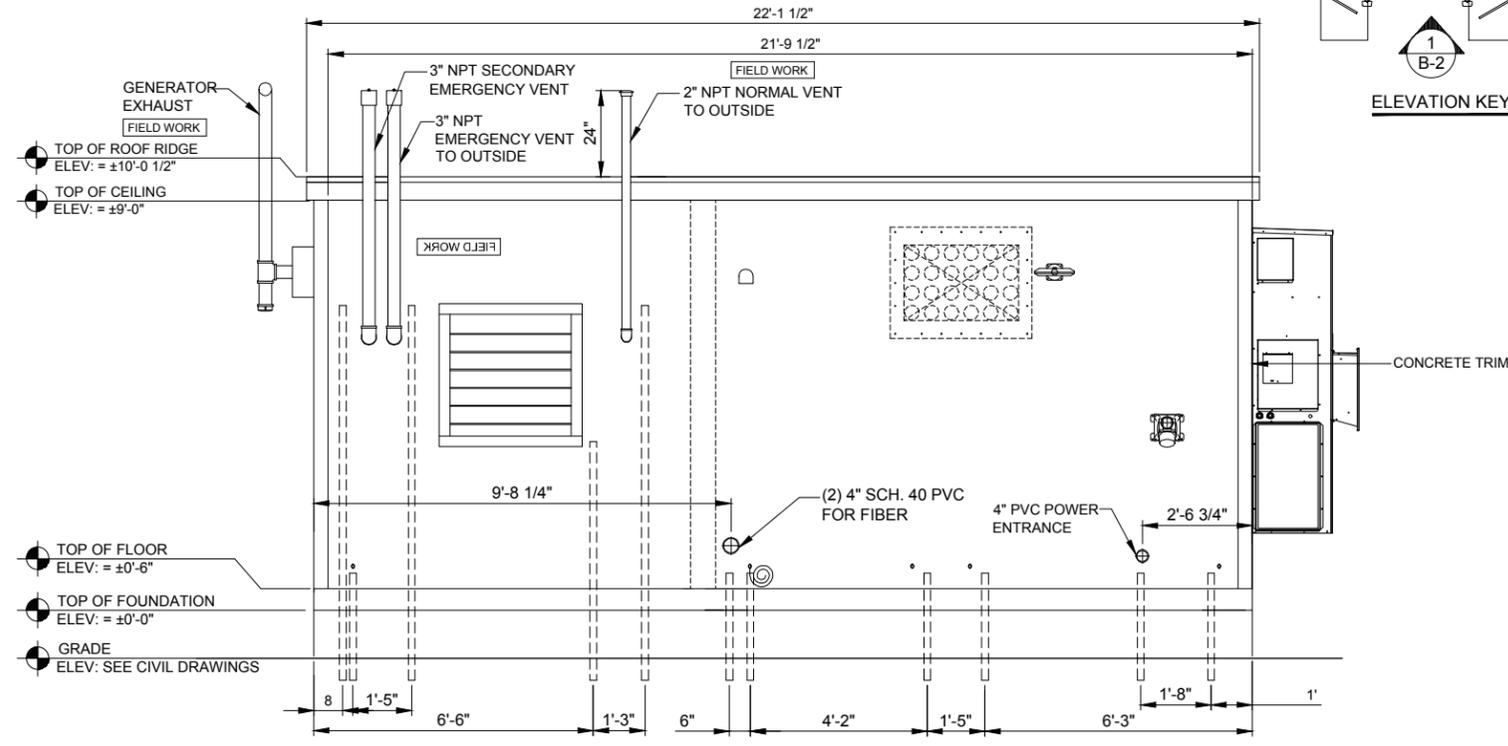




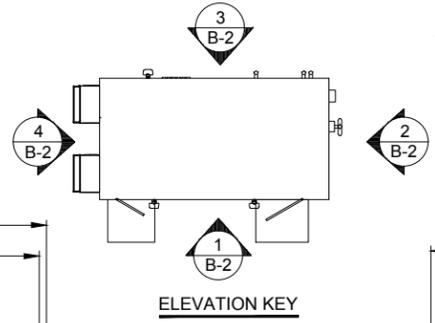
**1** ELEVATION-EQUIPMENT ENCLOSURE  
 SCALE: 1/2" = 1'-0"



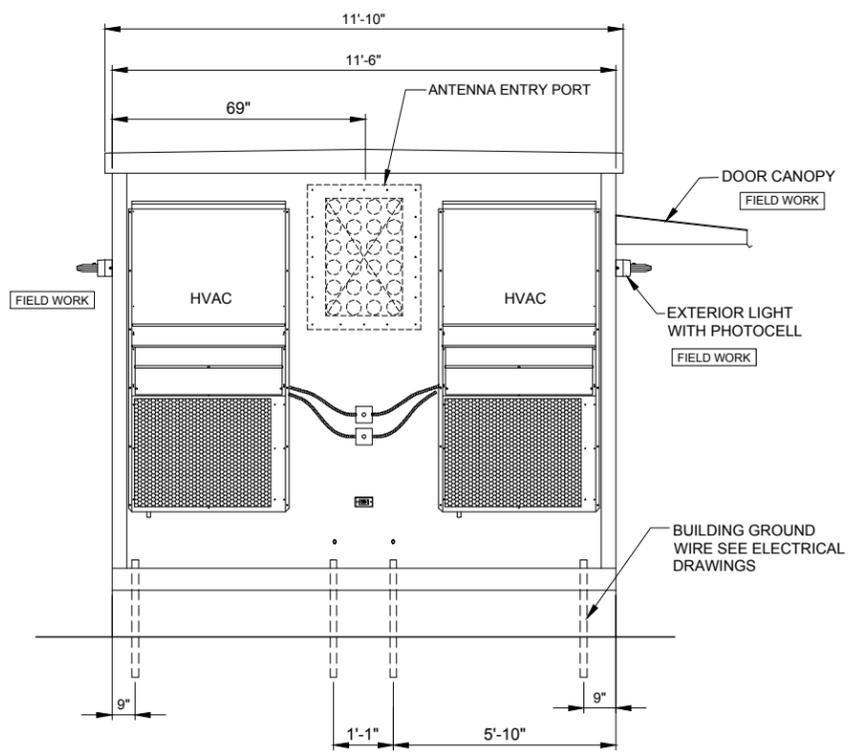
**2** ELEVATION-EQUIPMENT ENCLOSURE  
 SCALE: 1/2" = 1'-0"



**3** ELEVATION-EQUIPMENT ENCLOSURE  
 SCALE: 1/2" = 1'-0"



**ELEVATION KEY**



**4** ELEVATION-EQUIPMENT ENCLOSURE  
 SCALE: 1/2" = 1'-0"

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SHEET TITLE  
**EQUIPMENT ENCLOSURE ELEVATIONS**

SHEET NUMBER  
**B-2**

**UTILITY NOTES:**

**WORK INCLUDES:**

THESE NOTES AND ACCOMPANYING DRAWINGS COMPLEMENT THE PROVISIONS AND INSTALLATIONS BY THE ELECTRICAL CONTRACTOR, OF ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED TO INSTALL THE ELECTRICAL WORK COMPLETE IN CONNECTION WITH THIS VERIZON WIRELESS SITE AND SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:

1. THE PROVISIONS, INSTALLATION, AND CONNECTION OF A GROUNDING ELECTRODE SYSTEM COMPLETE WITH A BUILDING AND SECONDARY GROUNDING, CELLULAR TELEPHONE COMMUNICATIONS TOWER AND CONNECTIONS TO THE INCOMING ELECTRICAL DISTRIBUTION EQUIPMENT.
2. THE PROVISION AND INSTALLATION OF AN OVERHEAD ELECTRICAL SERVICE OR UNDERGROUND ELECTRICAL SERVICE AND ALL ASSOCIATED WIRE AND CONDUIT AS REQUIRED AND/OR INDICATED ON PLANS.
3. THE PROVISION, INSTALLATION OF CONDUIT AND CONNECTIONS FOR LOCAL TELEPHONE SERVICE.
4. THE FURNISHING AND INSTALLATION OF THE ELECTRICAL SERVICE ENTRANCE CONDUCTORS, CONDUITS, METER SOCKET, AND CONNECTIONS TO THE SERVICE EQUIPMENT WITHIN THE ENCLOSURE.
5. TWO INCH (2") AND THREE INCH (3") DIAMETER PVC CONDUITS SCHEDULE 40.
6. ALL PVC CONDUITS SHOULD BE LEFT WITH NYLON PULL CORD FOR FUTURE USE.
7. EXCAVATION, TRENCHING, AND BACKFILLING FOR CONDUIT(S), CABLE(S), AND EXTERNAL GROUNDING SYSTEM.

**CODES, PERMITS, AND FEES:**

1. ALL REQUIRED PERMITS, LICENSES, INSPECTIONS AND APPROVALS SHALL BE SECURED AND ALL FEES FOR SAME PAID BY CONTRACTOR.
2. THE INSTALLATION SHALL COMPLY WITH ALL APPLICABLE CODES: STATE, LOCAL AND NATIONAL, AND THE DESIGN, PERFORMANCE CHARACTERISTICS AND METHODS OF CONSTRUCTION OF ALL ITEMS AND EQUIPMENT SHALL BE IN ACCORDANCE WITH THE LATEST ISSUE OF THE VARIOUS APPLICABLE STANDARD SPECIFICATIONS OF THE FOLLOWING AUTHORITIES:

N.E.C.	NATIONAL ELECTRIC CODE
A.N.S.I.	AMERICAN NATIONAL STANDARDS INSTITUTE
I.E.E.E.	INSTITUTE OF ELECTRICAL AND ELECTRONICS ENGINEERS
A.S.T.M.	AMERICAN SOCIETY FOR TESTING MATERIALS
N.E.M.A.	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
U.L.	UNDERWRITERS LABORATORIES, INC.
N.F.P.A.	NATIONAL FIRE PROTECTION ASSOCIATION

**RACEWAYS AND WIRING:**

1. WIRING OF EVERY KIND MUST BE INSTALLED IN CONDUIT, UNLESS NOTED OTHERWISE, OR AS APPROVED BY THE ENGINEER.
2. UNLESS OTHERWISE SPECIFIED, ALL WIRING SHALL BE COPPER (CU) TYPE THWN, SIZED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE.
3. RACEWAYS SHALL BE GALVANIZED STEEL, SIZED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, UNLESS OTHERWISE NOTED. ALL RACEWAYS SHALL BE APPROVED FOR THE INSTALLATION.
4. PULL OR JUNCTION BOXES SHALL BE PROVIDED AS REQUIRED TO FACILITATE INSTALLATION OF RACEWAYS AND WIRING. PROVIDE JUNCTION AND PULLBOXES FOR CONDUIT RUNS WITH MORE THAN (360) DEGREES OF BENDS.
5. PROVIDE A COMPLETE RACEWAY AND WIRING INSTALLATION, PERMANENTLY AND EFFECTIVELY GROUNDED IN ACCORDANCE WITH ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE AND LOCAL CODES.
6. ELECTRICAL PANELBOARD SHALL BE FURNISHED AND INSTALLED BY OTHERS. ELECTRICAL CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION.
7. ALL STEEL CONDUIT SHALL BE BONDED AT BOTH ENDS WITH GROUNDING BUSHING.

**GENERAL NOTES:**

SEE DETAILS AND SCHEDULES ON DRAWINGS AND SPECIFICATIONS FOR MEANING OF ABBREVIATIONS AND ADDITIONAL REQUIREMENTS AND INFORMATION. CHECK ARCHITECTURAL, STRUCTURAL AND OTHER MECHANICAL AND ELECTRICAL DRAWINGS FOR SCALE, SPACE LIMITATIONS, COORDINATION, AND ADDITIONAL INFORMATION, ETC. REPORT ANY DISCREPANCIES, CONFLICTS, ETC. TO ENGINEER BEFORE SUBMITTING BID. ALL EQUIPMENT FURNISHED BY OTHERS (FBO) SHALL BE PROVIDED WITH PROPER MOTOR STARTERS, DISCONNECTS, CONTROLS, ETC. BY THE ELECTRICAL CONTRACTOR UNLESS SPECIFICALLY NOTED OTHERWISE. THE ELECTRICAL CONTRACTOR SHALL INSTALL AND COMPLETELY WIRE ALL ASSOCIATED EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S WIRE DIAGRAMS AND AS REQUIRED FOR A COMPLETE OPERATING INSTALLATION. ELECTRICAL CONTRACTOR SHALL VERIFY AND COORDINATE ELECTRICAL CHARACTERISTICS AND REQUIREMENTS OF (FBO) EQUIPMENT PRIOR TO ROUGH-IN OF CONDUIT AND WIRING TO AVOID CONFLICTS.

**COORDINATION WITH UTILITY COMPANY:**

THE ELECTRICAL CONTRACTOR SHALL COORDINATE COMPLETE ELECTRICAL SERVICE WITH LOCAL UTILITY COMPANY FOR A COMPLETE OPERATIONS SYSTEM, INCLUDING TRANSFORMER CONNECTIONS, CONCRETE TRANSFORMER PADS, IF REQUIRED, METER SOCKETS, PRIMARY CABLE RACEWAY REQUIREMENTS, SECONDARY SERVICE, ETC. PRIOR TO SUBMITTING BID TO INCLUDE ALL LABOR AND MATERIALS. THE ELECTRICAL CONTRACTOR SHALL INCLUDE IN THE BID ANY OPTIONAL OR EXCESS FACILITY CHARGES ASSOCIATED WITH PROVIDING ELECTRICAL SERVICE FROM LOCAL UTILITY COMPANY. VERIFY BEFORE BIDDING TO INCLUDE ALL COSTS. THE ELECTRICAL CONTRACTOR SHALL VERIFY THE AVAILABLE FAULT CURRENT WITH THE LOCAL UTILITY COMPANY PRIOR TO SUBMITTING BID. ADJUST A.I.C. RATINGS OF ALL OVER CURRENT PROTECTION DEVICES IN DISTRIBUTION EQUIPMENT AS REQUIRED TO COORDINATE WITH AVAILABLE FAULT CURRENT FROM LOCAL UTILITY COMPANY. ALL GROUNDING RODS PROVIDED BY THE POWER OR TELEPHONE UTILITY COMPANIES MUST BE TIED INTO THE MAIN EXTERNAL GROUND RING.

**UTILITY CONTACTS:**

POWER: COMED

FIBER: AT&T  
JIM DELLAMANO  
(815) 727-8015

KATHRYN SUGRUE  
708-235-2337  
ACCT: 05251-69199

FOR CONTINUATION AND CONNECTION OF ELECTRIC AND TELEPHONE SERVICE. COORDINATE WITH ELECTRIC AND PHONE COMPANY

ELECTRICAL CONTRACTOR SHALL COORDINATE WITH POWER COMPANY FOR ENTRY INTO FENCED AREA BY EITHER MAILING A KEY TO A SLAVE LOCKED CHAIN AT THE FENCE GATE OR CALLING AND LEAVING A COMBINATION.

PROPOSED 120/240V 1Ø, 200 AMP METER MAIN PEDESTAL MILBANK #NU8980-O-200-KK OR EQUAL W/ MAIN SWITCH  
PROPOSED ELECTRIC METER BY POWER COMPANY

EXISTING FENCE  
EXISTING FIBER PEDESTAL

PAD MOUNT TRANSFORMER

E.C. TO PROVIDE SPOOL OF ADDITIONAL CONDUCTORS AT TRANSFORMER FOR FINAL CONNECTION BY POWER COMPANY  
(3) 4/0 IN 3" DIA. SCH. 40 PVC CONDUIT FROM TRANSFORMER TO METER MAIN PEDESTAL

PROPOSED HANDHOLE (BY G.C.) BOTH CONDUITS TO TERMINATE AT HANDHOLE

ELECTRICAL CONTRACTOR ENCLOSURE MANUFACTURER  
ELECTRICAL CONTRACTOR SHALL WIRE SAFETY LIGHT AFTER PERMANENT POWER HAS BEEN ESTABLISHED

PROPOSED LB BOX BY ELECTRICAL CONTRACTOR SUPPLY AND INSTALL BY ELECTRICAL CONTRACTOR

(3)-4/0 □ (1)-#2 GD. (MCM-THWN WIRES) IN 2" CONDUIT (BY E.C.) NO BENDS OR ELBOWS ALLOWED IN CONDUIT

200A, 120/240V PANEL BOARD WITH AUTOMATIC TRANSFER SWITCH (WITHIN SHELTER)

OUTLINE OF ENCLOSURE

12"x12"x 6" WEATHERPROOF PULL BOX FOR TELEPHONE FACILITY CONDUIT SUPPLIED WITH EQUIPMENT ENCLOSURE

PROPOSED (3) #4/0 UNDERGROUND □ (1) #2 GD. SECONDARY ELECTRIC SERVICE IN 3" DIAMETER SCHEDULE 40 PVC, 42" BELOW GRADE. ELECTRICAL CONTRACTOR TO PROVIDE CONDUIT AND CONDUCTORS

ELECTRICAL CONTRACTOR SHALL PROVIDE (2) 4" DIAMETER SCHEDULE 80 PVC CONDUITS WITH (2) 1-1/4" INNERDUCTS IN EACH CONDUIT, 42" BELOW GRADE FOR FIBER OPTIC TELEPHONE CABLE. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH LOCAL TELEPHONE COMPANY FOR TELEPHONE FACILITY INSTALLATION

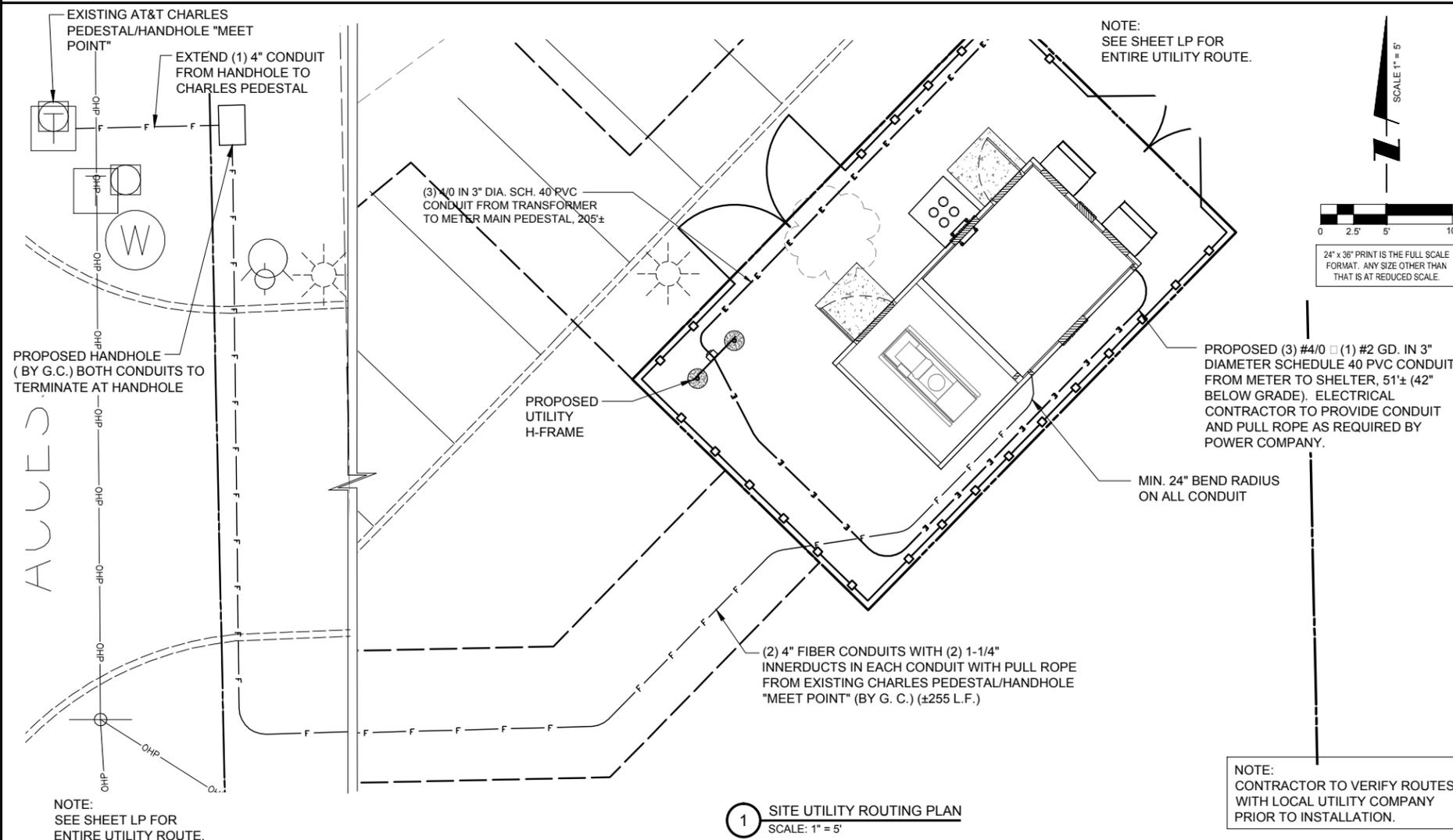
ELECTRICAL SERVICE: 200 AMP 120/240V SINGLE PHASE 3 WIRE

NOTE: VERIFY TELEPHONE ROUTING REQUIREMENTS WITH LOCAL TELEPHONE COMPANY

**2 ELECTRICAL RISER DIAGRAM**

SCALE: N.T.S.

CONTRACTOR SHALL BUILD INTO THE PRICE OF THE BID THE COST OF TWO (2) MOBILIZATIONS:  
1) POWER/TELCO PERMIT PULLED PRIOR TO BUILDING PERMIT AND PRELIMINARY WORK (SMART JACK ON A STICK, ETC) COMPLETED PRIOR TO GENERAL CONSTRUCTION  
2) RETURN TO COMPLETE GENERAL ELECTRICAL CONSTRUCTION



**1 SITE UTILITY ROUTING PLAN**

SCALE: 1" = 5'

**CHICAGO SMSA**  
limited partnership  
d/b/a VERIZON WIRELESS

**TERRA**  
600 BUSSE HIGHWAY  
PARK RIDGE, IL 60068  
PH: 847-698-6400  
FAX: 847-698-6401

NO.	DESCRIPTION	BY	DATE
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C	UPDATE WITH NEW ECR	MAP	06/01/15
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G	UPDATE PER VILLAGE COMMENTS	JTM	08/21/15

LOC. #187771  
RT 7 & WEST  
15101 WOLF RD  
ORLAND PARK, IL 60467

DRAWN BY:	PP
CHECKED BY:	TAZ
DATE:	05/22/14
PROJECT #:	33-1300

SHEET TITLE  
**UTILITY ROUTING PLAN**

SHEET NUMBER  
**E-1**

**GROUNDING ELECTRODE SYSTEM NOTES:**

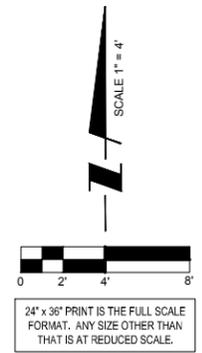
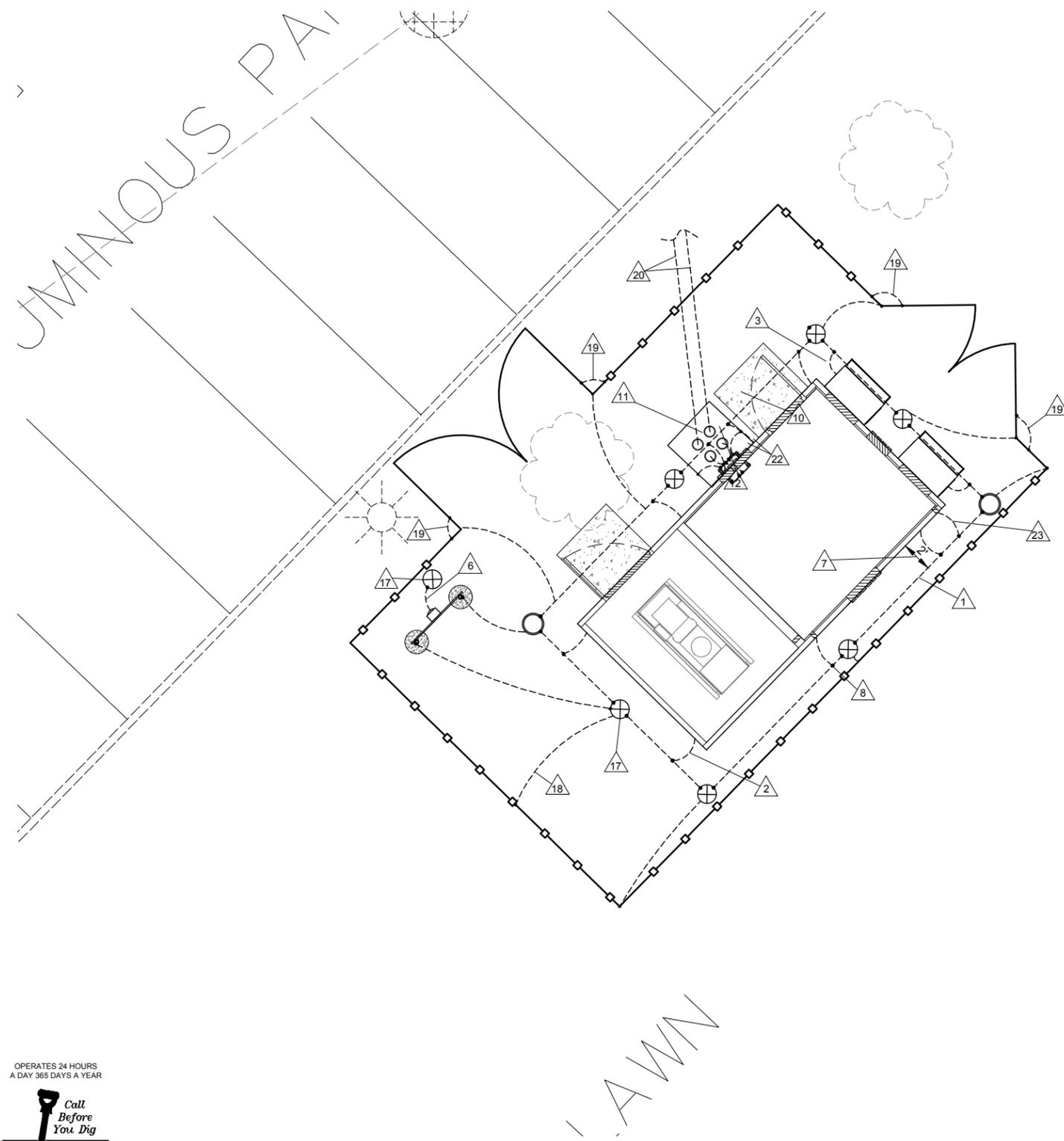
1. ALL GROUNDING CONNECTIONS SHALL BE MADE BY THE EXOTHERMIC PROCESS CONNECTIONS SHALL INCLUDE ALL CABLE TO CABLE, SPLICES, ETC. ALL CABLE TO GROUND RODS, GROUND RODS SPLICES AND LIGHTNING PROTECTION SYSTEM AS INDICATED. GROUND FOUNDATION ONLY AS INDICATED BY PM. ALL MATERIALS USED (MOLDS, WELDING, METAL, TOOLS, ETC.) SHALL BE BY EXOTHERMIC PROCESS AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND PROCEDURES. GROUND CONDUCTOR SHALL HAVE A MINIMUM 24" BENDING RADIUS.
2. ALL EXOTHERMIC CONNECTIONS ON GALVANIZED SURFACES SHALL BE CLEANED THOROUGHLY AND COLORED TO MATCH SURFACE WITH (2) TWO COATS OF SHERWIN-WILLIAMS GALVITE (WHITE) PAINT 850W3 (OR EQUAL) OR SHERWIN-WILLIAMS SILVERBRITE (ALUMINUM) 859S11 (OR EQUAL).
3. ALL ELECTRICAL & MECHANICAL GROUND CONNECTIONS SHALL HAVE ANTI-OXIDANT COMPOUND APPLIED TO CONNECTION

LEGEND	
SYMBOL	DESCRIPTION
⊗	5/8" DIAMETER X 10'-0" LONG COPPER CLAD GROUND ROD (HARGER-5810)
○	5/8" DIAMETER X 10'-0" LONG COPPER CLAD GROUND ROD WITH INSPECTION WELL
---	#2 AWG TNN D SOLID BARE COPPER WIRE MINIMUM 42" BELOW GRADE (HARGER-L2)
---UE---	UNDERGROUND ELECTRICAL
---UT---	UNDERGROUND TELEPHONE
---F---	UNDERGROUND FIBER
—●—	EXOTHERMIC WELD
—OE—	OVERHEAD ELECTRICAL SERVICE
—OT—	OVERHEAD TELEPHONE SERVICE

4. FENCE/GATE: GROUND FENCE POSTS WITHIN 6 FEET OF ENCLOSURE AND 25 FEET OF TOWER AS INDICATED ON DRAWINGS. GROUND EACH GATE POST AND CORNER POST. GROUND CONNECTIONS TO FENCE POSTS SHALL BE MADE BY THE EXOTHERMIC PROCESS AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND PROCEDURES. ALL OTHER CONNECTIONS FOR THE GROUND GRID SYSTEM SHALL BE MADE BY THE EXOTHERMIC PROCESS, AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND PROCEDURES.
5. AFTER INSTALLATION OF THE CANOPY AT THE DOOR, GC/EC IS TO BOND THE CANOPY TO THE DOOR FRAME WITH A #2 CONDUCTOR. USE DOUBLE-LUG CONNECTION. PREP AND PAINT SURFACE TO MATCH AFTER INSTALLATION.
6. UTILITY COMPANY COORDINATION: ELECTRICAL CONTRACTOR SHALL CONFIRM THAT ALL WORK IS IN ACCORDANCE WITH THE RULES OF THE LOCAL UTILITY COMPANY BEFORE SUBMITTING THE BID. THE CONTRACTOR SHALL CHECK WITH THE UTILITY COMPANIES SUPPLYING SERVICE TO THIS PROJECT AND SHALL DETERMINE FROM THEM ALL EQUIPMENT AND CHARGES WHICH THEY WILL REQUIRE AND SHALL INCLUDE THE COST IN THE BID.
7. GROUND TEST: GROUND TESTS SHALL BE PERFORMED AS REQUIRED BY LESSEE STANDARD PROCEDURES. GROUND GRID RESISTANCE SHALL NOT EXCEED 5 OHMS.
8. CONTRACTOR SHALL SUBMIT THE GROUND RESISTANCE TEST REPORT AS FOLLOWS:
  1. ONE (1) COPY TO OWNER REPRESENTATIVE
  2. ONE (1) COPY TO ENGINEER
  3. ONE (1) COPY TO KEEP INSIDE EQUIPMENT ENCLOSURE

**TYPICAL KEYED GROUNDING NOTES**

1. #2 AWG TNN D SOLID BARE COPPER CONDUCTOR 42" BELOW GRADE (TYPICAL) MINIMUM 24" BENDING RADIUS
2. ENCLOSURE GROUND (TYP.) IN 1/2" DIAMETER SCHEDULE 40 PVC CONDUIT GROUND EQUIPMENT ENCLOSURE HVAC WITH MECHANICAL CLAMP (SEE DETAIL, SHEET E-3)
3. 24" x 30" x 24" FIBER OPTIC HAND HOLE (SEE DETAIL, SHEET E-3)
4. 4" x 12" x 1/4" GROUND BAR INSIDE OF HAND HOLE. G.C. TO DRIVE 10' GROUND ROD & CLAMP TO GROUND BAR (SEE DETAIL, SHEET E-3)
5. #2 AWG TNN D SOLID BARE COPPER CONDUCTOR 42" BELOW GRADE (SEE DETAIL, SHEET E-3)
6. MAINTAIN TWO FOOT DISTANCE OFF OF STRUCTURES.
7. GROUND TELEPHONE SERVICE ENTRANCE (SEE DETAIL, SHEET E-3).
8. ELECTRIC METER AND ELECTRIC SERVICE GROUNDING (SEE DETAIL SHEET E-4), COORDINATE ALTERNATE WITH PM
9. GROUND COAXIAL ANTENNA CABLES TO GROUND BAR BY ANTENNA CONTRACTOR TERMINATE CABLES 1'-0" FROM ENCLOSURE AND INSTALL LIGHTNING SURGE ARRESTORS ON EACH CABLE GROUND.
10. EXOTHERMICALLY WELD COPPER GROUND BAR TAIL TO EXTERIOR HALO GROUND RING (EXOTHERMIC CONNECTION TYPE TA) BY ANTENNA CONTRACTOR. FINAL CONNECTION BY ELECTRICAL CONTRACTOR.
11. 4"x20"x1/4" TNN D INSULATED COPPER GROUND BAR, NON ISOLATED WITH 10.0' LONG #2 AWG TNN D SOLID COPPER WIRE WELDED TAILS (HARGER GBIT 14420VW)
12. GROUND CABLE WAVEGUIDE BRIDGE (TYP.) BY ELECTRICAL CONTRACTOR.
13. 4"x20"x1/4" TNN D INSULATED COPPER GROUND BAR, NON-ISOLATED, WITH 10.0' LONG #2 AWG TNN D SOLID COPPER WIRE WELDED TAILS (HARGER GBIT 14420VW)
14. GROUND ANTENNA CABLES TO GROUND BAR AT ANTENNA ELEVATION OF TOWER. GROUND BASE GROUND BAR TO GROUND HALO.
15. ASSUMED LOCATION OF EXISTING TOWER GROUND RING
16. 5/8" DIAMETER X 10'-0" LONG COPPER CLAD GROUND ROD (HARGER-5810) (SEE DETAIL, SHEET E-3) WITH EXOTHERMIC CONNECTION
17. GROUND CHAIN LINK FENCE (TYPICAL) EXOTHERMIC CONNECTION (TYPE VS) GROUND FENCE POSTS WITHIN 6 FEET OF ENCLOSURE AND 25 FEET OF TOWER. (SEE DETAIL, SHEET E-3.)
18. GATE JUMPERS (SEE DETAIL, SHEET E-4)
19. BOND EXISTING TOWER GROUND RING TO PROPOSED GROUND RING WITH #2 AWG TNN D SOLID COPPER CONDUCTOR IN 2 LOCATIONS.
20. VERIFY SERVICE DISCONNECT GROUND IS IN PLACE AT EXISTING MULTI METER RACK.
21. TWO #2 LEADS FROM THE EGR TO THE MGB LOCATED IN THE SHELTER. CADWELD AT EGR AND DOUBLE HOLE LUGS IN SHELTER.
22. ELECTRIC SERVICE ENTRY GROUND
23. GROUND LEAD FROM MUFFLER/VENT PIPES
24. RE-BAR GROUND (UFER GROUND) #2 FROM BOTTOM RE-BAR TO GROUND RING.



**CHICAGO SMSA**  
 limited partnership  
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 ORLAND PARK, IL 60467

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SHEET TITLE  
**SITE GROUNDING PLAN**

SHEET NUMBER  
**E-2**

**1 SITE GROUNDING PLAN**  
 SCALE: 1" = 4'

NOTE:  
 SEE GROUNDING DETAILS  
 ON SHEETS E-3 & E-4

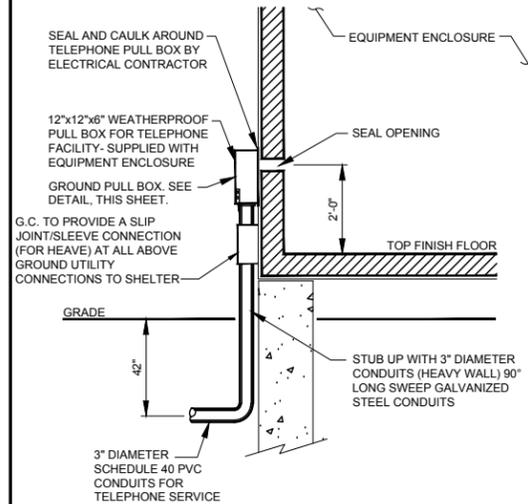
OPERATES 24 HOURS  
 A DAY 365 DAYS A YEAR

**Call Before You Dig**

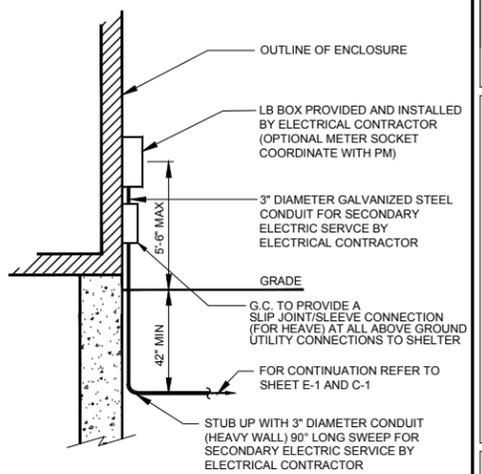
**JULIE**  
 ILLINOIS  
 ONE CALL SYSTEM

CALL JULIE TOLL FREE  
 1(800) 892-0123  
 48 HOURS BEFORE  
 YOU DIG

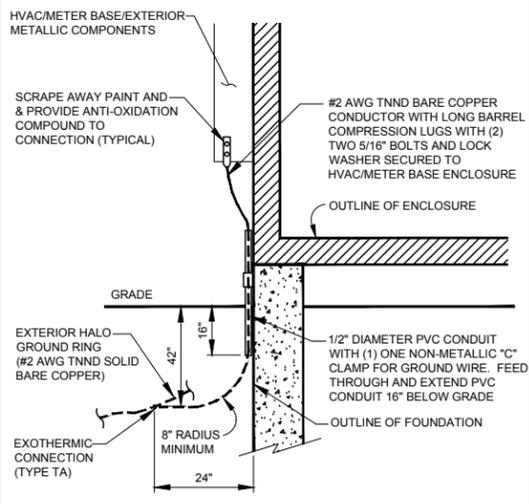
1 NOT USED  
N.T.S.



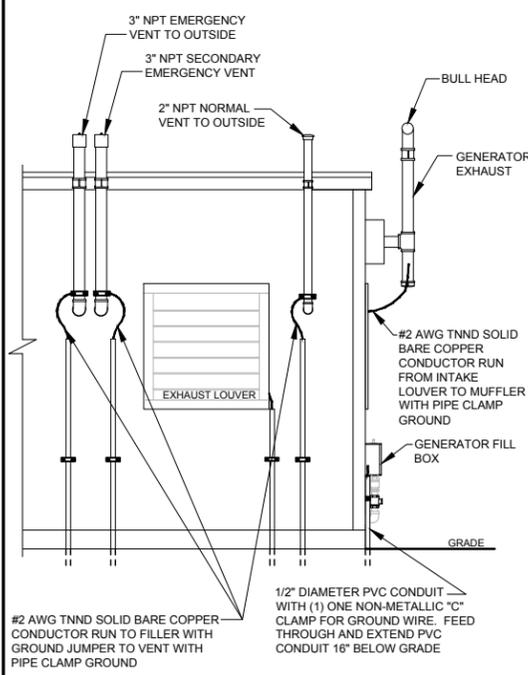
2 TELEPHONE SERVICE ENTRANCE  
N.T.S.



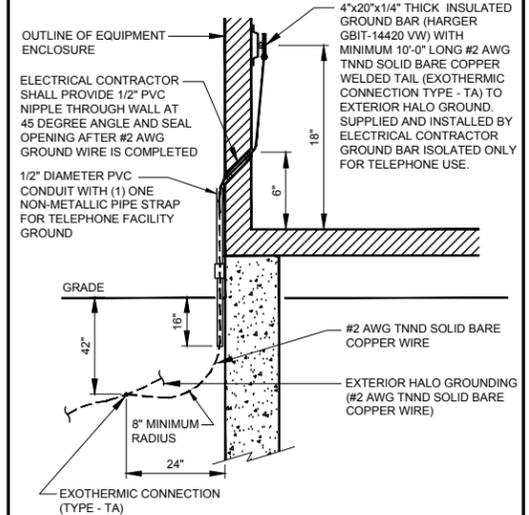
3 UNDERGROUND ELEC. SERVICE DETAIL  
N.T.S.



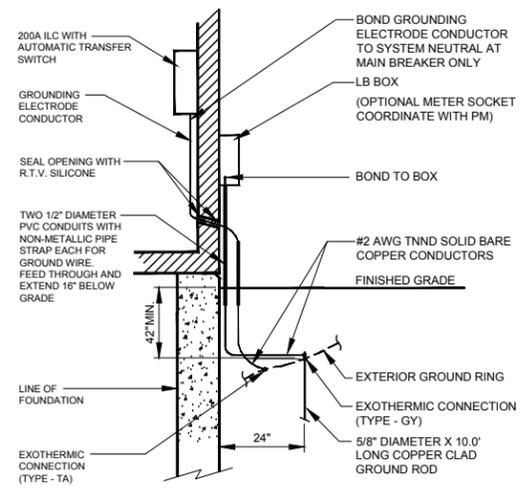
4 HVAC/METER BASE/METALLIC COMPONENTS GROUNDING DETAIL  
N.T.S.



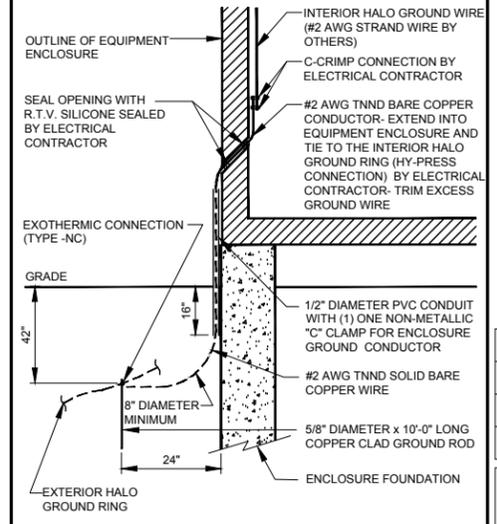
5 EQUIPMENT ENCLOSURE GROUNDING  
N.T.S.



6 TELCO FACILITY GROUND  
N.T.S.



7 ELECTRIC SERVICE GROUNDING DETAIL  
N.T.S.



8 ENCLOSURE GROUNDING DETAIL  
N.T.S.

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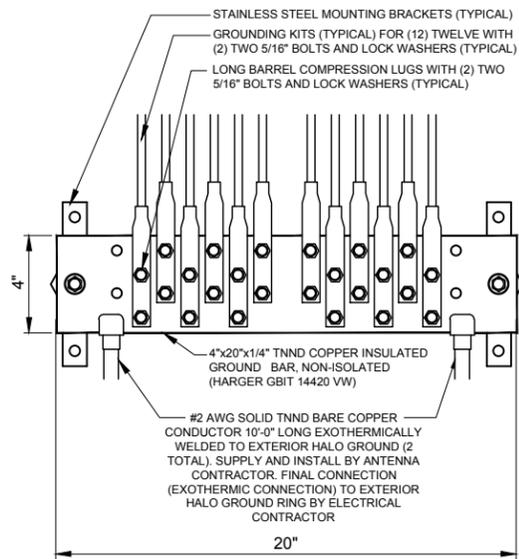
DRAWN BY: PP  
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SHEET TITLE  
ELECTRICAL AND GROUNDING DETAILS

SHEET NUMBER  
**E-3**

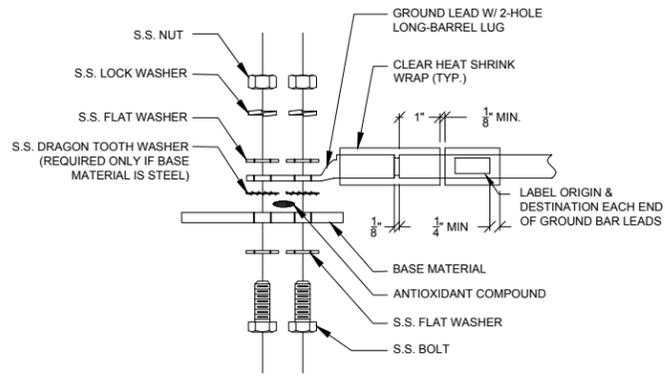
**CHICAGO SMSA**  
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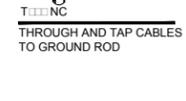
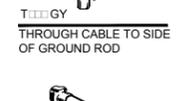
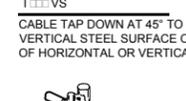
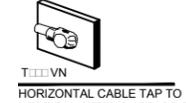
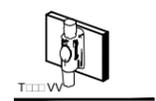
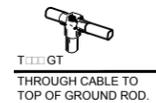


1 EXTERIOR GROUND BAR DETAIL  
N.T.S.

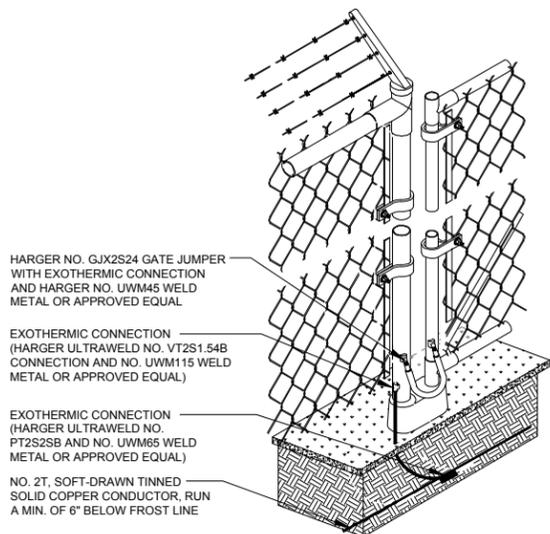
- NOTES:
1. ALL HARDWARE 18-8 STAINLESS STEEL INCLUDING BELLEVILLES. COAT ALL SURFACES WITH KOPR-SHIELD BEFORE MATING.
  2. FOR GROUND BOND TO STEEL ONLY: INSERT A DRAGON TOOTH WASHER BETWEEN LUG AND STEEL, COAT ALL SURFACES WITH KOPR-SHIELD.
  3. GROUND BARS, INSTALL BOLT HEAD TOWARD WALL
  4. ENCLOSURES, INSTALL BOLT HEAD ON OUTSIDE OF ENCLOSURE



3 GROUND LIG INSTALLATION DETAIL  
N.T.S.

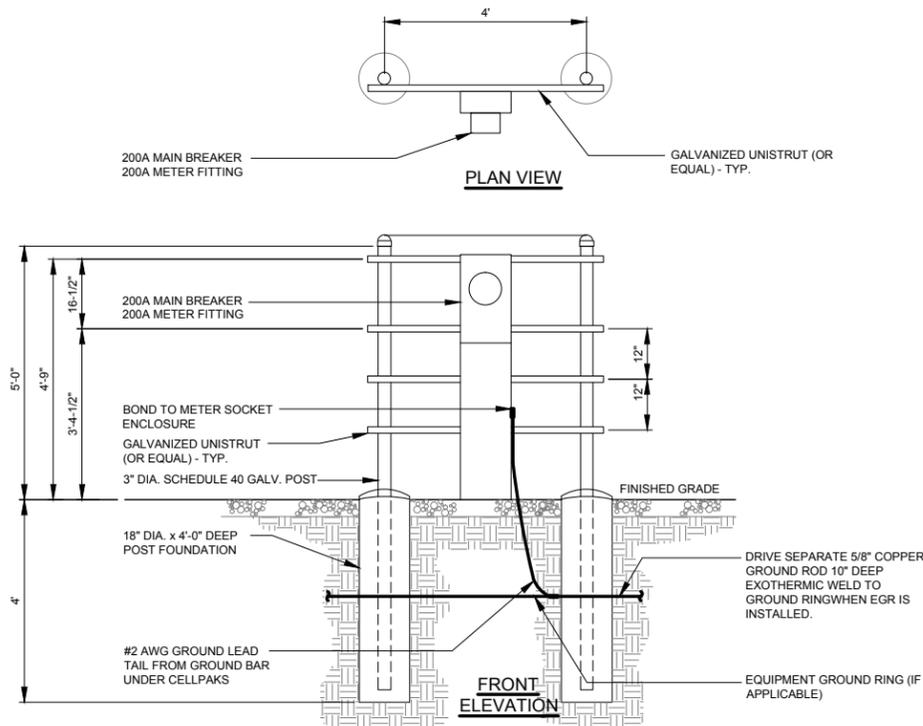


4 EXOTHERMIC WELD DETAILS  
EXOTHERMIC AND HARGER ULTRAWELD OR APPROVED EQUAL

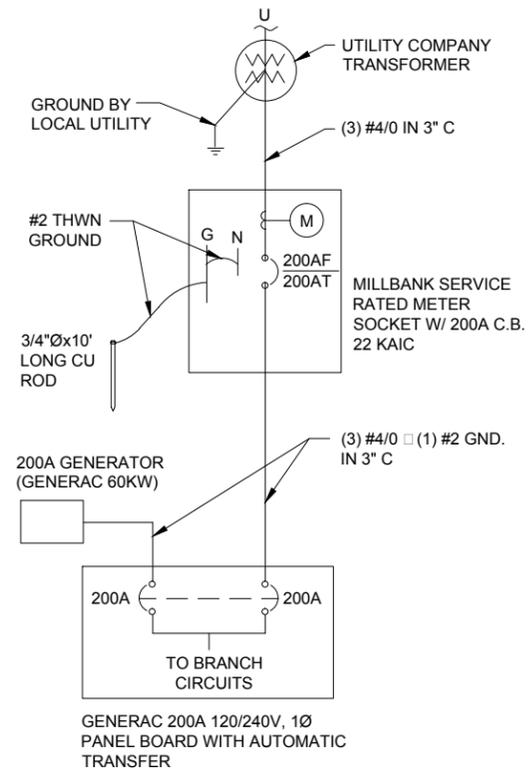


5 FENCE GROUNDING DETAIL  
N.T.S.

NOTE:  
CONTRACTOR SHALL PROVIDE UNDERGROUND APPROVED 25 PAIR CABLE, AWG #22 INSTALLED 5" INTO JUNCTION BOX AND 10" INTO ENCLOSURE. CONTRACTOR SHALL NOT TERMINATE CABLE.



6 H-FRAME WITH METER / TELCO BOXES  
N.T.S.



7 SINGLE LINE DIAGRAM  
N.T.S.

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SHEET TITLE  
ELECTRICAL AND  
GROUNDING DETAILS  
SHEET NUMBER  
**E-4**

**CHICAGO SMSA**  
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**TERRA**  
600 BUSSE HIGHWAY  
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GENERAL

THE CONSTRUCTION DOCUMENT DRAWINGS ARE INTERRELATED. WHEN PERFORMING THE WORK, EACH CONTRACTOR MUST REFER TO ALL DRAWINGS. COORDINATION IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

DIVISION 1: GENERAL REQUIREMENTS SECTION 01700 - PROJECT CLOSEOUT

PART 1 - GENERAL

- A. OBTAIN AND SUBMIT RELEASES ENABLING THE OWNER UNRESTRICTED USE OF THE WORK AND ACCESS TO SERVICES AND UTILITIES; INCLUDE OCCUPANCY PERMITS, OPERATING CERTIFICATES AND SIMILAR RELEASES.
B. SUBMIT RECORD DRAWINGS, DAMAGE OR SETTLEMENT SURVEY, PROPERTY SURVEY, AND SIMILAR FINAL RECORD INFORMATION.
C. COMPLETE FINAL CLEAN UP REQUIREMENTS, INCLUDING TOUCH-UP PAINTING. TOUCH UP AND OTHERWISE REPAIR AND RESTORE MARRED EXPOSED FINISHES.

PART 2 - FINAL CLEANING

- 1. COMPLETE THE FOLLOWING CLEANING OPERATIONS BEFORE REQUESTING INSPECTION FOR CERTIFICATION OF COMPLETION.
A. CLEAN THE PROJECT SITE, YARD AND GROUNDS, IN AREAS DISTURBED BY CONSTRUCTION ACTIVITIES, INCLUDING LANDSCAPE DEVELOPMENT AREAS, OF RUBBISH, WASTE MATERIALS, LITTER AND FOREIGN SUBSTANCES. SWEEP PAVED AREAS BROOM CLEAN. REMOVE PETRO-CHEMICAL SPILLS, STAINS AND OTHER FOREIGN DEPOSITS. RAKE GROUNDS THAT ARE NEITHER PLANTED NOR PAVED, TO A SMOOTH EVEN-TEXTURED SURFACE.
B. REMOVE TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY AND SURPLUS MATERIAL FROM THE SITE.
C. REMOVE SNOW AND ICE TO PROVIDE SAFE ACCESS TO THE SITE AND EQUIPMENT ENCLOSURE.
D. CLEAN EXPOSED EXTERIOR AND INTERIOR HARD-SURFACED FINISHES TO A DIRT-FREE CONDITION. FREE OF STAINS, FILMS AND SIMILAR FOREIGN SUBSTANCES. AVOID DISTURBING NATURAL WEATHERING OF EXTERIOR SURFACES.
E. REMOVE DEBRIS FROM LIMITED ACCESS SPACES, INCLUDING ROOFS, EQUIPMENT ENCLOSURE, MANHOLES, AND SIMILAR SPACES.
F. REMOVE LABELS THAT ARE NOT PERMANENT LABELS.
G. TOUCH-UP AND OTHERWISE REPAIR AND RESTORE MARRED EXPOSED FINISHES AND SURFACES. REPLACE FINISHES AND SURFACES THAT CAN NOT BE SATISFACTORILY REPAIRED OR RESTORED, OR THAT SHOW EVIDENCE OF REPAIR OR RESTORATION. DO NOT PAINT OVER "UL" AND SIMILAR LABELS, INCLUDING ELECTRICAL NAME PLATES.
H. LEAVE THE PROJECT CLEAN AND READY FOR OCCUPANCY.
I. DUST-OFF ALL EQUIPMENT, INCLUDING BATTERY PACKS, WITHIN EQUIPMENT ENCLOSURE.
J. WASH AND WAX FLOOR WITHIN EQUIPMENT ENCLOSURE.
2. REMOVAL OF PROTECTION: REMOVE TEMPORARY PROTECTION AND FACILITIES INSTALLED DURING CONSTRUCTION TO PROTECT PREVIOUSLY COMPLETED INSTALLATIONS DURING THE REMAINDER OF THE CONSTRUCTION PERIOD.

DIVISION 2: SITE WORK SECTION 02200 - EARTHWORK AND DRAINAGE

PART 1 - GENERAL

- 1. WORK INCLUDED: SEE SITE PLAN.
2. DESCRIPTIONS ACCESS DRIVE W/ TURNAROUND AREA, LEASE AREA, AND IF APPLICABLE UNDERGROUND UTILITY EASEMENTS ARE TO BE CONSTRUCTED TO PROVIDE A WELL DRAINED, EASILY MAINTAINED, EVEN SURFACE FOR MATERIAL AND EQUIPMENT DELIVERIES AND MAINTENANCE PERSONNEL ACCESS.
3. QUALITY ASSURANCE
A. APPLY SOIL STERILIZER IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS (AS NEEDED).
B. APPLY AND MAINTAIN GRASS SEED AS RECOMMENDED BY THE SEED PRODUCER (IF REQUIRED).
C. PLACE AND MAINTAIN VEGETATION LANDSCAPING, IF INCLUDED WITHIN THE CONTRACT, AS RECOMMENDED BY NURSERY INDUSTRY STANDARDS.
4. SEQUENCING
A. CONFIRM SURVEY STAKES AND SET ELEVATION STAKES PRIOR TO ANY CONSTRUCTION.
B. COMPLETELY GRUB THE ACCESS DRIVE W/ TURNAROUND, UNDERGROUND UTILITY EASEMENTS, (IF APPLICABLE) AND LEASE AREA PRIOR TO FOUNDATION CONSTRUCTION, PLACEMENT OF BACKFILL AND SUB-BASE MATERIAL.
C. CONSTRUCT TEMPORARY CONSTRUCTION AREA ALONG ACCESS DRIVE.
D. BRING THE LEASE AREA AND ACCESS DRIVE W/ TURNAROUND TO BASE COURSE ELEVATION PRIOR TO INSTALLING FOUNDATION.
E. APPLY SOIL STERILIZER PRIOR TO PLACING BASE MATERIALS.
F. GRADE, SEED, FERTILIZE, AND MULCH ALL AREAS DISTURBED BY CONSTRUCTION (INCLUDING UNDERGROUND UTILITY EASEMENTS) IMMEDIATELY AFTER BRINGING LEASE AREA AND ACCESS DRIVE W/ TURNAROUND TO BASE COURSE ELEVATION, WATER TO ENSURE GROWTH.
G. REMOVE GRAVEL FROM TEMPORARY CONSTRUCTION ZONE TO AN AUTHORIZED AREA OR AS DIRECTED BY PROJECT MANAGER.
H. AFTER APPLICATIONS OF FINAL SURFACES, APPLY SOIL STERILIZER TO STONE SURFACES.
5. SUBMITTALS
A. BEFORE CONSTRUCTION
IF LANDSCAPING IS APPLICABLE TO THE CONTRACT, SUBMIT TWO COPIES OF THE LANDSCAPE PLAN UNDER NURSERY LETTERHEAD, IF A LANDSCAPE ALLOWANCE WAS INCLUDED IN THE CONTRACT, PROVIDE AN ITEMIZED LISTING OF PROPOSED COSTS ON NURSERY LETTERHEAD (REFER TO PLANS FOR LANDSCAPING REQUIREMENTS).
B. AFTER CONSTRUCTION
1. MANUFACTURER'S DESCRIPTION OF PRODUCT AND WARRANTY STATEMENT ON SOIL STERILIZED.
2. MANUFACTURER'S DESCRIPTION OF PRODUCT ON GRASS SEED AND FERTILIZER
3. LANDSCAPING WARRANTY STATEMENT.
6. WARRANTY
A. IN ADDITION TO THE WARRANTY ON ALL CONSTRUCTION COVERED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL REPAIR ALL DAMAGE AND RESTORE AREA AS CLOSE TO ORIGINAL CONDITION AS POSSIBLE AT SITE AND SURROUNDINGS.
B. SOIL STERILIZATION APPLICATION TO GUARANTEE VEGETATION FREE ROAD AND SITE AREAS FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
C. DISTURBED AREAS WILL REFLECT GROWTH OF NEW GRASS COVER PRIOR TO FINAL INSPECTION.
D. LANDSCAPING, IF INCLUDED WITHIN THE SCOPE OF THE CONTRACT, WILL BE GUARANTEED FOR ONE YEAR FROM DATE OF FINAL INSPECTION.

PART 2 - PRODUCTS

- 1. MATERIALS
A. SOIL STERILIZER SHALL BE EPA-REGISTERED, PRE-EMERGENCE LIQUID:

TOTAL KILL PRODUCT 910 EPA 10292-7 PHASAR CORPORATION P.O. BOX 5123 DEARBORN, MI 48128 (313) 563-8000

AMBUSH HERBICIDE EPA REGISTERED FRAMAR INDUSTRIAL PRODUCTS 1435 MORRIS AVE. UNION, NJ 07083 (800) 526-4924

PART 3 - EXECUTION

- 1. INSPECTIONS LOCAL BUILDING INSPECTORS SHALL BE NOTIFIED NO LESS THAN 48 HOURS IN ADVANCE OF CONCRETE POURS, UNLESS OTHERWISE SPECIFIED BY JURISDICTION.
2. PREPARATION
A. CLEAR TREES, BRUSH AND DEBRIS FROM LEASE AREA, ACCESS DRIVE W/ TURN-AROUND AND UNDER GROUND UTILITY EASEMENTS AS REQUIRED FOR CONSTRUCTION.
B. PRIOR TO OTHER EXCAVATION AND CONSTRUCTION, GRUB ORGANIC MATERIAL TO A MINIMUM OF SIX INCHES (6") BELOW GRADE.
C. UNLESS OTHERWISE INSTRUCTED BY LESSEE, TRANSPORT ALL REMOVED TREES, BRUSH AND DEBRIS FROM THE PROPERTY TO AN AUTHORIZED LANDFILL.
D. PRIOR TO PLACEMENT OF FILL OR BASE MATERIALS, ROLL THE SOIL.
E. WHERE UNSTABLE SOIL CONDITIONS ARE ENCOUNTERED, LINE THE AREAS WITH STABILIZER MAT PRIOR TO PLACEMENT OF FILL OR BASE MATERIAL.
3. INSTALLATION
A. GRADE OR FILL THE LEASE AREA AND ACCESS DRIVE W/ TURNAROUND AS REQUIRED IN ORDER THAT UPON DISTRIBUTION OF SPOILS, RESULTING FROM EXCAVATIONS, THE RESULTING GRADE WILL CORRESPOND WITH SAID SUB-BASE COURSE. ELEVATIONS ARE TO BE CALCULATED FROM BENCHMARK, FINISHED GRADES, OR INDICATED SLOPES.
B. CLEAR EXCESS SPOILS, IF ANY, FROM JOB SITE AND DO NOT SPREAD BEYOND THE LIMITS OF PROJECT AREA UNLESS AUTHORIZED BY PROJECT MANAGER AND AGREED TO BY LANDOWNER.
C. BRING THE ACCESS DRIVE W/ TURNAROUND TO BASE COURSE ELEVATION TO FACILITATE CONSTRUCTION AND OBSERVATION DURING CONSTRUCTION OF THE SITE.
D. AVOID CREATING DEPRESSIONS WHERE WATER MAY POND.
E. THE CONTRACT SHALL INCLUDE GRADING, BANKING, AND DITCHING, UNLESS OTHERWISE INDICATED.
F. WHEN IMPROVING AN EXISTING ACCESS DRIVE, GRADE THE EXISTING DRIVE TO REMOVE ANY ORGANIC MATTER AND SMOOTH THE SURFACE BEFORE PLACING FILL OR STONE.
G. PLACE FILL OR STONE IN SIX INCH (6") MAXIMUM LIFTS, AND COMPACT BEFORE PLACING NEXT LIFT.
H. THE TOP SURFACE COURSE, SHALL EXTEND A MINIMUM OF ONE FOOT (1') BEYOND THE SITE FENCE (UNLESS OTHERWISE NOTED) AND SHALL COVER THE AREA AS INDICATED.
I. APPLY RIPRAP TO THE SIDE SLOPES OF ALL FENCED SITE AREAS, PARKING AREAS, AND ALL OTHER SLOPES GREATER THAN 2:1.
J. APPLY RIPRAP TO THE SIDES OF DITCHES OR DRAINAGE SWALES.
K. RIPRAP ENTIRE DITCH FOR SIX FEET (6') IN ALL DIRECTIONS AT CULVERT OPENINGS.
L. APPLY SEED, FERTILIZER, AND STRAW COVER TO ALL OTHER DISTURBED AREAS, DITCHES, AND DRAINAGE SWALES, NOT OTHERWISE RIPRAPPED.
M. UNDER NO CIRCUMSTANCES WILL DITCHES, SWALES, OR CULVERTS BE PLACED SO THAT THEY DIRECT WATER TOWARDS, OR PERMIT STANDING WATER IMMEDIATELY ADJACENT TO SHELTER OR EQUIPMENT. IF DESIGNS OR ELEVATIONS ARE IN CONFLICT WITH THIS, ADVISE CONSTRUCTION MANAGER IMMEDIATELY.
N. IN DITCHES WITH SLOPES GREATER THAN 10%, MOUND DIVERSIONARY HEADWALLS IN THE DITCH AT CULVERT ENTRANCES. POSITION THE HEADWALL AT AN ANGLE NO GREATER THAN 60° OFF THE DITCH LINE. RIPRAP THE UPSTREAM SIDE OF THE HEADWALL AS WELL AS THE DITCH FOR SIX FEET (6') ABOVE THE CULVERT ENTRANCE.
O. APPLY SEED AND FERTILIZER TO SURFACE CONDITIONS WHICH WILL ENCOURAGE ROOTING. RAKE AREAS TO BE SEED TO EVEN THE SURFACE AND LOOSEN THE SOIL.
P. SOW SEED IN TWO DIRECTIONS IN TWICE THE QUANTITY RECOMMENDED BY THE SEED PRODUCER.
Q. ENSURE GROWTH OF SEEDED AND LANDSCAPED AREAS, BY WATERING, UP TO THE POINT OF RELEASE FROM THE CONTRACT. CONTINUE TO REWORK THE BARE AREAS UNTIL COMPLETE COVERAGE IS OBTAINED.
4. FIELD QUALITY CONTROL COMPACT SOILS TO MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D-1557. AREAS OF SETTLEMENT WILL BE EXCAVATED AND REFILLED AT CONTRACTOR'S EXPENSE. INDICATE PERCENTAGE OF COMPACTION ACHIEVED ON AS-BUILT DRAWINGS.
5. PROTECTION
A. PROTECT SEEDED AREAS FROM EROSION BY SPREADING STRAW TO A UNIFORM LOOSE DEPTH OF 1-2 INCHES, STAKE AND TIE DOWN AS REQUIRED. USE OF EROSION CONTROL MESH OR MULCH NET WILL BE AN ACCEPTABLE ALTERNATE.
B. ALL TREES PLACED IN CONJUNCTION WITH A LANDSCAPE CONTRACT WILL BE WRAPPED, TIED WITH HOSE PROTECTED WIRE, AND SECURED TO 2" X 2" X 4'-0" WOODEN STAKES EXTENDING TWO- FEET INTO THE GROUND ON FOUR SIDES OF THE TREE.
C. PROTECT ALL EXPOSED AREAS AGAINST WASHOUTS AND SOIL EROSION. PLACE STRAW BALES AT THE INLET APPROACH TO ALL NEW OR EXISTING CULVERTS. WHERE THE SITE OR ROAD AREAS HAVE BEEN ELEVATED IMMEDIATELY ADJACENT TO THE RAIL LINE, STAKE EROSION CONTROL FABRIC FULL LENGTH IN THE SWALE TO PREVENT CONTAMINATION OF THE RAIL BALLAST. ALL EROSION CONTROL METHODS SHALL CONFORM TO APPLICABLE BUILDING CODE REQUIREMENTS.

SECTION 02830 - FENCING AND GATE(S)

PART 1 - GENERAL

- 1. WORK INCLUDED SEE PLAN FOR SITE AND LOCATION OF FENCE AND GATE(S).
2. QUALITY ASSURANCE ALL STEEL MATERIALS UTILIZED IN CONJUNCTION WITH THIS SPECIFICATION WILL BE GALVANIZED OR STAINLESS STEEL. WEIGHT OF ZINC COATING ON THE FABRIC SHALL NOT BE LESS THAN 12 OUNCES PER SQUARE FOOT OF MATERIAL COVERED. POSTS SHALL BE HOT-DIPPED IN GRADE 'E' ZINC, 18 OUNCES PER SQUARE FOOT.
3. SEQUENCING IF THE SITE AREA HAS BEEN BROUGHT UP TO SURFACE COURSE ELEVATION (PRIOR TO THE FENCE CONSTRUCTION), FENCE POST EXCAVATION SPOILS MUST BE CONTROLLED TO PRECLUDE CONTAMINATION OF SAID SURFACE COURSE.

4. SUBMITTALS

- A. MANUFACTURER'S DESCRIPTIVE LITERATURE.
B. CERTIFICATE OR STATEMENT OF COMPLIANCE WITH THE SPECIFICATIONS.

PART 2 - PRODUCTS

1. FENCE MATERIAL

- A. ALL FABRIC WIRE, RAILS, HARDWARE, AND OTHER STEEL MATERIALS SHALL BE HOT-DIPPED GALVANIZED.
B. FABRIC SHALL BE SEVEN-FOOT (7') HIGH OR TO MATCH EXISTING FENCE TWO-INCH CHAIN LINK MESH OF NO. 9 GAUGE (0.148") WIRE. THE FABRIC SHALL HAVE A KNUCKLED FINISH FOR THE TOP SELVAGES. FABRIC SHALL CONFORM TO THE SPECIFICATIONS OF ASTM A-392 CLASS 1.
C. BARBED WIRE SHALL BE DOUBLE-STRAND, 12-1/2 GAUGE TWISTED WIRE, WITH 14-GAUGE, 4-POINT ROUND BARBS SPACED ON FIVE-INCH CENTERS.
D. ALL POSTS SHALL BE SCHEDULE - 40 MECHANICAL SERVICE PIPE AND SHALL BE TYPE 1 ASTM A-128 AND OF THE FOLLOWING DIAMETER
LINE 2" SCHEDULE 40 (2 3/8" O.D.)
CORNER 3" SCHEDULE 40 (3 1/2" O.D.)
GATE 3" SCHEDULE 40 (3 1/2" O.D.)
E. GATE POSTS SHALL BE EXTENDED 12 INCHES, INCLUDING DOME CAP, TO PROVIDE FOR ATTACHMENT OF BARBED WIRE.
F. ALL TOP AND BRACE RAILS SHALL BE 1/2 DIAMETER SCHEDULE - 40 MECHANICAL-SERVICE PIPE.
G. GATE FRAMES AND BRACES SHALL BE 1.90 INCH DIAMETER SCHEDULE 40 MECHANICAL-SERVICE PIPE. FRAMES SHALL HAVE WELDED CORNERS.
H. GATE FRAMES SHALL HAVE A FULL-HEIGHT VERTICAL BRACE, AND A FULL-WIDTH HORIZONTAL BRACE, SECURED IN PLACE BY USE OF GATE BRACE CLAMPS.
I. GATE HINGES SHALL BE MERCHANTS METAL MODEL 64386 HINGE ADAPTER WITH MODEL 6409, 188-DEGREE ATTACHMENT.
J. THE GUIDE (LATCH ASSEMBLY) SHALL BE HEAVY INDUSTRIAL DOUBLE GATE LATCH. SEE DETAIL.
K. LATCHES AND STOPS SHALL BE PROVIDED FOR ALL GATES.
L. PLUNGER ROD COMPLETE WITH RECEPTOR TO BE PROVIDED AT THE INACTIVE LEAF OF ALL DOUBLE GATE INSTALLATIONS.
M. ALL STOPS SHALL HAVE KEEPERS CAPABLE OF HOLDING THE GATE LEAF IN THE OPEN POSITION
N. A NO. 7 GAUGE ZINC COATED TENSION WIRE SHALL BE USED AT THE BOTTOM OF THE FABRIC, TERMINATED WITH BAND CLIPS AT CORNER AND GATE POSTS.
O. A SIX-INCH BY 1/2-INCH DIAMETER EYEBOLT TO HOLD TENSION WIRE SHALL BE PLACED AT LINE POSTS.
P. STRETCHER BARS SHALL BE 3/16-INCH BY 3/4-INCH OR HAVE EQUIVALENT CROSS-SECTIONAL AREA.
Q. ALL CORNER GATE AND PANELS SHALL HAVE A 3/8-INCH TRUSS ROD WITH TURNBUCKLES.
R. ALL POSTS EXCEPT GATE POSTS SHALL HAVE A COMBINATION CAP AND BARBED WIRE SUPPORTING ARM. GATE POSTS SHALL HAVE A DOME CAP.
S. OTHER HARDWARE INCLUDES BUT MAY NOT BE LIMITED TO TIE CLIPS, BAND CLIPS AND TENSION BAND CLIPS.
T. BARBED WIRE GATE GUARDS SHALL BE FITTED WITH DOME CAPS.
U. BARBED WIRE SUPPORT ARMS SHALL BE PRESSED STEEL COMPLETE WITH SET BOLT AND LOCK WIRE IN THE ARM.
V. ALL CAPS SHALL BE MALLEABLE IRON, DOME OR ACORN SHAPED AS REQUIRED BY PIPE SIZE.
W. WHERE THE USE OF CONCERTINA HAS BEEN SPECIFIED, 24-INCH DIAMETERS COIL BARBED TAPE, STAINLESS STEEL, CYCLONE FENCE MODEL 68P TO TYPE III SHALL BE FURNISHED. IT SHALL BE SUPPORTED ABOVE THE TOP RAIL BY USE OF SIX(6) WIRE BARBED WIRE ARMS POSITIONED ATOP EACH LINE/CORNER POST.

PART 3 - EXECUTION

- 1. INSPECTION TO CONFIRM PROPER DEPTH AND DIAMETER OF POST HOLE EXCAVATIONS. ALL POST HOLES WILL BE EXCAVATED AS PER CONSTRUCTION DOCUMENTS.
2. INSTALLATION
A. FOUNDATIONS SHALL HAVE A MINIMUM SIX INCH (6") CONCRETE COVER UNDER POST.
B. ALL FENCE POSTS SHALL BE VERTICALLY PLUMB ; ONE QUARTER INCH (1/4")
C. AT CORNER POSTS, GATE POSTS, AND SIDES OF GATE FRAME, FABRIC SHALL BE ATTACHED WITH STRETCHER AND TENSION BAND-CLIPS AT FIFTEEN(15) INCH INTERVALS.
D. AT LINE POSTS, FABRIC SHALL BE ATTACHED WITH BAND-CLIPS AT FIFTEEN INCH (15") INTERVALS.
E. FABRIC SHALL BE ATTACHED TO BRACE RAILS, TENSION WIRE AND TRUSS RODS WITH TIE-CLIPS AT TWO FOOT (2') INTERVALS.
F. A MAXIMUM GAP OF ONE INCH WILL BE PERMITTED BETWEEN THE CHAIN LINE FABRIC AND THE FINAL GRADE.
G. GATE SHALL BE INSTALLED SO LOOKS ARE ACCESSIBLE FROM BOTH SIDES.
H. GATE HINGE BOLTS SHALL HAVE THEIR THREADS PEENED OR WELDED TO PREVENT UNAUTHORIZED REMOVAL.
I. CONCRETE TO BE A MINIMUM OF 4,000 PSI AT 7 DAYS. CEMENT SHALL EXCEED ASTM C150, TYPE IIIA.
3. PROTECTION UPON COMPLETION OF ERECTION, INSPECT FENCE MATERIAL AND PAINT FIELD CUTS OR GALVANIZING BREAKS WITH ZINC-BASED PAINT, COLOR TO MATCH THE GALVANIZED METAL.

APPLICABLE STANDARDS

- ASTM-A120 SPECIFICATION FOR PIPE, STEEL BLACK AND HOT-DIPPED ZINC COATED (GALVANIZED) WELDED AND SEAMLESS, FOR ORDINARY USES.
ASTM-A123 ZINC (HOT-DIP GALVANIZED) COATING ON IRON AND STEEL PRODUCTS.
ASTM-A153 STANDARD SPECIFICATION FOR ZINC COATING (HOT-DIP) ON IRON AND STEEL HARDWARE.
ASTM-A392 SPECIFICATION FOR ZINC-COATED STEEL CHAIN LINK FENCE FABRIC.
ASTM-A491 SPECIFICATION FOR ALUMINUM-COATED STEEL CHAIN LINK FENCE FABRIC
ASTM-A525 STANDARD SPECIFICATION FOR STEEL SHEET ZINC COATED (GALVANIZED) BY THE HOT-DIPPED PROCESS.

- ASTM-A570 SPECIFICATION FOR HOT-ROLLED CARBON STEEL SHEET AND STRIP. STRUCTURAL QUALITY.
ASTM-A535 SPECIFICATION FOR ALUMINUM COATED STEEL BARBED WIRE.
FEDERAL SPECIFICATION RR-F-191- FENCING, WIRE AND POST METAL (AND GATES, CHAIN LINK FENCE FABRIC, AND ACCESSORIES)

DIVISION 3: CONCRETE

SECTION 03000 - BASIC CONCRETE MATERIALS AND METHODS

PART 1 - GENERAL

- 1. WORK INCLUDED FORMWORK, REINFORCEMENT, ACCESSORIES, CAST-IN-PLACE CONCRETE, FINISHING, AND CURING.
2. INSPECTIONS
A. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING BUILDING DEPARTMENT INSPECTIONS REQUIRED FOR HIS SCOPE OF WORK.
B. ALL REINFORCING STEEL SHALL BE INSPECTED AND APPROVED BY THE LESSEE'S CONSTRUCTION MANAGER PRIOR TO PLACEMENT OF CONCRETE.
C. THE LESSEE'S CONSTRUCTION MANAGER SHALL BE NOTIFIED NO LESS THAN 48 HOURS IN ADVANCE OF CONCRETE POURS.
3. QUALITY ASSURANCE
A. CONSTRUCT AND ERECT CONCRETE FORMWORK IN ACCORDANCE WITH ACI 301 AND ACI 318.
B. PERFORM CONCRETE REINFORCING WORK IN ACCORDANCE WITH ACI 301, ACI 318, AND ASTM A184.
C. PERFORM CAST-IN-PLACE CONCRETE WORK IN ACCORDANCE WITH ACI 301, ACI 318, AND ACI 117-90.
D. OPEN FOUNDATION TRENCHES SHALL BE INSPECTED BY MES PRIOR TO CONCRETE INSTALLATION.
4. SUBMITTALS SUBMIT CONCRETE MIX AND REINFORCING STEEL SHOP DRAWINGS FOR APPROVAL BY LESSEE CONSTRUCTION MANAGER/ENGINEER. THE SHOP DRAWINGS SHALL BE SUBMITTED IN THE FORM OF TWO (2) CONCRETE MIX DESIGN INFORMATION SHEETS AND TWO (2) BLUELINE DRAWINGS FOR REINFORCING STEEL.

PART 2 - PRODUCTS

- 1. REINFORCEMENT MATERIALS
A. REINFORCEMENT STEEL, ASTM A615, 60 ksi YIELD GRADE, DEFORMED BILLET STEEL BARS, PLAIN FINISH.
B. WELDED STEEL WIRE FABRIC ASTM A185 PLAIN TYPE, IN FLAT SHEETS, PLAIN FINISH.
C. CHAIRS, BOLSTERS, BAR SUPPORTS, SPACERS. SIZED AND SHAPED FOR SUPPORTS OF REINFORCING.
D. FABRICATE CONCRETE REINFORCING IN ACCORDANCE WITH ACI 315, ACI 318, ASTM A184
2. CONCRETE MATERIALS
A. CEMENT: ASTM C150, PORTLAND TYPE
B. FINE AND COURSE AGGREGATES: ASTM C33 - MAXIMUM SIZE OF CONCRETE AGGREGATE SHALL NOT EXCEED ; ONE INCH (1") SIZE SUITABLE FOR INSTALLATION METHOD UTILIZED OR ONE-THIRD (1/3) CLEAR DISTANCE BEHIND OR BETWEEN REINFORCING.
C. WATER: CLEAN AND NOT DETRIMENTAL TO CONCRETE
D. AIR ENTRAINING ADMIXTURE: ASTM C260
E. BONDING AGENT: LATEX EMULSION FOR BONDING NEW TO OLD CONCRETE AS MANUFACTURED BY DAYTON SUPERIOR.
F. NON-SHRINK GROUT: PREMIXED COMPOUND CONSISTING OF NONMETALLIC AGGREGATE, CEMENT, WATER REDUCING AND PLASTICISING AGENTS.
3. CONCRETE MIX
A. CONCRETE MATERIALS SHALL CONFORM TO THE APPROPRIATE A.C.I. REQUIREMENTS FOR EXPOSED STRUCTURAL CONCRETE.
B. MIX AND DELIVER CONCRETE IN ACCORDANCE WITH ASTM C94, ALT. 3.
C. PROPORTIONS OF CONCRETE MATERIALS SHALL BE SUITABLE FOR THE INSTALLATION METHOD UTILIZED AND SHALL RESULT IN DURABLE CONCRETE FOR LOCAL ANTICIPATED AGGRESSIVE ACTIONS. THE DURABILITY REQUIREMENTS OF ACI 318 CHAPTER 4 SHALL BE SATISFIED BASED ON THE CONDITIONS EXPECTED AT THE SITE. PROVIDE CONCRETE AS FOLLOWS:
1. COMPRESSIVE STRENGTH: 4000 psi AT 7 DAYS. SEE SHEET S-1 FOR CAISSON CONCRETE COMPRESSIVE STRENGTH
2. SLUMP: 3 INCHES

PART 3 - EXECUTION

- 1. INSERTS, EMBEDDED COMPONENTS AND OPENINGS
A. THE CONTRACTOR SHALL COORDINATE AND CROSS-CHECK ARCHITECTURAL, BUILDING & ELECTRICAL DRAWINGS FOR OPENINGS, SLEEVES, ANCHORS, HANGERS, AND OTHER ITEMS RELATED TO CONCRETE WORK AND SHALL ASSUME FULL RESPONSIBILITY FOR THE PROPER LOCATION BEFORE PLACING CONCRETE.
B. PROVIDE FORMED OPENINGS WHERE REQUIRED FOR WORK TO BE EMBEDDED IN AND PASSING THROUGH CONCRETE MEMBERS.
C. COORDINATE WORK OF OTHER SECTIONS IN FORMING AND SETTING OPENING, SLOTS, RECESSES, CHASES, SLEEVES, BOLTS, ANCHORS, AND OTHER INSERTS.
D. INSTALL CONCRETE ACCESSORIES STRAIGHT, LEVEL AND PLUMB.
2. REINFORCEMENT PLACEMENT
A. PLACE REINFORCEMENT, SUPPORTED AND SECURED AGAINST DISPLACEMENT.
B. ENSURE REINFORCING IS CLEAN, FREE OF LOOSE SCALE, DIRT, OR OTHER FOREIGN COATINGS.
C. WELDING IS PROHIBITED ON REINFORCING STEEL AND EMBEDMENTS.
D. MINIMUM CONCRETE COVER FOR REINFORCING SHALL BE THREE INCHES (3") UNLESS OTHERWISE NOTED.
E. CONCRETE COVER FROM TOP OF FOUNDATION TO ENDS OF VERTICAL REINFORCEMENT SHALL NOT EXCEED THREE INCHES (3") NOR BE LESS THAN TWO INCHES (2").
3. PLACING CONCRETE
A. VIBRATE ALL CONCRETE.
B. ALL CONCRETE WORK SHALL ADHERE TO THE LATEST A.C.I. STANDARDS FOR WINTER POURING AND CURING PROCEDURES IF SEASONAL CONDITIONS APPLY
4. CURING
A. AFTER PLACEMENT, PROTECT CONCRETE FROM PREMATURE DRYING.
B. MAINTAIN CONCRETE WITH MINIMAL MOISTURE LOSS AT RELATIVELY CONSTANT TEMPERATURE FOR A PERIOD NECESSARY FOR HYDRATION OF CEMENT AND HARDENING OF CONCRETE.
5. PROVIDE HAND RUBBED SMOOTH FINISH TO ALL EXPOSED VERTICAL FORMED CONCRETE SURFACES.
6. FIELD QUALITY CONTROL
A. SUBMIT THREE (3) CONCRETE TEST CYLINDERS - TAKEN FOR EVERY 15 CUBIC YARD OR LESS. SUBMIT CONCRETE TESTS TO THE PROJECT MANAGER IN ACCORDANCE WITH ASTM C-31 AND C-39.
B. SUBMIT ONE (1) ADDITIONAL TEST CYLINDER - TAKEN DURING COLD WEATHER POURS, AND CURED ON JOB SITE UNDER SAME CONDITIONS AS CONCRETE IT REPRESENTS.
C. SUBMIT ONE (1) SLUMP TEST - TAKEN FOR EACH SET OF TEST CYLINDERS TAKEN.
7. DEFECTIVE CONCRETE MODIFY OR REPLACE CONCRETE NOT CONFORMING TO REQUIRED LINES, DETAILS OR ELEVATIONS AT COST OF GC, AS DIRECTED BY ARCHITECT/ENGINEER.

CHICAGO SMSA limited partnership d/b/a VERIZON WIRELESS



Table with 10 columns: NO, DESCRIPTION, DATE, BY, JLR, JTM, MAP, MIT, BTE, JTM. Rows include ISSUED FOR REVIEW, UPDATE PER ECR, UPDATE WITH NEW ECR, ISSUED PER FIBER COORDINATION, UPDATE PER POWER COORDINATION, UPDATE PER VILLAGE COMMENTS.

LOC. #187771 RT 7 & WEST 15101 WOLF RD ORLAND PARK, IL 60467

Table with 2 columns: DRAWN BY: PP, CHECKED BY: TAZ, DATE: 05/22/14, PROJECT #: 33-1300

SHEET TITLE SPECIFICATIONS

SHEET NUMBER SP-1

DIVISION 5: METALS

SECTION 05000 - METALS

PART 1 - GENERAL

- SECTION INCLUDES: STRUCTURAL STEEL FRAMING MEMBERS, BASE PLATES, PLATES, BARS AND GROUTING UNDER BASE PLATES.
- SUBMITTALS: SHOP DRAWINGS: INDICATE SIZES, SPACING, AND LOCATIONS OF STRUCTURAL MEMBERS, OPENINGS, CONNECTIONS, CAMBERS, LOADS, AND WELDED SECTIONS.
- QUALITY ASSURANCE
  - FABRICATE STRUCTURAL STEEL MEMBERS IN ACCORDANCE WITH AISC SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS.
  - PERFORM DESIGN UNDER DIRECT SUPERVISION OF A PROFESSIONAL STRUCTURAL ENGINEER LICENSED IN THE STATE.

PART 2 - PRODUCTS

- MATERIALS:
  - STRUCTURAL STEEL MEMBERS: ASTM A572, GRADE 50
  - STRUCTURAL TUBING: ASTM A500, GRADE B
  - PIPE: ASTM A53, TYPE E OR S, GRADE B
  - BOLTS, NUTS, AND WASHERS: ASTM A325
  - ANCHOR BOLTS: ASTM A307
  - WELDING MATERIALS: AWS D1.1, TYPE REQUIRED FOR MATERIALS BEING WELDED
  - GROUT: NON-SHRINK TYPE, PREMIXED COMPOUND CONSISTING OF NONMETALLIC AGGREGATE, CEMENT, WATER REDUCING AND PLASTICIZING ADDITIVES, CAPABLE OF DEVELOPING A MINIMUM COMPRESSIVE STRENGTH OF 7000 psi AT 28 DAYS.
  - SHOP AND TOUCH-UP PRIMER: SSPC 15, TYPE 1, RED OXIDE
  - TOUCH-UP PRIMER FOR GALV. SURFACES: ZINC RICH TYPE
- FABRICATION: CONTINUOUSLY SEAL JOINTED MEMBERS BY CONTINUOUS WELDS. GRIND EXPOSED WELDS SMOOTH.
- FINISH:
  - PREPARE STRUCTURAL COMPONENT SURFACES IN ACCORDANCE WITH SSPC SP-1 TO SP-10 PROCEDURES.
  - STRUCTURAL STEEL MEMBERS SHALL BE HOT DIPPED GALVANIZED.

PART 3 - EXECUTION

- EXAMINATION AND PREPARATION: VERIFY THAT THE FIELD CONDITIONS ARE ACCEPTABLE.
- ERECTION:
  - ALLOW FOR ERECTION LOADS. PROVIDE TEMPORARY BRACING TO MAINTAIN FRAMING IN ALIGNMENT UNTIL COMPLETION OF ERECTION AND INSTALLATION OF PERMANENT BRIDGING AND BRACING.
  - FIELD WELD COMPONENTS INDICATED ON SHOP DRAWINGS.
  - DO NOT FIELD CUT OR ALTER STRUCTURAL MEMBERS WITHOUT APPROVAL OF THE ARCHITECT/ENGINEER.
  - AFTER ERECTION, TOUCH-UP WELDS, ABRASIONS, AND SURFACES NOT SHOP PRIMED OR GALVANIZED WITH TOUCH-UP PRIMERS AS SPECIFIED UNDER SECTION 05000-METALS, PART 2 - PRODUCTS, H & I. SURFACES TO BE IN CONTACT WITH CONCRETE NOT INCLUDED.
- FIELD QUALITY CONTROL: FIELD INSPECTION OF MEMBERS, CONNECTIONS, WELDS AND TORQUING.

DIVISION 16: ELECTRICAL

SECTION 16050 - BASIC ELECTRICAL MATERIALS AND METHODS

- CONTRACTOR SHALL REVIEW THE CONTRACT DOCUMENTS PRIOR TO ORDERING THE ELECTRICAL EQUIPMENT AND STARTING THE ACTUAL CONSTRUCTION. CONTRACTOR SHALL ISSUE A WRITTEN NOTICE OF ALL FINDINGS TO THE ARCHITECT LISTING ANY DISCREPANCIES OR CONFLICTING INFORMATION.
- ELECTRICAL PLANS, DETAILS AND DIAGRAMS ARE DIAGRAMMATIC ONLY. VERIFY EXACT LOCATIONS AND MOUNTING HEIGHTS OF ELECTRICAL EQUIPMENT WITH OWNER PRIOR TO INSTALLATION.
- EACH CONDUCTOR OF EVERY SYSTEM SHALL BE PERMANENTLY TAGGED IN EACH PANELBOARD, PULLBOX, JUNCTION BOX, SWITCH BOX, ETC. THE TYPE OF TAGGING METHODS SHALL BE IN COMPLIANCE WITH OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (O.S.H.A.).
- ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND IN GOOD WORKING CONDITION WHEN INSTALLED AND SHALL BE OF THE BEST GRADE AND OF THE SAME MANUFACTURER THROUGHOUT FOR EACH CLASS OR GROUP OF EQUIPMENT. MATERIALS SHALL BE LISTED "J" WHERE APPLICABLE. MATERIALS SHALL MEET WITH APPROVAL OF ALL GOVERNING BODIES HAVING JURISDICTION. MATERIALS SHALL BE MANUFACTURED IN ACCORDANCE WITH APPLICABLE STANDARDS ESTABLISHED BY ANSI, NEMA, NBFU AND "UL" LISTED.
- ALL CONDUIT SHALL HAVE A PULL CORD.
- PROVIDE PROJECT MANAGER WITH ONE SET OF COMPLETE ELECTRICAL "AS INSTALLED" DRAWINGS AT THE COMPLETION OF THE JOB, SHOWING ACTUAL DIMENSIONS, ROUTINGS, AND CIRCUITS.
- ALL CIRCUIT BREAKERS, FUSES AND ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTING SHORT CIRCUIT CURRENT TO WHICH THEY MAY BE SUBJECTED, AND A MINIMUM OF 10,000 A.I.C.
- THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED AS REQUIRED BY UBC, NEC AND ALL APPLICABLE CODES.
- PATCH, REPAIR AND PAINT ANY AREA THAT HAS BEEN DAMAGED IN THE COURSE OF THE ELECTRICAL WORK.
- PLASTIC PLATES FOR ALL SWITCHES, RECEPTACLES, TELEPHONE AND BLANKED OUTLETS SHALL HAVE ENGRAVED LETTERING WHERE INDICATED ON THE DRAWINGS. WEATHERPROOF RECEPTACLES SHALL HAVE SIERRA #WPD-8 LIFT COVERPLATES.

SECTION 16400 - SERVICE AND DISTRIBUTION

- WIRE AND CABLE CONDUCTORS SHALL BE COPPER, 600V, TYPE THHN OR THWN, WITH A MIN. SIZE OF #12 AWG, COLOR CODED. ALL RECTIFIER DROPS SHALL BE STRANDED TO ACCEPT CRIMP CONNECTORS.
- ALL CHEMICAL GROUND RODS SHALL BE "UL" APPROVED.
- METER SOCKET AMPERES, VOLTAGE, NUMBER OF PHASES SHALL BE AS NOTED ON THE DRAWINGS. MANUFACTURED BY MILBANK OR APPROVED EQUAL, AND SHALL BE UTILITY COMPANY APPROVED.
- CONDUIT:
  - RIGID CONDUIT SHALL BE U.L. LABEL GALVANIZED ZINC COATED WITH GALVANIZED ZINC INTERIOR AND SHALL BE USED WHEN INSTALLED IN OR UNDER CONCRETE SLABS, IN CONTACT WITH THE EARTH, UNDER PUBLIC ROADWAYS, IN MASONRY WALLS OR EXPOSED ON BUILDING EXTERIOR. RIGID CONDUIT IN CONTACT WITH EARTH SHALL BE 1/2 LAPPED WRAPPED WITH HUNTS WRAP PROCESS NO. 3.
  - ELECTRICAL METALLIC TUBING SHALL HAVE U.L. LABEL, FITTING SHALL BE GLAND RING COMPRESSION TYPE.
  - FLEXIBLE METALLIC CONDUIT SHALL HAVE U.L. LISTED LABEL AND MAY BE USED WHERE PERMITTED BY CODE. FITTINGS SHALL BE "JAKE" OR "SQUEEZE" TYPE. ALL FLEXIBLE CONDUITS SHALL HAVE FULL LENGTH GROUND WIRE.
  - ALL UNDERGROUND CONDUIT SHALL BE AS NOTED ON THE DRAWINGS AT A MINIMUM DEPTH OF 42" BELOW GRADE. IT IS REQUIRED AND WILL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO NOTIFY J.U.L.I.E. AT 1-800-892-0123 OR OTHER SUCH NOTIFYING AGENCY FORTY-EIGHT (48) HOURS PRIOR TO DIGGING.
- CONTRACTOR TO COORDINATE WITH UTILITY COMPANY FOR CONNECTION OF TEMPORARY AND PERMANENT POWER TO THE SITE. THE TEMPORARY POWER AND ALL HOOKUP COSTS ARE TO BE PAID BY THE CONTRACTOR.
- ALL ELECTRICAL EQUIPMENT SHALL BE LABELED WITH PERMANENT ENGRAVED PLATE LABELS WITH WHITE ON BLUE BACKGROUND LETTERING (MINIMUM LETTER HEIGHT SHALL BE ONE FORTH INCH (1/4"). NAMEPLATES SHALL BE FASTENED WITH STAINLESS STEEL SCREWS, NOT ADHESIVE.
- UPON COMPLETION OF WORK, CONDUCT CONTINUITY, SHORT CIRCUIT, AND FALL POTENTIAL GROUNDING TESTS BY AN INDEPENDENT TESTING SERVICE ENGAGED BY THE CONTRACTOR SHALL BE SUBMITTED FOR APPROVAL. SUBMIT TEST REPORTS TO PROJECT MANAGER. CLEAN PREMISES OF ALL DEBRIS RESULTING FROM WORK AND LEAVE WORK IN A COMPLETE AND UNDAMAGED CONDITION.
- GROUNDING ELECTRODE SYSTEM
  - PREPARATION:
    - SURFACE PREPARATION: ALL CONNECTIONS SHALL BE MADE TO BARE METAL. ALL PAINTED SURFACES SHALL BE FIELD INSPECTED AND MODIFIED TO ENSURE PROPER CONTACT. NO WASHERS ARE ALLOWED BETWEEN THE ITEMS BEING GROUNDED. ALL CONNECTIONS ARE TO HAVE A NON-OXIDIZING AGENT APPLIED PRIOR TO INSTALLATION.
    - GROUND BAR PREPARATION: ALL COPPER GROUND BARS SHALL BE CLEANED, POLISHED AND A NON-OXIDIZING AGENT APPLIED. NO FINGERPRINTS OR DISCOLORED COPPER WILL BE PERMITTED.
    - SLEEVES: ALL GROUNDING CONDUCTORS SHALL RUN THROUGH PVC SLEEVES WHEREVER CONDUCTORS RUN THROUGH WALLS, FLOORS OR CEILINGS. IF CONDUCTORS MUST RUN THROUGH EMT, BOTH ENDS OF CONDUIT SHALL BE GROUNDED. SEAL BOTH ENDS OF CONDUIT WITH SILICONE CAULK.
  - GROUND BARS
    - ALL GROUND BARS SHALL BE ONE FORTH INCH (1/4") THICK TINNED COPPER PLATE AND OF SIZE INDICATED ON DRAWINGS.
    - ALL CONNECTIONS TO THE GROUND BAR SHALL OBSERVE THE FOLLOWING SEQUENCE:
      - BOLT-HEAD
      - 2-HOLE LUG
      - TINNED COPPER BUSS BAR
      - STAR WASHER
      - NUT
  - EXTERNAL CONNECTIONS
    - ALL BURIED GROUNDING CONNECTIONS SHALL BE MADE BY THE EXOTHERMIC WELD PROCESS. CONNECTIONS SHALL INCLUDE ALL CABLE TO CABLE, SPLICES, TEE'S, CROSSES, ETC. ALL CABLE TO GROUND RODS, GROUND ROD SPLICES AND LIGHTNING PROTECTION SYSTEMS ARE TO BE AS INDICATED. ALL MATERIALS USED (MOLDS, WELDING METAL, TOOLS, ETC.) SHALL BE BY "CADWELD" AND INSTALLED PER MANUFACTURER'S RECOMMENDED PROCEDURES.
    - ALL ABOVE GRADE GROUNDING AND BONDING CONDUCTORS SHALL BE CONNECTED BY TWO HOLE CRIMP TYPE (COMPRESSION) CONNECTIONS (EXCEPT FOR THE ACEG AND GROUND ROD) MECHANICAL CONNECTIONS, FITTINGS OR CONNECTIONS THAT DEPEND SOLELY ON SOLDER SHALL NOT BE USED. ALL CABLE TO CABLE CONNECTIONS SHALL BE HIGH PRESSURE DOUBLE CRIMP TYPE CONNECTIONS. CONNECTIONS TO STRUCTURAL STEEL SHALL BE EXOTHERMIC WELDS.
  - GROUND RODS
 

ALL GROUND RODS SHALL BE 5/8-INCH DIAMETER X 10'-0" LONG "COPPERWELD" OR APPROVED EQUAL, OF THE NUMBER AND LOCATIONS INDICATED. GROUND RODS SHALL BE DRIVEN FULL LENGTH VERTICAL IN UNDISTURBED EARTH.
  - GROUND CONDUCTORS
 

ALL GROUND CONDUCTORS SHALL BE STANDARD TINNED SOLID BARE COPPER ANNEALED, AND OF SIZE INDICATED ON DRAWINGS UNLESS NOTED OTHERWISE.
  - LUGS
    - LUGS SHALL BE 2-HOLE, LONG BARREL, STRAND COPPER UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS. LUGS SHALL BE THOMAS AND BETTS SERIES #548\_ \_BE OR EQUIVALENT
 

A.	535 MCM DLO	54880BE
B.	262 MCM DLO	54872BE
C.	#1/0 DLO	54862BE
D.	#4/0 THWN AND BARE	54866BE
E.	#2/0 THWN	54862BE
F.	#2 THHN	54207BE
G.	#6 DLO	54205BE
    - WHEN THE DIRECTION OF THE CONDUCTOR MUST CHANGE, IT SHALL BE DONE GRADUALLY. THE CURVATURE OF THE TURN SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING CHART:
 

GROUNDING CONDUCTOR SIZE	MINIMUM BENDING RADIUS TO INSIDE EDGE
NO. 6 AWG TO NO. 4 AWG	6 INCHES
NO. 2 AWG TO NO. 1/0 AWG	8 INCHES
NO. 2/0 AWG TO 4/0 MCM	12 INCHES
250 MCM TO 750 MCM	24 INCHES

G. GROUND RING

- THE EXTERNAL GROUND RING ENCIROILING THE TOWER (IF APPLICABLE) AND BETWEEN THE EQUIPMENT SHELTER PLATFORM ANCHORS SHALL BE MINIMUM NO. 2 A.W.G. SOLID TINNED BARE COPPER CONDUCTOR IN DIRECT CONTACT WITH THE EARTH AT THE DEPTH INDICATED ON THE DRAWINGS. CONDUCTOR BENDS SHALL HAVE A MINIMUM BENDING RADIUS OF EIGHT INCHES (8").
- ALL EXTERNAL GROUND RINGS ARE TO BE JOINED TOGETHER AND ALL CONNECTIONS MUST BE CADWELDED. NO LUGS OR CLAMPS WILL BE ACCEPTED.

H. FENCE/GATE

- GROUND EACH GATE POST, CORNER POST AND GATE AS INDICATED ON DRAWING GROUND CONNECTIONS TO FENCE POSTS AND ALL OTHER CONNECTIONS FOR THE GROUND GRID SYSTEM SHALL BE MADE BY EXOTHERMIC WELD PROCESS, AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND PROCEDURES, AND SPRAYED WITH COLD-GALVANIZED PAINT.

9. I.E.E.E. FALL POTENTIAL TESTS

A. FOR RAW LAND SITE

- GROUND TESTS SHALL BE PERFORMED AS INDICATED ON DRAWINGS. A BIDDLE GROUND OHMER OR THE METHOD OF USING TWO AUXILIARY GROUND RODS (AS DESCRIBED IN I.E.E.E. STANDARDS NO. 81-1983, PART 1) MAY BE USED. THE I.E.E.E. METHOD REQUIRES THE USE OF AN A.C. TEST CURRENT. THE AUXILIARY TEST RODS MUST BE SUFFICIENTLY FAR AWAY FROM THE ROD UNDER TEST SO THAT THE REGIONS IN WHICH THEIR RESISTANCE IS LOCALIZED DO NOT OVERLAP. THE TEST POINT WILL BE THE GROUND ROD AND WILL CONSIST OF THE THREE POINT FALL OF POTENTIAL MEGGER TEST METHOD, USING THE BIDDLE NULL-BALANCE EARTH TESTER (MEGGER #250220-2 OR EQUIVALENT)
- CONTRACTOR TO CONDUCT GROUND RESISTANCE TEST IN THE FORMAT AS FOLLOWS:

B. EQUIPMENT PAD

- FIRST TEST - SHALL BE WITH FOUR GROUND RODS INSTALLED, ONE AT EACH CORNER OF THE PAD BUT NOT CONNECTED TO THE MAIN GROUNDING BUS. FURNISH WIRE TO CONNECT (TEMPORARY CLAMP) ALL FOUR GROUND RODS TOGETHER TO MAKE A SYSTEM TEST AFTER EACH ROD IS INDIVIDUALLY TESTED. IF ANY INDIVIDUAL ROD TESTS 25 OHMS OR MORE, THE ELECTRICAL CONTRACTOR AND OWNER'S REPRESENTATIVE SHOULD BE NOTIFIED SO THAT THE ROD CAN BE DRIVEN DEEPER UNTIL ALL FOUR RODS HAVE A RESISTANCE OF 10 OHMS OR LESS ON A DRY DAY.
- SECOND TEST - SHALL BE WITH THE GROUND RODS CONNECTED, WITH DRY SOIL AND WHEN NO STANDING WATER HAS BEEN PRESENT FOR THE PAST TEN (10) DAYS. THE MAXIMUM ALLOWABLE READING IS 5 OHMS TO GROUND. IF THE RESISTANCE OF THE ENTIRE SYSTEM EXCEEDS 5 OHMS, NOTIFY THE CONTRACTOR AND OWNER'S REPRESENTATIVE SO THAT ADDITIONAL AND/OR DEEPER RODS CAN BE INSTALLED.

C. TOWER

- FIRST TEST - SHALL BE WITH THREE GROUND RODS INSTALLED (MINIMUM), EQUALLY SPACED AROUND THE TOWER FOUNDATION, BUT NOT CONNECTED TO THE SHELTER PAD EXTERNAL GROUND RING. FURNISH WIRE TO CONNECT (TEMPORARY CLAMP) ALL THREE GROUND RODS TOGETHER TO MAKE A SYSTEM TEST AFTER EACH ROD IS INDIVIDUALLY TESTED. IF ANY INDIVIDUAL ROD TESTS 25 OHMS OR MORE, NOTIFY THE CONTRACTOR AND OWNER'S REPRESENTATIVE SO THAT THE ROD CAN BE DRIVEN DEEPER UNTIL ALL THREE (3) RODS HAVE A RESISTANCE OF 10 OHMS OR LESS ON A DRY DAY.
- SECOND TEST - SHALL BE WITH THE GROUND RODS CONNECTED, WITH DRY SOIL AND WHEN NO STANDING WATER HAS BEEN PRESENT FOR THE PAST TEN (10) DAYS. THE MAXIMUM ALLOWABLE READING IS 5 OHMS TO GROUND. IF THE RESISTANCE OF THE ENTIRE SYSTEM EXCEEDS 5 OHMS THE ELECTRICAL CONTRACTOR AND OWNER'S REPRESENTATIVE SHOULD BE NOTIFIED SO THAT EITHER ADDITIONAL AND/OR DEEPER RODS CAN BE INSTALLED.

D. EQUIPMENT PAD AND TOWER

- AFTER THE EQUIPMENT PAD AND TOWER GROUND RESISTANCE TEST IS COMPLETED, CONTRACTOR SHALL TIE EQUIPMENT PAD EXTERNAL GROUND RING AND TOWER EXTERNAL GROUND RING TOGETHER. AFTER FIRST AND SECOND TEST ALL CONNECTIONS MUST BE MADE USING EXOTHERMIC WELD. NO LUGS OR CLAMPS WILL BE ACCEPTED.
- AFTER ALL THE EXTERNAL GROUND RINGS ARE TIED TOGETHER, COMPLETE A MEGGER CHECK OF THE GROUND SYSTEM SHOULD BE DONE. THE MAXIMUM ALLOWABLE LEADING IS 5 OHMS TO GROUND.

10. GROUNDING RESISTANCE TEST REPORT

UPON COMPLETION OF THE TESTING FOR EACH SITE, A TEST REPORT SHOWING RESISTANCE IN OHMS WITH AUXILIARY POTENTIAL ELECTRODES AT 5 FEET AND 10 FEET INTERVALS UNTIL THE AVERAGE RESISTANCE STARTS INCREASING AND ALSO NOTE THAT 10-15 PHOTOS MUST BE TAKEN TO PROOF ENTIRE EXTERNAL GROUND RING SYSTEM BEFORE BACKFILL. TWO (2) SETS OF TEST DOCUMENTS ARE OF THE INDEPENDENT TESTING SERVICE TO BE BOUND AND SUBMITTED WITHIN ONE (1) WEEK OF WORK COMPLETION.

SECTION 16503 - POLES, POSTS, AND STANDARDS (SINGLE MAST AND SELF SUPPORTING TOWERS)

1. GENERAL

- LIGHTNING ROD AND EXTENSION PIPE INCLUDING ALL APPURTENANCES, TO BE FURNISHED BY OWNER, IF REQUIRED.
- PROVIDE TEMPORARY LIGHTING FOR TOWER AS PER FAA REGULATIONS DURING CONSTRUCTION, IF REQUIRED.
- GROUNDING:
 

GROUND TOWER WITH A MINIMUM OF #2 AWG TINNED SOLID BARE COPPER CONDUCTOR CADWELDED TO TOWER BASE PLATE. TWO (2) GROUNDING LEADS PER TOWER BASE PLATE.

NO EXOTHERMIC WELDS SHALL BE ATTACHED DIRECTLY TO THE MONOPOLE TOWER SHAFT.

SECTION 16745 - TELECOMMUNICATIONS WIRING COMPONENTS (COAXIAL ANTENNA CABLE)

1. GENERAL

- ALL MATERIALS, PRODUCTS OR PROCEDURES INCORPORATED INTO WORK SHALL BE NEW AND OF STANDARD COMMERCIAL QUALITY.
- CERTAIN MATERIALS AND PRODUCTS WILL BE SUPPLIED BY THE OWNER (REFER TO GENERAL CONDITIONS FOR THE LIST OF OWNER FURNISHED EQUIPMENT, MATERIALS AND SUPPLIES FOR THESE ITEMS). THE CONTRACTOR IS RESPONSIBLE FOR PICKUP AND DELIVERY OF ALL SUCH MATERIALS
- ALL OTHER MATERIALS AND PRODUCTS SPECIFIED IN THE CONTRACT DOCUMENTS SHALL BE SUPPLIED BY THE CONTRACTOR.

2. MATERIALS:

A. COAXIAL CABLE:

- INSTALL COAXIAL CABLE AND TERMINATIONS BETWEEN ANTENNAS AND EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS WITH COAXIAL CABLES SUPPORTED AT NO MORE THAN 3'-0" O.C. WEATHERPROOF ALL CONNECTORS BETWEEN THE ANTENNA AND EQUIPMENT PER MANUFACTURER'S REQUIREMENTS. TERMINATE ALL COAXIAL CABLE THREE FEET (3') IN EXCESS OF EQUIPMENT LOCATION UNLESS OTHERWISE STATED.
- ALL COAX RUN LENGTHS GREATER THAN 175 FEET SHALL BE 1-5/8", ALL COAX. RUN LENGTH BETWEEN 101 FEET AND 174 FEET SHALL BE 1-1/4", AND IN LENGTH LESS THAN OR EQUAL TO 100 FEET SHALL BE 7/8".

3. ANTENNA AND COAXIAL CABLE GROUNDING

- ALL COAXIAL CABLE GROUNDING KITS ARE TO BE INSTALLED ON STRAIGHT RUNS OF COAXIAL CABLE (NOT WITHIN BENDS)

4. COAXIAL CABLE IDENTIFICATION

- TO PROVIDE EASY IDENTIFICATION AND UNIFORM MARKING OF ANTENNA CABLING, PLASTIC TAGS SHALL BE USED AT THE FOLLOWING LOCATIONS:
  - FIRST LOCATION IS AT THE END OF THE COAX NEAREST THE ANTENNA (WHERE THE COAXIAL CABLE AND JUMPER ARE CONNECTED).
  - SECOND LOCATION IS INSIDE THE EQUIPMENT SHELTER NEAR THE WAVEGUIDE ENTRY PORT.
- USE ANDREW CABLE TIES (PT.# 27290) TO SECURE IDENTIFICATION TAGS.

5. TESTING

LESSEE SHALL PROVIDE AN INDEPENDENT TESTING AGENCY TO PERFORM THE COAXIAL SWEEP TEST & REPORT. THE CONTRACTOR IS TO PROVIDE ONE CLIMBER / QUALIFIED PERSONNEL TO ASSIST IN ANY REPAIRS AND WEATHERPROOFING ONCE THE TEST IS COMPLETE. THE CONTRACTOR IS TO PROVIDE LESSEE WITH A MINIMUM OF 48 HOURS NOTICE PRIOR TO THE TIME OF THE SWEEP TEST.

REVISIONS

NO	DESCRIPTION	DATE	BY
A	ISSUED FOR REVIEW	08/5/14	JLR
B	UPDATE PER ECR	09/24/14	JTM
C	UPDATE WITH NEW ECR	06/01/15	MAP
D	ISSUED PER FIBER COORDINATION	07/20/15	MIT
E	UPDATE WITH NEW SHELTER & LATEST MOD DESIGN	07/22/15	BTE
F	UPDATE PER POWER COORDINATION	07/24/15	JTM
G	UPDATE PER VILLAGE COMMENTS	08/21/15	JTM

LOC. #187771  
RT 7 & WEST

15101 WOLF RD  
ORLAND PARK, IL 60467

DRAWN BY:	PP
CHECKED BY:	TAZ
DATE:	05/22/14
PROJECT #:	33-1300

SHEET TITLE  
SPECIFICATIONS

SHEET NUMBER  
**SP-2**

**CHICAGO SMSA**  
limited partnership  
d/b/a VERIZON WIRELESS



**SURVEYOR'S NOTE**

THE PARENT PARCEL BOUNDARY OF THIS DRAWING IS ILLUSTRATED FROM RECORD INFORMATION AND IS APPROXIMATE.

THE TOPOGRAPHICAL SURVEY FOR THIS MAP WAS PERFORMED ON APRIL 1, 2014.

NOT TO BE USED AS CONSTRUCTION DRAWINGS.

**ELEVATION DATUM**

ALL ELEVATIONS ARE BASED ON NAVD 88 DATUM. CONTOURS ARE ILLUSTRATED AT 1.0' INTERVALS.

BM #1) ELEV. 700.97

DESCRIPTION: BENCHMARK ON THE EASTERLY SIDE OF THE MOST NORTHERLY CONCRETE CAISSON OF EXISTING SELF SUPPORT TOWER

**FLOOD PLAIN INFORMATION**

WE HAVE CONSULTED THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE MAP AS PREPARED FOR THE VILLAGE OF ORLAND PARK, COOK COUNTY, ILLINOIS, COMMUNITY PANEL NUMBER 17031C0882J DATED AUGUST 19, 2008, AND FIND THAT THE PROJECT SITE IS IN ZONE X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 500-YR FLOODPLAIN.

**ZONING DATA**

THIS SITE IS ZONED: R-3  
SETBACKS: FRONT: N/A  
REAR: N/A  
SIDE: N/A

**PROPRIETOR**

ORLAND FIRE PROTECTION DISTRICT  
15101 WOLF ROAD  
ORLAND PARK, MICHIGAN  
60462

**BASIS OF BEARINGS**

LATITUDE AND LONGITUDE OF SITE REFERENCE POINT ARE BASED ON THE HARN (HIGH ACCURACY REFERENCE NETWORK) NAD83 (CORS 96) BEARINGS ARE BASED ON TRUE NORTH AS DETERMINED BY HARN (HIGH ACCURACY REFERENCE NETWORK) NAD83 (CORS 96)

**EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS**

THE TITLE SEARCH ISSUED BY CHICAGO TITLE INSURANCE COMPANY AS ORDER NO. 1401 008936557 D1, DATED NOVEMBER 12, 2013 LISTS THE FOLLOWING EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS, THAT ARE MATTERS OF SURVEY, AFFECTING THE PARENT PARCEL UNDER "SCHEDULE B":

T 16. EASEMENT IN FAVOR OF VILLAGE OF ORLAND PARK, ILLINOIS BELL TELEPHONE COMPANY, NORTHERN ILLINOIS GAS AND COMMONWEALTH EDISON COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT RECORDED/FILED AS DOCUMENT NO. 90188562. AFFECTS SUBJECT PROPERTY AS SHOWN.

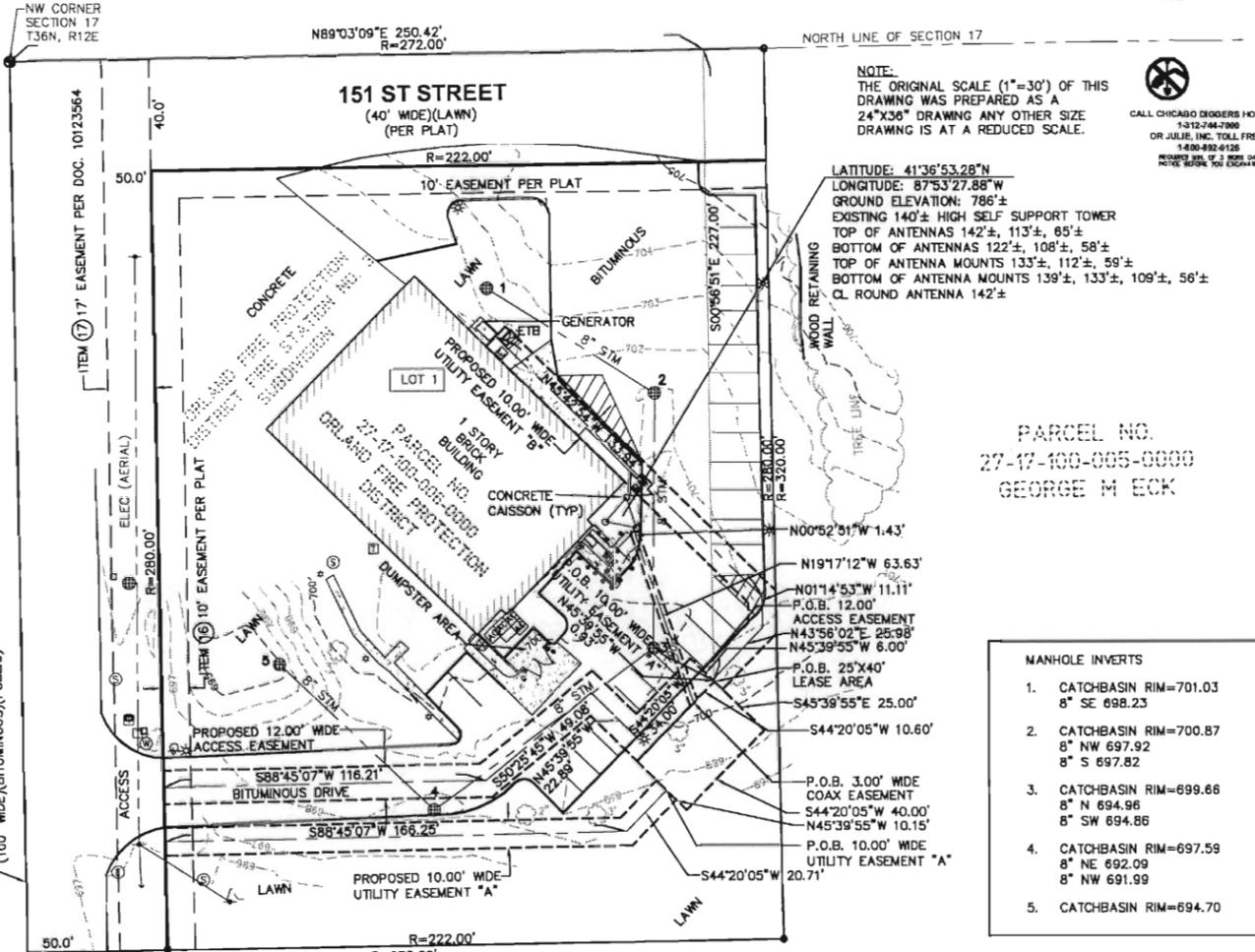
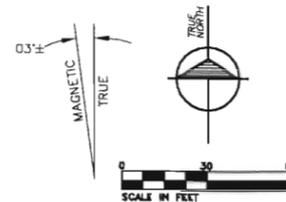
F 17. EASEMENT OVER THE EAST 17 FEET OF THE WEST 50 FEET OF THE LAND FOR RIGHT OF WAY FOR HIGHWAY PURPOSES AS GRANTED BY FRED E. YUNKER TO THE PUBLIC BY PLAT RECORDED AUGUST 20, 1928 AS DOCUMENT 10123564. BENEFITS SUBJECT PROPERTY AS SHOWN.

G 18. EASEMENT AND RIGHT OF WAY CREATED BY GRANT FROM FRED E. YUNKER AND AUGUSTA YUNKER, HIS WIFE, TO THE TEXAS PIPE LINE COMPANY, A CORPORATION OF TEXAS, DATED FEBRUARY 24, 1944 AND RECORDED APRIL 28, 1944 AS DOCUMENT 13273817 TO LAY, OPERATE AND MAINTAIN A PIPE LINE FOR THE TRANSPORTATION OF WATER, OIL OR GAS OR ANY PRODUCT OF OIL OR GAS UPON, OVER AND THROUGH THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN ALSO THE RIGHT TO LAY, OPERATE AND MAINTAIN ADJACENT TO AND PARALLEL WITH THE FIRST, AND SECOND PIPE LINE TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS.

ASSIGNED TO MARATHON PIPE LINE COMPANY BY DOCUMENT NUMBER 86015249. AFFECTS SUBJECT PROPERTY. NO DESCRIPTION. BLANKET IN NATURE.

ASSIGNED TO PARXAIR, INC BY DOCUMENT NUMBER 0512511023 AND 0512511024. AFFECTS SUBJECT PROPERTY. NO DESCRIPTION. BLANKET IN NATURE.

**RT 7 & WEST LOC. #187771**



NOTE: THE ORIGINAL SCALE (1"=30') OF THIS DRAWING WAS PREPARED AS A 24"x36" DRAWING ANY OTHER SIZE DRAWING IS AT A REDUCED SCALE.

CALL CHICAGO 300ERS HOTLINE 1-312-744-7000 OR JULIE, INC. TOLL FREE 1-800-992-8128 RECORDS DIV. OF 2 WEEK DAY MORNING 9:00 AM TO 5:00 PM

VICINITY MAP N.T.S.

**LEGEND**

- ▲ - TRAVERSE POINT
- - WELL
- - HIGHWAY
- ⊙ - MONUMENT
- ⊠ - MONUMENT BOX
- ⊞ - RIGHT OF WAY MARKER
- ⊟ - SET WOODSTAKE
- ⊠ - XOUT
- ⊠ - PK NAIL
- ⊠ - FOUND IRON STAKE
- ⊠ - SET IRON STAKE
- ⊠ - SIGN
- ⊠ - RR SIGN
- ⊠ - GUY POLE
- ⊠ - GUY ANCHOR
- ⊠ - UTILITY POLE
- ⊠ - LIGHT POLE
- ⊠ - ORNAMENTAL LIGHT POLE
- ⊠ - POST
- ⊠ - U.G. UTILITY MARKER
- ⊠ - GROUND ROD
- ⊠ - SOIL BORING
- ⊠ - MAILBOX
- ⊠ - SATELLITE DISH
- ⊠ - HAND HOLE
- ⊠ - AC UNIT
- ⊠ - U.G. UTILITY MARKER
- ⊠ - FIRE HYDRANT
- ⊠ - POST INDICATOR VALVE
- ⊠ - WATER VALVE
- ⊠ - GAS VALVE
- ⊠ - UST FILL PORT
- ⊠ - GAS PUMP
- ⊠ - GAS METER
- ⊠ - WATER METER
- ⊠ - TELEPHONE RISER
- ⊠ - ELECTRIC METER
- ⊠ - ELECTRIC TRANSFORMER
- ⊠ - CABLE TV RISER
- ⊠ - CATCH BASIN
- ⊠ - ROUND CATCH BASIN
- ⊠ - UTILITY MANHOLE
- ⊠ - STORM MANHOLE
- ⊠ - SANITARY MANHOLE
- ⊠ - ELECTRIC MANHOLE
- ⊠ - TELEPHONE MANHOLE
- ⊠ - WATER MANHOLE
- ⊠ - HANDICAP PARKING SPACE
- ⊠ - SHRUB
- ⊠ - TREE
- ⊠ - PINE TREE
- ⊠ - EXISTING CONTOURS
- ⊠ - TELEPHONE UTILITY LINE
- ⊠ - ELECTRIC UTILITY LINE
- ⊠ - WATER UTILITY LINE
- ⊠ - GAS UTILITY LINE
- ⊠ - STEAM UTILITY LINE
- ⊠ - STORM UTILITY LINE
- ⊠ - SANITARY UTILITY LINE
- ⊠ - FIBER OPTIC UTILITY LINE
- ⊠ - OVERHEAD UTILITY LINE
- ⊠ - FENCE LINE
- ⊠ - GUARD RAIL

PARCEL NO. 27-17-100-005-0000  
GEORGE M ECK

**MANHOLE INVERTS**

- CATCHBASIN RIM=701.03  
8" SE 698.23
- CATCHBASIN RIM=700.87  
8" NW 697.92  
8" S 697.82
- CATCHBASIN RIM=699.66  
8" NW 694.96  
8" SW 694.86
- CATCHBASIN RIM=697.59  
8" NE 692.09  
8" NW 691.99
- CATCHBASIN RIM=694.70

**LEGAL DESCRIPTION**

**PROPOSED 12.00' WIDE ACCESS EASEMENT**  
A 12.00 foot wide easement for access in that part of Lot 1, Orland Fire Protection District Fire Station No. 3 Subdivision, of the North 320.00 feet of the West 272.00 feet of the Northwest 1/4 (except the East 10 acres thereof) of the Northwest 1/4 of Section 17, Township 36 North, Range 12 East of the Third Principal Meridian, Cook County, Illinois, as recorded in Document 90188562, Cook County Recorder's Office, the centerline of which is described as: Commencing at the Northwest corner of said Section 17; thence North 89°03'09" East 250.42 feet along the north line of said Section 17; thence South 00°56'51" East 227.00 feet; thence North 45°39'55" West 6.00 feet TO THE PLACE OF BEGINNING OF THIS CENTERLINE DESCRIPTION; thence South 44°20'05" West 34.00 feet; thence North 45°39'55" West 22.89 feet; thence South 50°25'45" West 49.08 feet; thence South 88°45'07" West 116.21 feet to the easterly right of way line of Wolf Road (50' half right of way width) for the place of ending of this centerline description. Sidelines should be lengthened or shortened to intersect with the easterly right of way line of Wolf Road.

**LEGAL DESCRIPTION**

**PROPOSED 10.00' WIDE UTILITY EASEMENT "A"**  
A 10.00 foot wide easement for utilities in that part of Lot 1, Orland Fire Protection District Fire Station No. 3 Subdivision, of the North 320.00 feet of the West 272.00 feet of the Northwest 1/4 (except the East 10 acres thereof) of the Northwest 1/4 of Section 17, Township 36 North, Range 12 East of the Third Principal Meridian, Cook County, Illinois, as recorded in Document 90188562, Cook County Recorder's Office, the centerline of which is described as: Commencing at the Northwest corner of said Section 17; thence North 89°03'09" East 250.42 feet along the north line of said Section 17; thence South 00°56'51" East 227.00 feet; thence South 45°39'55" East 25.00 feet; thence South 44°20'05" West 40.00 feet; thence North 45°39'55" West 10.15 feet TO THE PLACE OF BEGINNING OF THIS CENTERLINE DESCRIPTION; thence South 44°20'05" West 20.71 feet; thence South 88°45'07" West 166.25 feet to the easterly right of way line of Wolf Road (50' half right of way width) for the place of ending of this centerline description. Sidelines should be lengthened or shortened to intersect with the easterly right of way line of Wolf Road.

PARCEL NO. 27-17-100-005-0000  
GEORGE M ECK

**LEGAL DESCRIPTION**

**PROPOSED 3.00' WIDE COAX EASEMENT**  
A 3.00 foot wide easement for coax in that part of Lot 1, Orland Fire Protection District Fire Station No. 3 Subdivision, of the North 320.00 feet of the West 272.00 feet of the Northwest 1/4 (except the East 10 acres thereof) of the Northwest 1/4 of Section 17, Township 36 North, Range 12 East of the Third Principal Meridian, Cook County, Illinois, as recorded in Document 90188562, Cook County Recorder's Office, the centerline of which is described as: Commencing at the Northwest corner of said Section 17; thence North 89°03'09" East 250.42 feet along the north line of said Section 17; thence South 00°56'51" East 227.00 feet; thence South 44°20'05" West 10.60 feet TO THE PLACE OF BEGINNING OF THIS CENTERLINE DESCRIPTION; thence North 19°17'12" West 63.63 feet; thence North 00°52'51" West 1.43 feet to the place of ending of this centerline description.

**LEGAL DESCRIPTION**

**PROPOSED 10.00' WIDE UTILITY EASEMENT "B"**  
A 10.00 foot wide easement for utilities in that part of Lot 1, Orland Fire Protection District Fire Station No. 3 Subdivision, of the North 320.00 feet of the West 272.00 feet of the Northwest 1/4 (except the East 10 acres thereof) of the Northwest 1/4 of Section 17, Township 36 North, Range 12 East of the Third Principal Meridian, Cook County, Illinois, as recorded in Document 90188562, Cook County Recorder's Office, the centerline of which is described as: Commencing at the Northwest corner of said Section 17; thence North 89°03'09" East 250.42 feet along the north line of said Section 17; thence South 00°56'51" East 227.00 feet; thence North 45°39'55" West 0.93 feet TO THE PLACE OF BEGINNING OF THIS CENTERLINE DESCRIPTION; thence North 43°56'02" East 25.98 feet; thence North 01°14'53" West 11.11 feet; thence North 45°42'54" West 133.94 feet to the place of ending of this centerline description.

I, Randy J. Kolehouse, do hereby certify that the drawing shown hereon is a correct representation of a survey performed at and under my direction.

All dimensions shown are in feet and decimal parts thereof.

Given under my hand and seal this 4th day of August, 2014.

*Randy J. Kolehouse*  
Randy J. Kolehouse  
Illinois Professional Land Surveyor No. 2986  
Expires November 30, 2014

Note: This certification only applies to improvements within the lease site and easements as monumented shown hereon.  
ILLINOIS REGISTERED DESIGN FIRM  
LICENSE NUMBER 184.007034  
LICENSE EXPIRES: APRIL 30, 2017

**CHICAGO SMSA**  
limited partnership  
d/b/a VERIZON WIRELESS

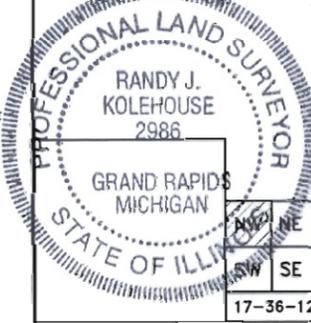
**RT 7 & WEST LOC. #187771**

Survey Prepared for:  
**TERRA**  
6000 River Highway  
Park Ridge, IL 60068  
Ph: 847/986-8400  
Fax: 847/986-8401  
Project Manager: Tom Zimmermann

**REVISIONS**

NO.	DESCRIPTION	DATE
1	ADDED 10.00' WIDE UTILITY EASEMENT "B"	08/04/15

**Williams & Works**  
engineers, planners, surveyors  
816.224.1500 phone • 816.224.1501 fax/mail  
548 Ottawa Ave NW • Grand Rapids, MI 49503



DATE: 04/01/14 DWG. BY: MLM  
SCALE: 1"=40' SURVEYED: C.S.  
UPDATE: W6M0B0414 CHKD BY: R.J.K.  
PROJECT NO.: 211005.296

SITE NAME:

**RT 7 & WEST**

LOCATION NUMBER:

**LOC. #187771**

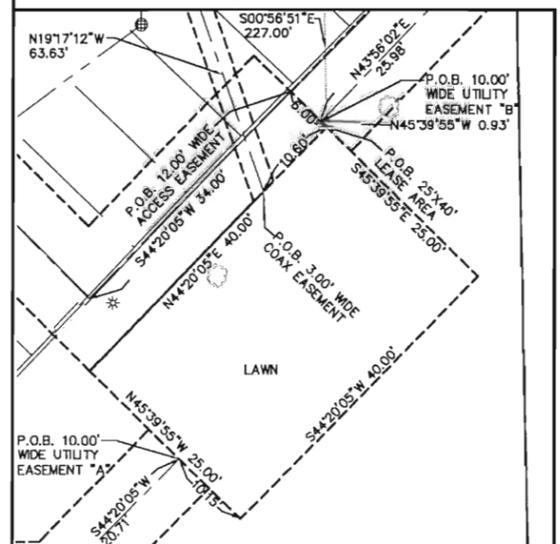
SITE ADDRESS:

**15101 WOLF RD.  
ORLAND PARK, IL  
60467**

SHEET TITLE:

**PS-1**

**PROPOSED LEASE AREA DETAIL**



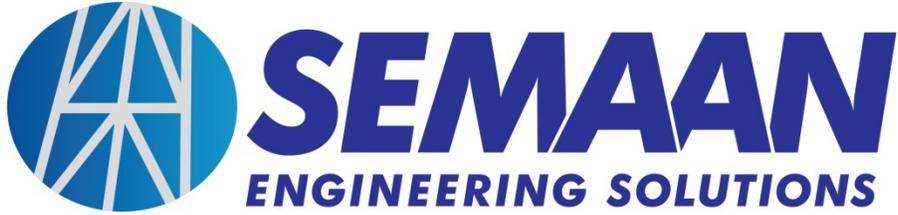
**LEGAL DESCRIPTION**

**PARENT PARCEL**  
LOT 1 IN THE ORLAND FIRE PROTECTION DISTRICT FIRE STATION NO. 3 SUBDIVISION BEING A SUBDIVISION OF THE NORTH 320.00 FEET OF THE WEST 272.00 FEET OF THE NORTHWEST QUARTER (EXCEPT THE EAST 10 ACRES THEREOF) OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE 3RD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

This map was made from the above legal description which was given to us as a complete description of the property. This map and description should be compared with the Abstract of Title or Title Policy for any exceptions, amendments or differences in description.

**LEGAL DESCRIPTION**

**PROPOSED 25'X40' LEASE AREA**  
All that part of Lot 1, Orland Fire Protection District Fire Station No. 3 Subdivision, of the North 320.00 feet of the West 272.00 feet of the Northwest 1/4 (except the East 10 acres thereof) of the Northwest 1/4 of Section 17, Township 36 North, Range 12 East of the Third Principal Meridian, Cook County, Illinois, as recorded in Document 90188562, Cook County Recorder's Office, the centerline of which is described as: Commencing at the Northwest corner of said Section 17; thence North 89°03'09" East 250.42 feet along the north line of said Section 17; thence South 00°56'51" East 227.00 feet to the PLACE OF BEGINNING OF THIS CENTERLINE DESCRIPTION; thence South 45°39'55" East 25.00 feet; thence South 44°20'05" West 40.00 feet; thence North 45°39'55" West 25.00 feet; thence North 44°20'05" East 40.00 feet to the place of beginning of this description.



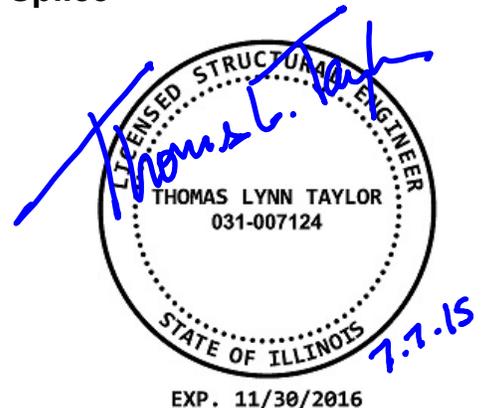
## Modification Package

Prepared for:

Terra Consulting Group  
600 Busse Highway  
Park Ridge, IL 60068

ATTN: Mr. Tom Zimmerman

**Structure** : 140 ft Andrew Self Supported Tower  
**Proposed Carrier** : Verizon  
**Site ID** : Rt 7 and West  
**Site Location** : Orland Park Fire Protection District  
Orland Park, IL  
**County** : Cook  
**Date** : July 7, 2015 (Revised Drawing)  
**Usage** : 95.0% Legs, 87.0% Diagonals, 14.0%  
Horizontals, 99.8% Leg Splice  
(with mods)



## Introduction

The purpose of this report is to summarize results of the structural analysis performed on the 140 ft Andrew Self Supported Tower located at Orland Park Fire Protection District, Or, Cook County (site #Rt 7 and West). The tower was originally designed and manufactured by Andrew (Drawing #LI-8545-02 dated July 11, 1985). **The analysis assumes modifications designed by W-T Communications dated August 7, 2014 are in place prior to adding the proposed load.**

## Analysis

The tower was analyzed using Semaan Engineering Solutions, Inc., Software. The analysis assumes that the tower is in good, undamaged, and non-corroded condition. The analysis was performed in conformance with ANSI/TIA-222 Rev G and local building codes for a basic wind speed of 90 mph no ice and 40 mph with 3/4" radial ice (3-second gust), Structure Classification III, Exposure C. This is in conformance with the IBC 2009: Section 1609.1.1, Exception (5) and Section 3108.

Basic Wind Speed: 90.0 mph  
 Radial Ice: 40 mph w/ 0.75" ice  
 Code: ANSI/TIA-222 Rev G

## Antenna Loads

The following antenna loads were used in the tower analysis.

### Existing Antennas

Elev. (ft)	Qty	Antennas	Mount	Coax (in)	Carrier
139.0	2	10 ft Omni	(2) 6 ft Sidearm	(2) 7/8	Orland Park
110.0	3	CMA-B/6519	(3) Sector Frames	(6) 7/8 (1) 1.3" (1) 1.584	T-Mobile
	6	CMA-BDHH/6519			
	3	FRIG RRU			
	2	FXFB RRU			
	1	COVP			
	3	ETW200VS12UB			
95.0	1	3 ft Std Dish	Pipe	(1) 7/8	Orland Park
85.0	1	2 ft Std Dish	Pipe	(1) 1/2	
80.0	1	DB224	6 ft Sidearm	(1) 7/8	

### Proposed Antennas

Elev. (ft)	Qty	Antennas	Mount	Coax (in)	Carrier
100.0	6	SBNHH-1D65A	(3) Sector Frames	(1) 1 5/8 Hybrid	Verizon
	3	RRUS12 - 700 w/ A2			
	3	RRUS12 - AWS w/ A2			
	1	RCMDC-3315-PF-48			

The transmission lines shall be stacked as indicated above.

## Results

The existing tower is not structurally capable of supporting the proposed antennas. The legs are overstressed from elevation 0 ft to 80 ft. The leg splice connection is overstressed at elevation 40 ft. Additional reinforcing will be required in these areas. Refer to the attached drawings for additional information.

The maximum leg usage is: 133.0% (without mods) and 95.0% (with mods).  
The maximum diagonal usage is: 88.0% (without mods) and 87.0% (with mods).  
The maximum horizontal usage is: 14.0% (without mods) and 14.0% (with mods).  
The maximum leg splice usage is: 112.0% (without mods) and 91.0% (with mods).

Leg Forces	Original Design Reactions	Current Analysis Reactions	% Of Design
Uplift (Kips)	70.60	161.39	139.9*
Axial (Kips)	87.50	182.29	154.3*
Shear (Kips)	7.80	14.73	139.9*

(\*) The percentage is factored by 1.35 per TIA-EIA Rev G

The reactions calculated from the analysis exceed the ones indicated on the original structural design. The foundation has been investigated using the supplied documents and soils report and was found to be structurally adequate to support the required loads.

## Conclusion

Based on the analysis results, the existing structure (with the proposed modifications installed and approved per the attached drawings) meets the requirements per the ANSI/TIA-222 Rev G standards for a basic wind speed of 90 mph no ice and 40 mph with 3/4" radial ice.

**The latest modification package assumes modifications designed by W-T Communications dated August 7, 2014 are in place prior to adding the proposed load.**

If you have any questions or require additional information, please call 402-289-1888.

## Attachments

1. Drawing T-1, Revision 2, dated 07/07/2015.
2. Drawing N-1, Revision 2, dated 07/07/2015.
3. Drawing N-2, Revision 0, dated 11/06/2014.
4. Drawing S-1, Revision 1, dated 06/04/2015.
5. Drawing S-2, Revision 0, dated 11/06/2014.
6. Drawing S-3, Revision 0, dated 11/06/2014.
7. Drawing S-4, Revision 1, dated 07/07/2015.
8. Drawing S-5, Revision 0, dated 11/06/2014.
9. Drawing S-6, Revision 0, dated 06/04/2015.



**GENERAL NOTES:**

1. REFERENCE THE SEMAAN ENGINEERING SOLUTIONS ANALYSIS DATED 07/07/2015 FOR THE PROPOSED AND EXISTING LOADS CONSIDERED. THIS DRAWING IS NOT VALID IF LOADS OTHER THAN THOSE CONSIDERED IN THE ANALYSIS ARE ADDED TO OR REMOVED FROM THE STRUCTURE UNLESS APPROVED IN WRITING BY SEMAAN ENGINEERING SOLUTIONS HOLDINGS, LLC.
2. THE PROPOSED LOADS SHALL NOT BE ADDED TO THE STRUCTURE UNTIL ALL MODIFICATIONS HAVE BEEN COMPLETED, INSPECTED BY A 3RD PARTY, AND APPROVED BY THE ENGINEER OF RECORD.
3. ALL METHODS, MATERIALS AND WORKMANSHIP SHALL FOLLOW THE DICTATES OF GOOD CONSTRUCTION PRACTICE.
4. ALL WORK INDICATED ON THESE DRAWINGS SHALL BE PERFORMED BY QUALIFIED CONTRACTORS EXPERIENCED IN TOWER AND FOUNDATION CONSTRUCTION.
5. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING DIMENSIONS, ELEVATIONS AND CONDITIONS PRIOR TO FABRICATION. THE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR THE PROPER FIT AND CLEARANCE IN THE FIELD. CONTACT SEMAAN ENGINEERING IF ANY DISCREPANCIES EXIST.
6. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IMMEDIATELY OF ANY INSTALLATION INTERFERENCES. ALL NEW WORK SHALL ACCOMMODATE EXISTING CONDITIONS. DETAILS NOT SPECIFICALLY SHOWN ON THE DRAWINGS SHALL FOLLOW SIMILAR DETAILS FOR THIS JOB.
7. THIS DRAWING DOES NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND INSPECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL THE CONSTRUCTION MEANS, TECHNIQUES, SEQUENCES AND PROCEDURES.
8. ALL WORK SHALL BE DONE IN ACCORDANCE WITH LOCAL CODES AND OSHA SAFETY REGULATIONS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE ON-SITE SAFETY ASSOCIATED WITH THE WORK TO BE PERFORMED AS WELL AS THE PUBLIC AFFECTED BY THE WORK IN THE VICINITY OF THE JOB SITE.
9. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND EXECUTION OF ALL MISCELLANEOUS SHORING, BRACING, TEMPORARY SUPPORTS, ETC. NECESSARY, PER TIA-1019-A-2001, TO PROVIDE A COMPLETE AND STABLE STRUCTURE AS SHOWN ON THESE DRAWINGS.
10. THE CONTRACTOR'S PROPOSED INSTALLATION SHALL NOT INTERFERE, NOR DENY ACCESS TO, ANY EXISTING OPERATIONAL AND SAFETY EQUIPMENT.
11. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PROTECTION OF THE PROPERTY IN THE VICINITY OF THE JOB SITE. THE CONTRACTOR SHALL USE THE PRECAUTIONARY MEANS NECESSARY FOR ADEQUATE PROTECTION.
12. ALL WORK SHALL BE PERFORMED IN CALM WIND CONDITIONS, WHERE SPEED DOES NOT EXCEED 10 MPH.
13. ALL MATERIALS AND WORKMANSHIP SHALL BE WARRANTED FOR ONE YEAR FROM ACCEPTANCE DATE.
14. ALL TOWER MODIFICATION WORK SHALL BE IN ACCORDANCE WITH TIA-1019-A STANDARDS FOR INSTALLATION, ALTERATION, AND MAINTENANCE OF ANTENNA SUPPORTING STRUCTURES AND ANTENNAS.

**APPLICABLE CODES AND STANDARDS:**

1. ANSI/TIA-222 STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWERS AND ANTENNA SUPPORTING STRUCTURES, REV G.
2. 2009 INTERNATIONAL BUILDING CODE. WITH ILLINOIS STATE AMENDMENTS.
3. ACI 318: AMERICAN CONCRETE INSTITUTE, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE, 318-11 (LATEST EDITION).
4. CRSI: CONCRETE REINFORCEMENT STEEL INSTITUTE, MANUAL OF STANDARD PRACTICE, (LATEST EDITION).
5. AISC: AMERICAN INSTITUTE OF STEEL CONSTRUCTION, MANUAL OF STEEL CONSTRUCTION, 14TH EDITION - 2011 (LATEST EDITION).
6. AWS: AMERICAN WELDING SOCIETY D1.1, STRUCTURAL WELDING CODE - 2011, (LATEST EDITION).

**STEEL CONSTRUCTION:**

1. STRUCTURAL STEEL SHALL CONFORM TO THE AISC MANUAL OF STEEL CONSTRUCTION, 14TH EDITION, FOR THE DESIGN, FABRICATION, AND ERECTION OF STEEL COMPONENTS.
2. UNLESS NOTED OTHERWISE, ALL STRUCTURAL ELEMENTS SHALL CONFORM TO THE FOLLOWING REQUIREMENTS.
  - ANGLE: ASTM A36
  - PIPE/TUBE: ASTM A500 (46 YIELD)
  - PLATE: ASTM A36
  - A. ALL BOLTS, ASTMA325 GALVANIZED HIGH STRENGTH BOLTS.
  - B. ALL U-BOLTS, ASTM A36
  - C. ALL NUTS, A563 CARBON AND STEEL ALLOY NUTS.
  - D. ALL WASHERS, ASTM F436 HARDENED STEEL WASHERS
3. SHOP DRAWINGS SHALL BE SUBMITTED TO SES FOR APPROVAL PRIOR TO FABRICATION. SHOP DRAWINGS SHALL INCLUDE ALL FABRICATED STEEL ASSEMBLIES INCLUDING MONOPOLE/TOWER EXTENSIONS

**STEEL CONSTRUCTION (CONT.):**

4. ALL EXTERIOR STEEL WORK SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A123 FOR COMPONENTS AND ASTM A153 FOR HARDWARE, AND AS FOLLOWS, UNLESS OTHERWISE NOTED.
  - A. GALVANIZING SHALL BE PERFORMED AFTER SHOP FABRICATION AND WELDING TO THE GREATEST EXTENT POSSIBLE
  - B. ALL DINGS, SCRAPES, MARS AND WELDS IN THE GALVANIZED AREA SHALL BE COATED WITH (3) BRUSH COATS OF ZRC COLD GALVANIZING COMPOUND OR APPROVED EQUAL. THE COATING SHALL BE APPLIED IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
  - C. IF THE STRUCTURE WAS ORIGINALLY PAINTED, AFTER ZINC-RICH COATING IS DRY, OVERCOAT WITH AN APPROPRIATE PAINT WITH THE SAME COLOR AS THE EXISTING.
5. NO TORCH CUTTING SHALL BE PERMITTED UNLESS APPROVED BY THE ENGINEER.
6. DO NOT PLACE HOLES THROUGH STRUCTURAL STEEL MEMBERS EXCEPT AS SHOWN AND DETAILED ON DRAWINGS.

**WELDING NOTES:**

1. ALL WELDING TO BE PERFORMED BY AWS CERTIFIED WELDERS AND CONDUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE AWS WELDING CODE D1.1.
2. CONTRACTOR SHALL RETAIN AN AWS CERTIFIED WELD INSPECTOR TO PERFORM VISUAL INSPECTIONS ON ALL FIELD WELDS. A REPORT SHALL BE SUBMITTED TO SEMAAN ENGINEERING FOR FINAL APPROVAL.
3. ALL ELECTRODES SHALL BE LOW HYDROGEN E70XX ELECTRODES, PER AWS D1.1, UNLESS NOTED OTHERWISE.
4. MINIMUM WELD SIZE TO BE 0.1875 INCH FILLET WELDS, UNLESS NOTED OTHERWISE.
5. PRIOR TO FIELD WELDING GALVANIZED MATERIAL, CONTRACTOR SHALL GRIND OFF GALVANIZING AND ANY OTHER CONTAMINANTS 2" BEYOND ALL FIELD WELD SURFACES. AFTER WELDING, REPAIR ALL GROUND AND WELDED SURFACES WITH (3) BRUSH COATS OF ZRC COLD GALVANIZING COMPOUND PER ASTM A780 AND MANUFACTURERS REQUIREMENTS.
6. ALL FULL PENETRATION WELDS ARE REQUIRED TO BE 100% NDE INSPECTED BY ULTRASONIC TESTING (UT) IN ACCORDANCE WITH AWS D1.1.
7. ALL PARTIAL PENETRATION AND FILLET WELDS ARE REQUIRED TO BE 50% NDE INSPECTED BY MAGNETIC PARTICLE (MT) IN ACCORDANCE WITH AWS D1.1.

**BOLTING NOTES:**

1. STRUCTURAL CONNECTIONS TO BE ASSEMBLED AND INSPECTED IN ACCORDANCE WITH RCSC-2009 (SPECIFICATIONS FOR STRUCTURAL JOINTS USING ASTM A325 OR ASTM A490 BOLTS.)
2. ALL CONNECTION BOLTS SHALL BE ASTM A325N (GALVANIZED), UNLESS NOTED OTHERWISE.
3. SPLICE/FLANGE BOLTS SUBJECT TO DIRECT TENSION SHALL BE INSTALLED AND TIGHTENED AS PER SECTION 8.2.1 OF THE AISC "SPECIFICATION FOR STRUCTURAL JOINTS USING A325 OR A490 BOLTS". LOCATED IN THE AISC MANUAL OF STEEL CONSTRUCTION. THE INSTALLATION PROCEDURE IS PARAPHRASED AS FOLLOWS:

FASTENERS SHALL BE INSTALLED IN PROPERLY ALIGNED HOLES AND TIGHTENED BY ONE OF THE METHODS DESCRIBED IN SUBSECTION 8.2.1 THROUGH 8.2.4.

8.2.1 TURN-OF-NUT PRETENSIONING  
 BOLTS SHALL BE INSTALLED IN ALL HOLES OF THE CONNECTION AND BROUGHT TO A SNUG TIGHT CONDITION AS DEFINED IN SECTION 8.1, UNTIL ALL THE BOLTS ARE SIMULTANEOUSLY SNUG TIGHT AND THE CONNECTION IS FULLY COMPACTED. FOLLOWING THIS INITIAL OPERATION ALL BOLTS IN THE CONNECTION SHALL BE TIGHTENED FURTHER BY THE APPLICABLE AMOUNT OF ROTATION SPECIFIED IN THE TABLE PROVIDED. DURING THE TIGHTENING OPERATION THERE SHALL BE NO ROTATION OF THE PART NOT TURNED BY THE WRENCH. TIGHTENING SHALL PROGRESS SYSTEMATICALLY.

TURN-OF-NUT ROTATION FROM SNUG TIGHT CONDITION

BOLT LENGTH (UNDER SIDE OF HEAD TO END OF BOLT)	BOTH FACES NORMAL TO BOLT AXIS		
	NUT ROTATION	INITIAL MARKING POSITION	FINAL MARKING POSITION
UP TO AND INCLUDING 4 DIAMETERS	1/3 TURN		
OVER 4 DIAMETERS BUT NOT EXCEEDING 8 DIA.	1/2 TURN		
OVER 8 DIAMETERS BUT NOT EXCEEDING 12 DIA.	2/3 TURN		

USE A WATERPROOF BLACK MARKER TO MARK THE BOLT AND NUT AS SHOWN ON THE TABLE.

**BOLTING NOTES (CONT.):**

4. ALL OTHER BOLTED CONNECTIONS SHALL BE BROUGHT TO A SNUG TIGHT CONDITION AS DEFINED IN SECTION 8.1 OF THE SPECIFICATION. ALL BOLT HOLES SHALL BE ALIGNED TO PERMIT INSERTION OF THE BOLTS WITHOUT UNDUE DAMAGE TO THE THREADS. BOLTS SHALL BE PLACED IN ALL HOLES WITH WASHERS POSITIONED AS REQUIRED AND NUTS THREADED TO COMPLETE THE ASSEMBLY. COMPACTING THE JOINT TO THE SNUG-TIGHT CONDITION SHALL PROGRESS SYSTEMATICALLY FROM THE MOST RIGID PART OF THE JOINT. THE SNUG-TIGHTENED CONDITION IS THE TIGHTNESS THAT IS ATTAINED WITH A FEW IMPACTS OF AN IMPACT WRENCH OR THE FULL EFFORT OF AN IRONWORKER USING AN ORDINARY SPUD WRENCH TO BRING THE CONNECTED PLIES INTO FIRM CONTACT.
5. A NUT LOCKING DEVICE SHALL BE INSTALLED ON ALL PROPOSED AND/OR REPLACED BOLTS.
6. ALL NEW BOLTS SHALL BE LONG ENOUGH TO FULLY ENGAGE THE FULL DEPTH OF THE NUT AND LOCKING DEVICE.
7. GALVANIZED ASTM A325 BOLTS SHALL NOT BE REUSED.

**CONCRETE CONSTRUCTION:**

1. ALL CONCRETE SHALL CONFORM TO THE SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS, ACI 301
2. ALL CONCRETE SHALL BE MADE WITH STONE AGGREGATE & SHALL DEVELOP 4000 PSI MIN. COMPRESSIVE STRENGTH IN 28 DAYS. CONCRETE MIX DESIGN: 6 1/2 SACKS OF CEMENT MINIMUM PER CUBIC YARD, 3/4" MAXIMUM AGGREGATE. AIR ENTRAINMENT = 6% ± 1% AND SLUMP = 4" ± 1" (WITHOUT PLASTICIZER)
3. ALL REINFORCING SHALL BE HIGH STRENGTH DEFORMED BARS, GRADE 60, ASTM A615, WITH 60,000 PSI MINIMUM YIELD POINT.
4. REINFORCING PROTECTION: CONCRETE POURED AGAINST EARTH.....3"
5. ALL BAR LENGTHS ARE NOT DRAWN TO SCALE. NO SPLICES OF REINFORCEMENT SHALL BE MADE EXCEPT AS DETAILED OR AS AUTHORIZED BY THE STRUCTURAL ENGINEER. LAP SPLICES, WHERE PERMITTED, SHALL BE A MINIMUM OF 40 BAR DIAMETERS UNLESS NOTED.
6. DETAIL BARS IN ACCORDANCE WITH ACI DETAILING MANUAL & ACI BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.
7. PROVIDE ALL ACCESSORIES NECESSARY TO SUPPORT REINFORCING AT THE POSITIONS SHOWN ON THE PLANS.
8. BACKFILL AND COMPACT SOIL TO A MINIMUM 95% OF STANDARD PROCTOR DENSITY PER ASTM D 698. THE COMPACTED SOIL SHALL PROVIDE A MINIMUM UNIT WEIGHT OF 120 POUNDS PER CUBIC FOOT FOR THE FILL MATERIAL.
9. AS APPLICABLE, ORIENT NEW ANCHORS IN LINE WITH EXISTING ANCHORS.
10. AS APPLICABLE, ANCHOR RODS TO PASS THROUGH CENTROID OF BLOCK.

**EPOXY-GROUTED FASTENER INSTALLATION:**

1. CONTRACTOR SHALL VERIFY THAT DRILLING CLEARANCE IS ADEQUATE PRIOR TO CONSTRUCTION. NOTIFY THE ENGINEER IF A CLEARANCE PROBLEM EXISTS.
2. ALL HOLES SHALL BE WIRE-BRUSHED TO PROFILE THE CONCRETE SURFACE, ALL CORED HOLES WITH SMOOTH WALLS SHALL BE ROUGHENED.
3. USE COMPRESSED AIR TO BLOW ANY REMAINING DEBRIS OUT OF THE NEWLY DRILLED HOLES.
4. EPOXY GROUT THE NEW ANCHOR BOLTS OR REBAR IN PLACE PER THE MANUFACTURER'S INSTRUCTIONS.

**CONTINUOUS INSPECTION AND MAINTENANCE:**

CONTINUOUS INSPECTION OF THE STRUCTURE AND THE ADDED REINFORCING CONSISTENT WITH THE CURRENT REQUIREMENTS OF THE LATEST TIA 222 STANDARD SHALL BE IMPLEMENTED BY THE OWNER. ANY FUTURE CORROSION OR OTHER DETERIORATION OF THE STRUCTURE OR ITS REINFORCING WILL REDUCE ITS CAPACITY TO WITHSTAND THE REQUIRED LOADS. ANY DEFECTS SHALL BE REPAIRED TO ENSURE THE STRUCTURAL INTEGRITY FOR THE LIFE OF THE STRUCTURE.

CLIENT

SITE NAME/NUMBER

**RT 7 AND WEST**

SITE ADDRESS

15101 WOLF ROAD  
 ORLAND PARK, IL 60439  
 N41° 36' 53.29", W87° 53' 27.87"

DRAWINGS PREPARED BY:

SEMAAN ENGINEERING SOLUTIONS HOLDINGS, LLC

1079 NORTH 205TH STREET  
 OMAHA, NEBRASKA 68022  
 PHONE: (402) 289-1888  
 FAX: (402) 289-1861

STAMP

DRAWN BY: KRC  
 APPROVED BY: TLT

REV	DESCRIPTION	DATE
0	FIRST ISSUE	11/06/2014
1	REVISION	
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	

DRAWING DESCRIPTION

**GENERAL NOTES**

SHEET NUMBER: **N-1** REVISION: **2**

# SPECIAL INSPECTION

1. A QUALIFIED INDEPENDENT INSPECTION FIRM, EMPLOYED BY THE OWNER, SHALL PERFORM INSPECTION AND TESTING IN ACCORDANCE WITH THE IBC 2009, SECTION 1704 AS REQUIRED BY PROJECT SPECIFICATIONS FOR THE FOLLOWING CONSTRUCTION WORK TO BE INCLUDED IN THE POST-MODIFICATION INSPECTION (PMI) REPORT.

- CONSTRUCTION INSPECTIONS
- HIGH STRENGTH BOLT INSPECTION
- CONTRACTOR'S CERTIFIED WELD INSPECTION AND NDE REPORTS  
 GROOVE WELDS SHALL REQUIRE CONTINUOUS INSPECTION.  
 MULTI PASS FILLET WELDS SHALL REQUIRE CONTINUOUS INSPECTION.  
 SINGLE PASS FILLET WELDS  $\square$  5/16".....CONTINUOUS  
 SINGLE PASS FILLET WELDS  $\square$  5/16".....PERIODIC INSPECTION  
 ALL WELDS SHALL BE VISUALLY INSPECTED BY THE APPROVED WELD INSPECTOR.
- d. ON SITE COLD GALVANIZING VERIFICATION
- GENERAL CONTRACTOR AS-BUILT DOCUMENTS

2. THE INSPECTION AGENCY SHALL SUBMIT INSPECTION AND TEST REPORTS TO THE BUILDING DEPARTMENT, THE ENGINEER OF RECORD, AND THE OWNER IN ACCORDANCE WITH IBC 2009, 1704. THE INSPECTION FIRM SHALL ALSO PROVIDE A REDLINE SET OF THE AS-BUILT DRAWINGS AND COMPLETE PHOTO DOCUMENTATION OF THE MODIFICATIONS COMPLETED AT THE SITE.

CLIENT



SITE NAME/NUMBER

RT 7 AND WEST

SITE ADDRESS

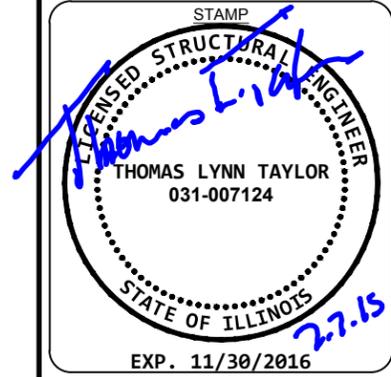
15101 WOLF ROAD  
 ORLAND PARK, IL 60439  
 N41° 36' 53.29", W87° 53' 27.87"

DRAWINGS PREPARED BY:



1079 NORTH 205TH STREET  
 OMAHA, NEBRASKA 68022  
 PHONE: (402) 289-1888  
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DRAWN BY: KRC  
 APPROVED BY: TLT

REV	DESCRIPTION	DATE
0	FIRST ISSUE	11/06/2014

DRAWING DESCRIPTION

GENERAL NOTES

SHEET NUMBER

N-2

REVISION

0

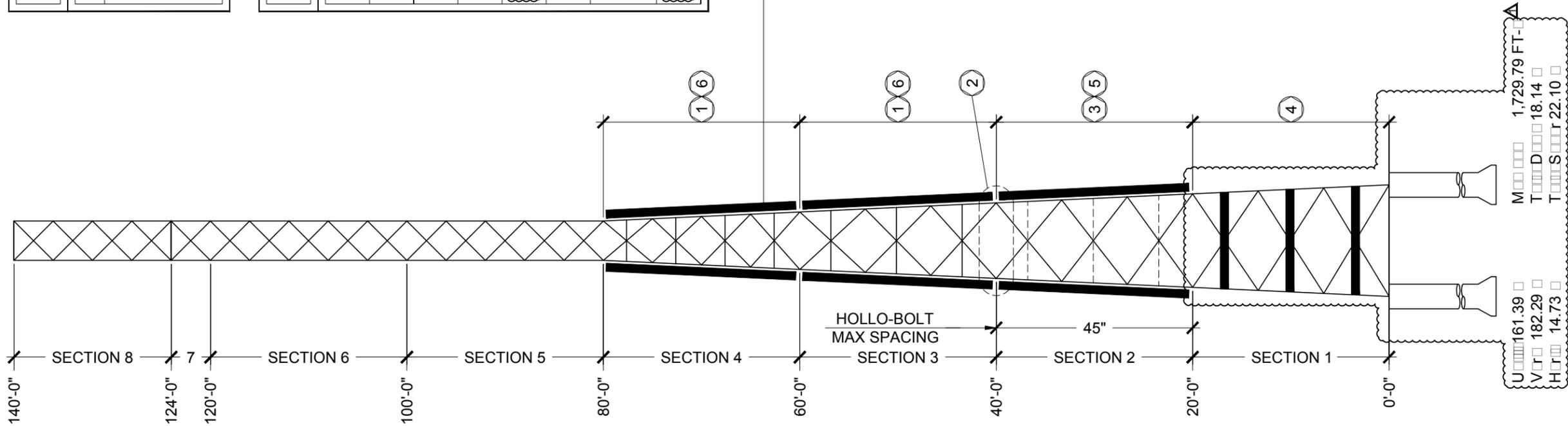
# SECTION PROPERTIES

SECTION	LEG MEMBERS	DIAGONAL MEMBERS	HORIZONTAL MEMBERS
1	MOD 50 15PST	SAE 36 2.5x2.5x0.1875	
2	MOD 50 4PST	SAE 36 2x2x0.125	
3	MOD 50 3PX	SAE 36 1.75x1.75x0.125	
4	MOD 50 3PX	SAE 36 1.75x1.75x0.125	
5	MOD 50 2PXX	SAE 36 1.75x1.75x0.125	
6	PX 50 2" DIA PIPE	SAE 36 1.5x1.5x0.125	
7 - 8	PST 50 2" DIA PIPE	SAE 36 1.5x1.5x0.125	

# MODIFICATION SCHEDULE

NO.	MODIFICATION DESCRIPTION	ELEVATIONS (FT)	SHEETS	DETAILS
1	ADD 4.00" DIA. x .226" HALF PIPE TO THE EXISTING 3.5" O.D. PIPE LEGS	40 - 60 60 - 80	S-5	(A) (B)
2	LEG SPLICE REINFORCEMENT	40	S-2	-
3	ADD (3) L 4 x 4 x 5/16 ANGLE TO THE EXISTING 4.50" O.D. PIPE LEGS	20 - 40	S-4	(C) (D)
4	ADD L2 1/2 x 2 1/2 x 3/16 ANGLE (A36-GALV) BOLT-ON LEG BRACES	0 - 20	S-6	-
5	REMOVE EXISTING BOLT-ON LEG BRACES AS THE NEW LEG REINFORCING IS INSTALLED	20 - 40	-	-
6	REMOVE AND REINSTALL EXISTING BOLT-ON LEG BRACES AS THE NEW LEG REINFORCING IS INSTALLED	40 - 80	-	-

EXISTING 140 FT ANDREW LST SELF SUPPORT TOWER  
(DWG # LI-8545-02 DATED 07/11/1985)



TOWER ELEVATION  
NOT TO SCALE

CLIENT

---

SITE NAME/NUMBER

**RT 7 AND WEST**

---

SITE ADDRESS

15101 WOLF ROAD  
ORLAND PARK, IL 60439  
N41° 36' 53.29", W87° 53' 27.87"

---

DRAWINGS PREPARED BY:

SEMAAN ENGINEERING SOLUTIONS HOLDINGS, LLC

1079 NORTH 205TH STREET  
OMAHA, NEBRASKA 68022  
PHONE: (402) 289-1888  
FAX: (402) 289-1861

---

STAMP

REGISTERED STRUCTURAL ENGINEER

*Thomas Lynn Taylor*

THOMAS LYNN TAYLOR  
031-007124

STATE OF ILLINOIS

EXP. 11/30/2016

---

DRAWN BY: KRC  
APPROVED BY: TLT

---

REV	DESCRIPTION	DATE
0	FIRST ISSUE	11/06/2014
1	REVISED ANALYSIS	06/04/2015

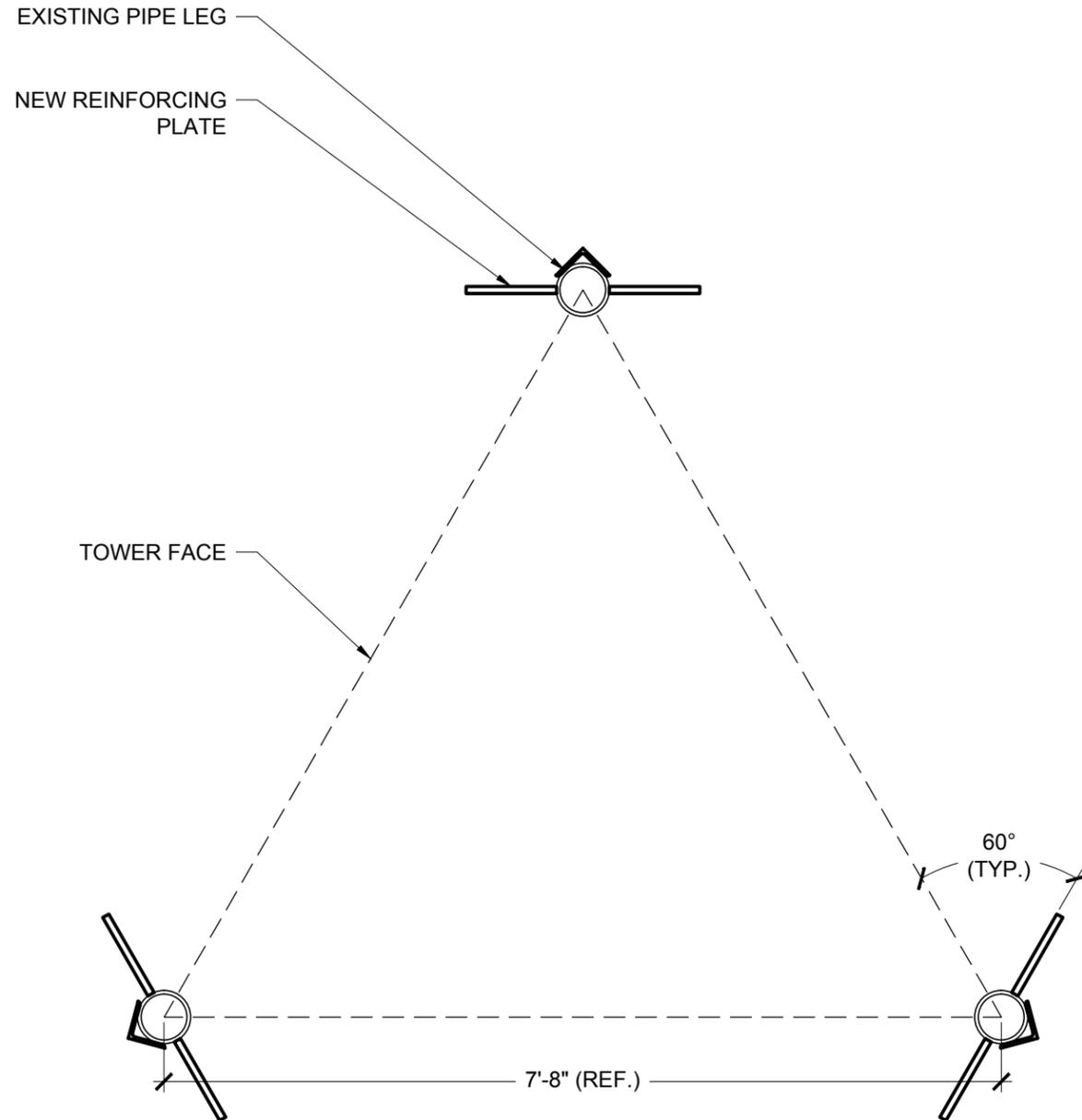
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DRAWING DESCRIPTION

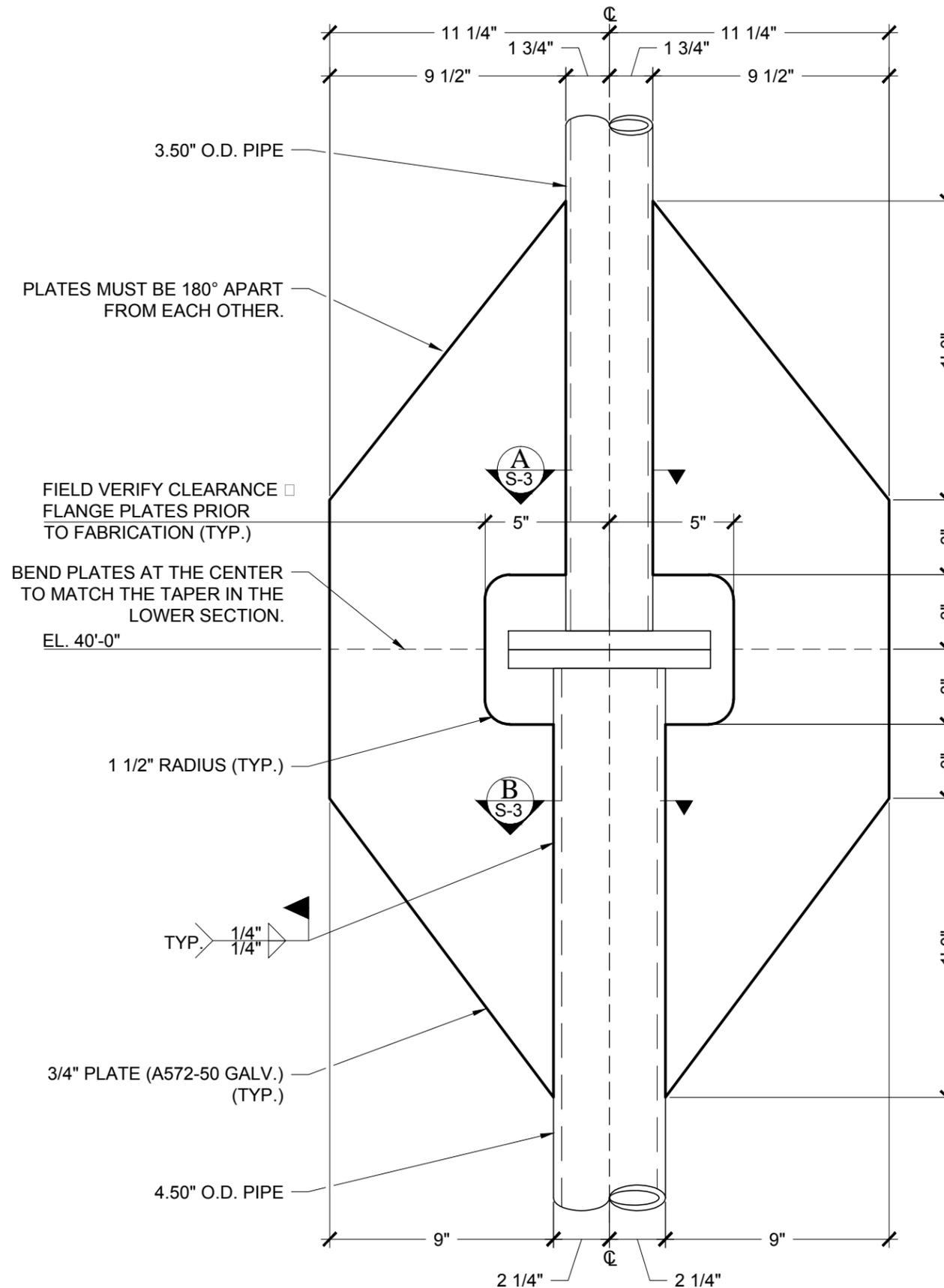
**SELF SUPPORT TOWER ELEVATION VIEW**

---

SHEET NUMBER	REVISION
<b>S-1</b>	<b>1</b>



ORIENTATION PLAN  
NOT TO SCALE



LEG SPLICE REINFORCEMENT PLATE □ EL. 40 FT  
NOT TO SCALE

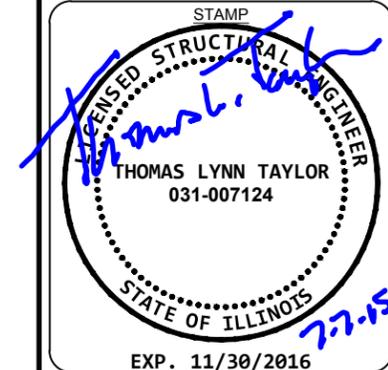


SITE NAME/NUMBER  
**RT 7 AND WEST**

SITE ADDRESS  
15101 WOLF ROAD  
ORLAND PARK, IL 60439  
N41° 36' 53.29", W87° 53' 27.87"

DRAWINGS PREPARED BY:  
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DRAWN BY: KRC  
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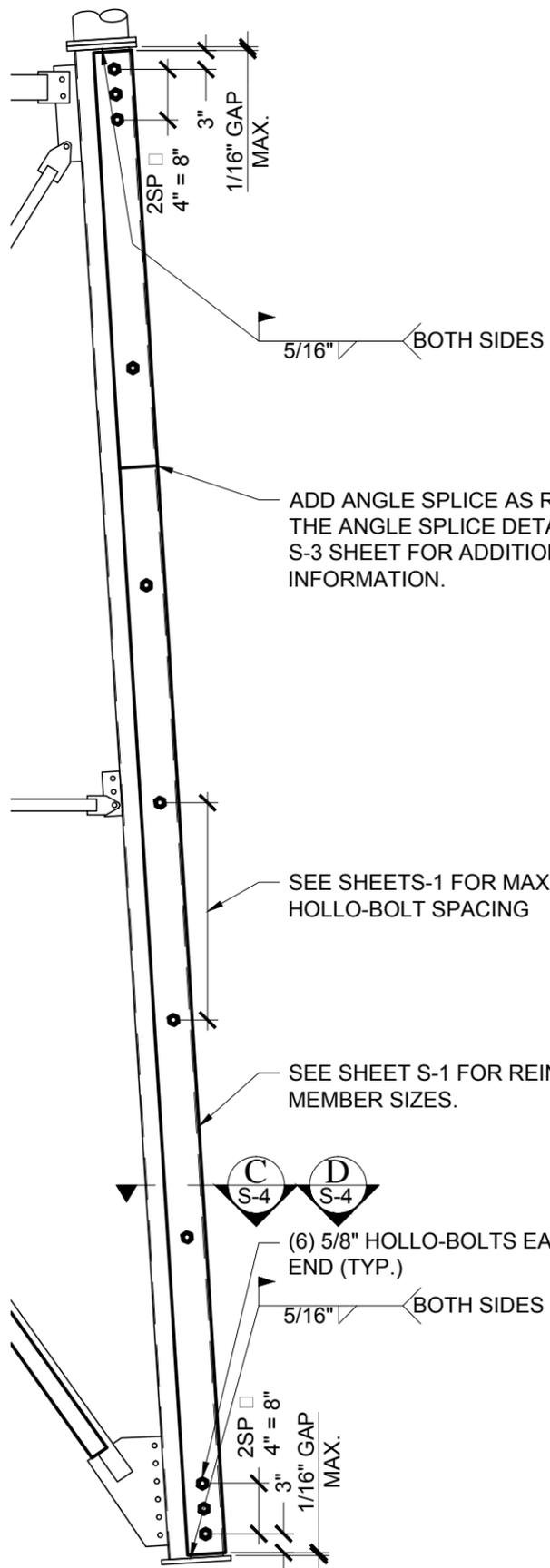
REV	DESCRIPTION	DATE
0	FIRST ISSUE	11/06/2014

DRAWING DESCRIPTION  
**LEG SPLICE REINFORCEMENT DETAILS**

SHEET NUMBER  
**S-2**

REVISION  
**0**





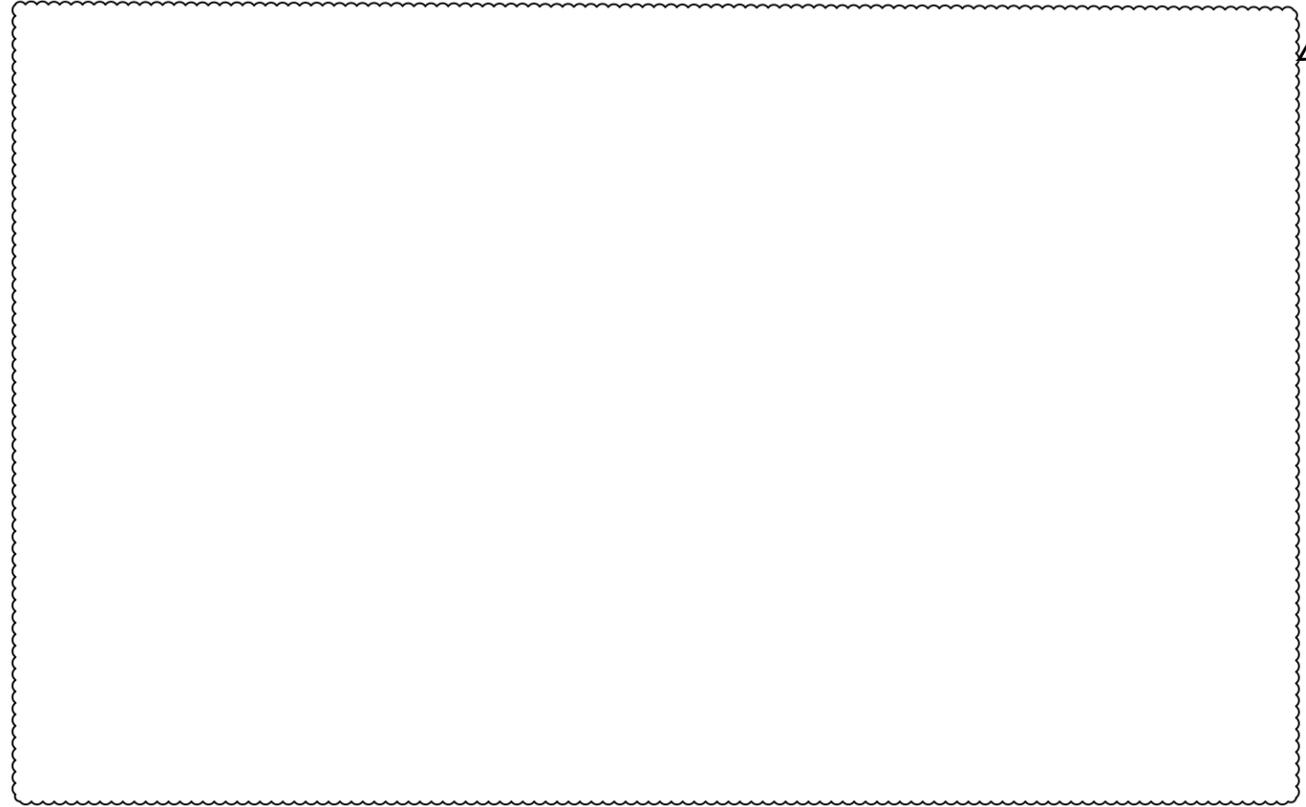
ADD ANGLE SPLICE AS REQUIRED. SEE THE ANGLE SPLICE DETAIL ON SHEET S-3 SHEET FOR ADDITIONAL INFORMATION.

SEE SHEETS-1 FOR MAX. HOLLO-BOLT SPACING

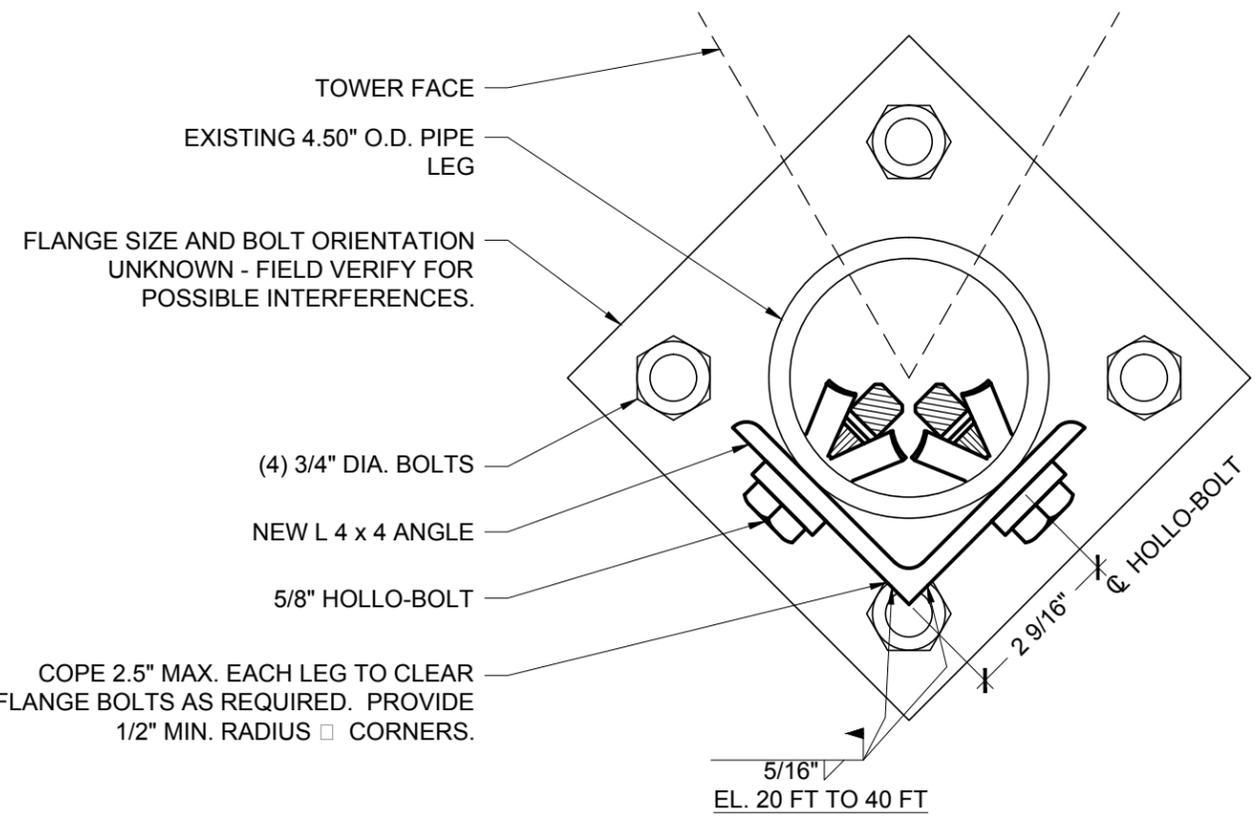
SEE SHEET S-1 FOR REINFORCING LEG MEMBER SIZES.

(6) 5/8" HOLLO-BOLTS EACH END (TYP.)

**ORIENTATION PLAN**  
NOT TO SCALE



**C SECTION**  
S-2 NOT TO SCALE



**D SECTION**  
S-2 NOT TO SCALE

CLIENT

SITE NAME/NUMBER  
**RT 7 AND WEST**

SITE ADDRESS  
15101 WOLF ROAD  
ORLAND PARK, IL 60439  
N41° 36' 53.29", W87° 53' 27.87"

DRAWINGS PREPARED BY:  
  
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STAMP

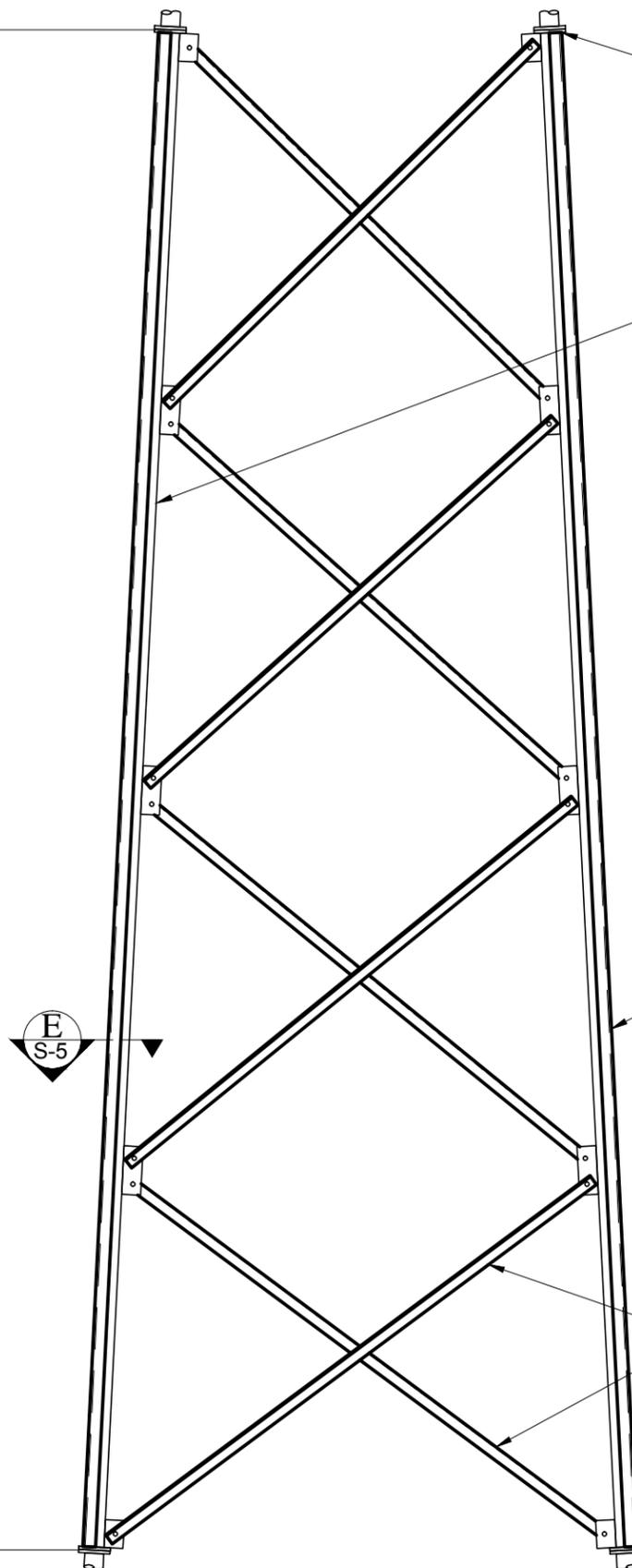
DRAWN BY: KRC  
APPROVED BY: TLT

REV	DESCRIPTION	DATE
0	REVISD ANALYSIS	07/07/2015
0	FIRST ISSUE	11/06/2014

DRAWING DESCRIPTION  
**ANGLE LEG REINFORCEMENT DETAILS**

SHEET NUMBER: **S-4**  
REVISION: **1**

EL. VARIES



FIELD TRIM HALF-PIPE 1/16" MAX FROM EXISTING FLANGE PLATE (TYP.) SEE HALF-PIPE WELD DETAIL ON THIS SHEET FOR ADDITIONAL INFORMATION.

EXISTING TOWER LEG

HALF-PIPE LEG REINFORCEMENT (SEE SHEET S-1 FOR HALF-PIPE SIZE) TO BE WELDED TO THE EXISTING TOWER LEG (TYP ALL 3 LEGS.)

EXISTING DIAGONALS

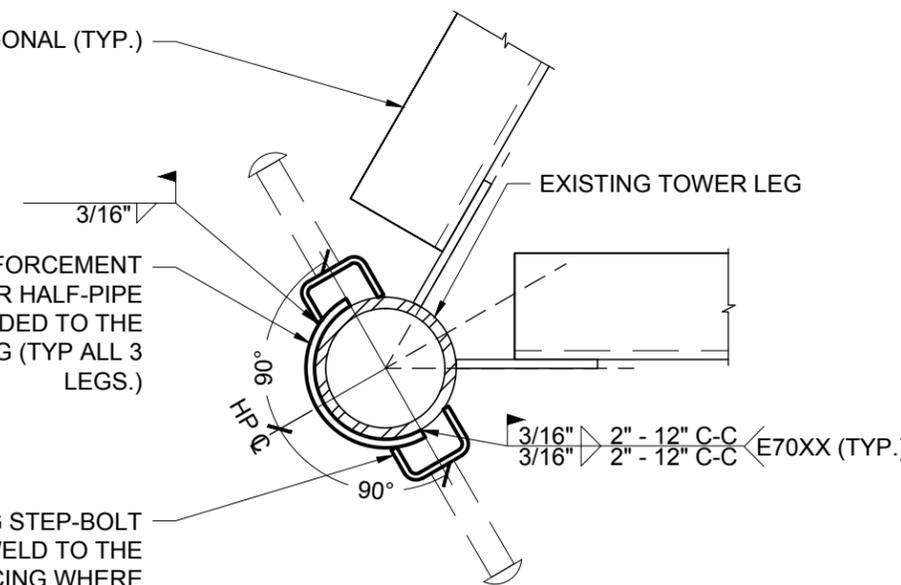
EL. VARIES

ORIENTATION PLAN  
NOT TO SCALE

EXISTING DIAGONAL (TYP.)

HALF-PIPE LEG REINFORCEMENT (SEE SHEET S-1 FOR HALF-PIPE SIZE) TO BE WELDED TO THE EXISTING TOWER LEG (TYP ALL 3 LEGS.)

FUT THE EXISTING STEP-BOLT CLIPS AND RE-WELD TO THE HALF-PIPE REINFORCING WHERE APPLICABLE.



**E**  
S-5 SECTION  
NOT TO SCALE

EXISTING TOP FLANGE PLATE

TOP & BOT. 1/4  
E70XX (TYP.) 3/16" 6"

SEAL WELD BETWEEN STITCH WELDS 1/16"

EXISTING TOWER LEG

1/8" MAX. GAP BETWEEN FLANGE AND PIPE REINFORCING

HALF-PIPE LEG REINFORCEMENT (SEE SHEET S-1 FOR HALF-PIPE SIZE) TO BE WELDED TO THE EXISTING TOWER LEG (TYP ALL 3 LEGS.)

BEVEL INNER RADIUS OF HALF-PIPE TO FIT OVER EXISTING WELD AS REQUIRED

E70XX (TYP.) 3/16" 6"

BOLTS NOT SHOWN FOR CLARITY

EXISTING BOTTOM FLANGE PLATE

HALF-PIPE WELD DETAIL  
NOT TO SCALE

CLIENT



SITE NAME/NUMBER

RT 7 AND WEST

SITE ADDRESS

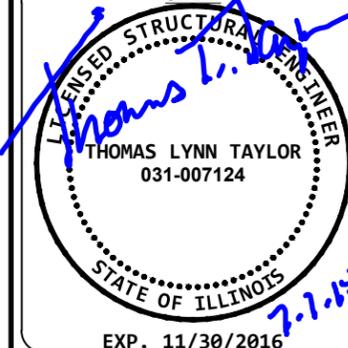
15101 WOLF ROAD  
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REV	DESCRIPTION	DATE
0	FIRST ISSUE	11/06/2014

DRAWING DESCRIPTION

HALF-PIPE LEG REINFORCEMENT DETAILS

SHEET NUMBER

S-5

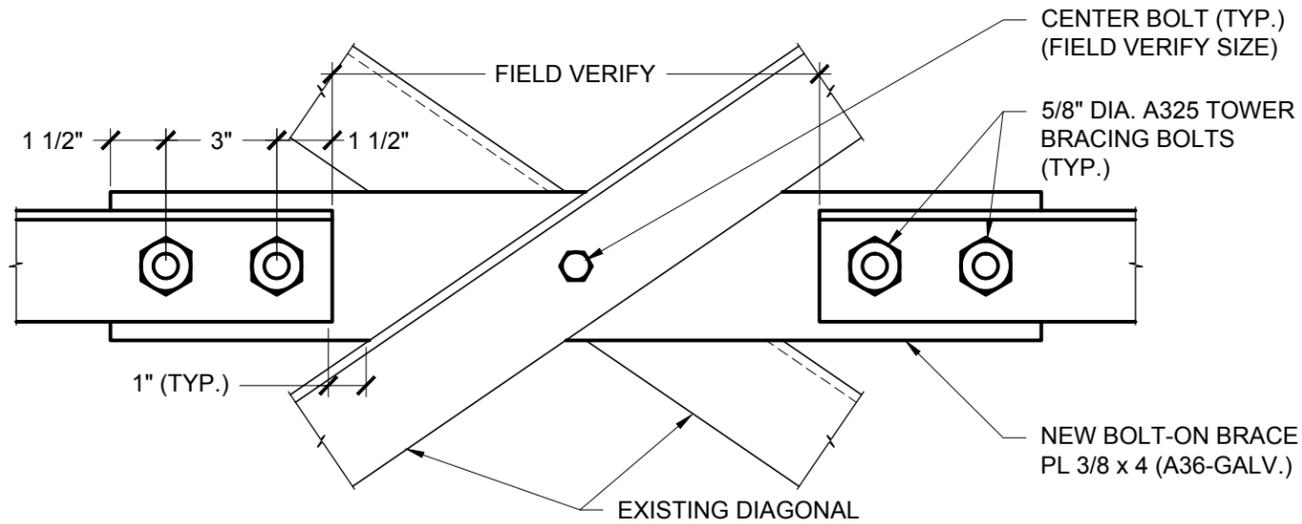
REVISION

0

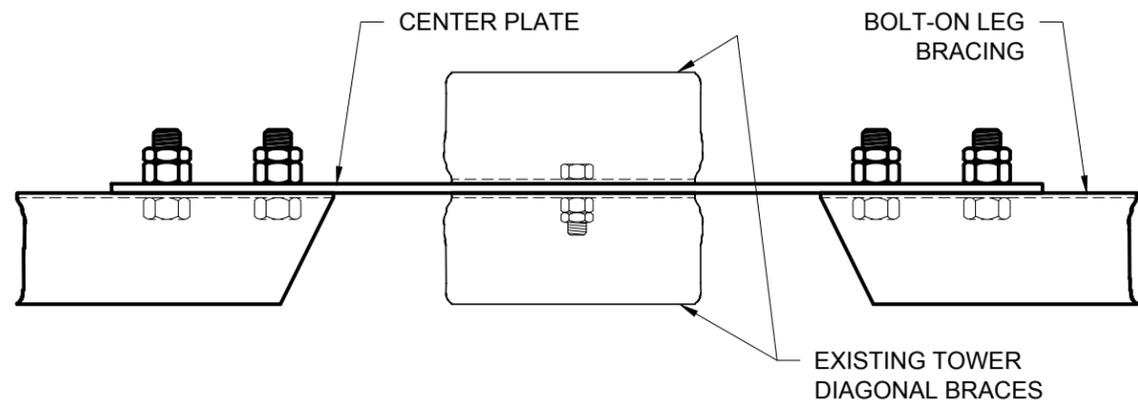
# BOLT-ON BRACE SCHEDULE

SECTION	ELEVATION	LEG O.D.	U-BOLT DIA.	PL THICKNESS	PL WIDTH
1	0 - 20	5.563	1/2	3/8	8

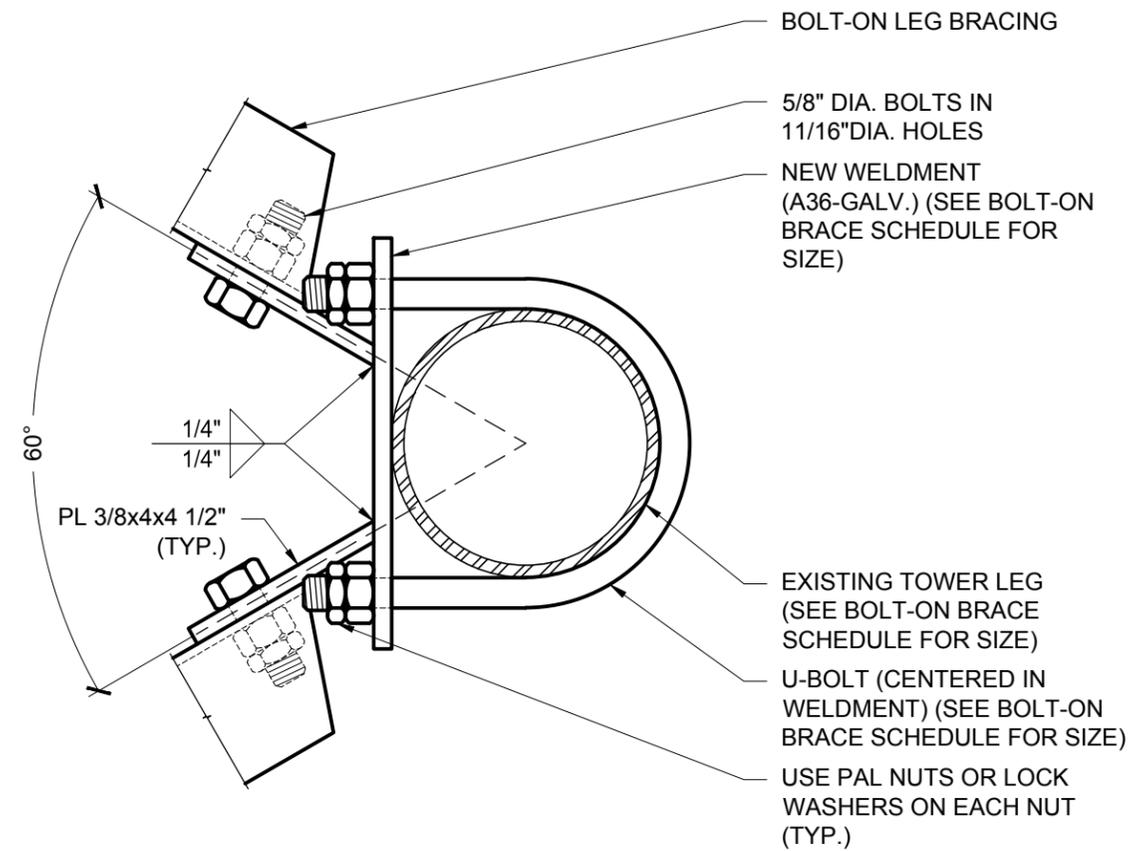
1. PRIOR TO FABRICATION AND INSTALLATION, CONTRACTOR SHALL FIELD VERIFY ALL LENGTHS AND QUANTITIES GIVEN.
2. ALL CONNECTIONS NOT FULLY DETAILED ON THESE PLANS SHALL BE DETAILED BY THE STEEL FABRICATOR IN ACCORDANCE WITH THE AISC SPECIFICATION FOR MANUAL OF STEEL CONSTRUCTION, LOAD AND RESISTANCE FACTOR DESIGN, 13TH EDITION.



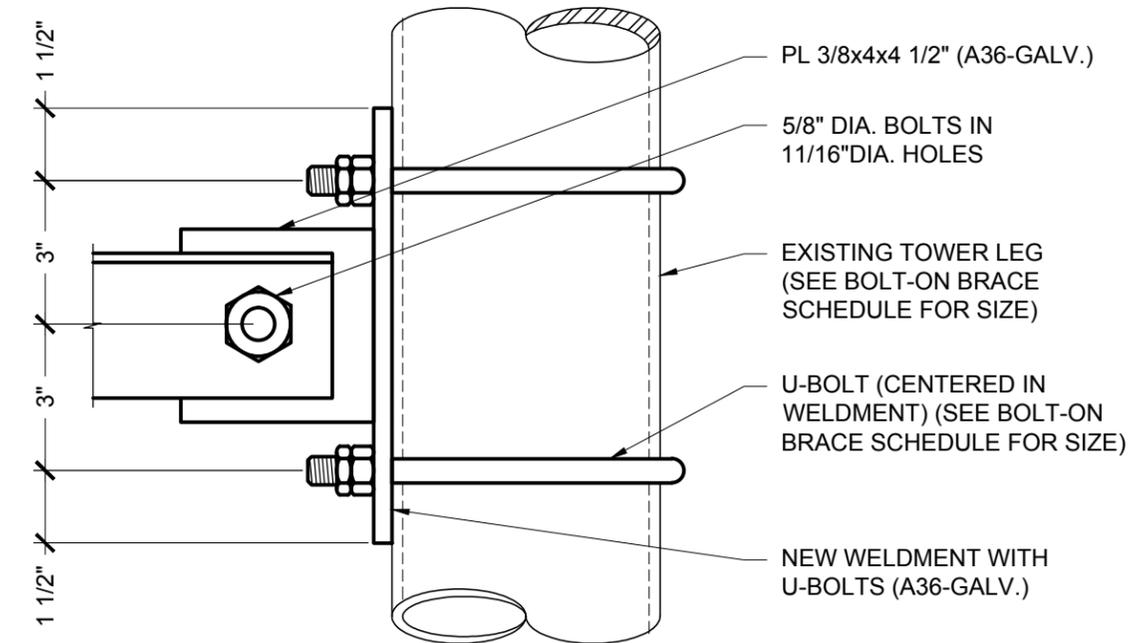
TYPICAL PLATE CONNECTION DETAIL  
NOT TO SCALE



TYPICAL PLATE CONNECTION DETAIL  
NOT TO SCALE



BOLT-ON GUSSET DETAIL  
NOT TO SCALE



BOLT-ON GUSSET DETAIL  
NOT TO SCALE

CLIENT

SITE NAME/NUMBER  
**RT 7 AND WEST**

SITE ADDRESS  
15101 WOLF ROAD  
ORLAND PARK, IL 60439  
N41° 36' 53.29", W87° 53' 27.87"

DRAWINGS PREPARED BY:  
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PHONE: (402) 289-1888  
FAX: (402) 289-1861

STAMP

THOMAS LYNN TAYLOR  
031-007124  
EXP. 11/30/2016

DRAWN BY: KRC  
APPROVED BY: TLT

REV	DESCRIPTION	DATE
0	FIRST ISSUE	06/04/2015

DRAWING DESCRIPTION  
**BOLT-ON BRACE DETAILS**

SHEET NUMBER: **S-6**  
REVISION: **0**



# Memorandum

**To:** Plan Commission  
**From:** Michael Kowski, Assistant Development Services Director  
**Date:** September 9, 2015  
**Subject:** New Petitions & Appearance Reviews

Below, please find a summary of recently petitioned projects and appearance reviews. Petitioned projects are currently under review by staff and may or may not be on a future Plan Commission agenda. These projects have been petitioned to the Village but may not have obtained all the approvals required to begin work. Projects sometimes are terminated without moving forward for a variety of reasons. Appearance reviews are reviewed and approved administratively. The below list also does not include cell tower co-location or expansion projects. Please contact me with any questions regarding the below projects.

## Appearance Review Projects

15550 70<sup>th</sup> Court  
Various site improvements

Park Plaza Offices - 60 Orland Square Drive  
Replacing awning

Twin Peaks – 16154 Lagrange Road  
Façade changes

## Development Projects

7420 159<sup>th</sup> Street  
497,661 sq. ft. PUD adjacent to Home Depot/Goodwill, two big box user sites, four outlots with detention

The Homes at Parkview Station – 15616 Park Station Boulevard  
59 unit townhouse development on remiander of Colette Highlands Condominium site

Grasslands Addition – 11249 167<sup>th</sup> Street  
9 lot subdivision, annexation into the Village, rezoning to R-4, access given off of Steeplechase Parkway

Olde Mill Lot Consolidation – 10700 Deer Trail Court  
Consolidate two lots

## Board Reviewed Projects

**Version**

**2015**

VILLAGE OF ORLAND PARK

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Development Services Department

# Historic Preservation Resident Handbook

VILLAGE OF ORLAND PARK

# Historic Preservation Resident Handbook

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Village of Orland Park  
14700 S. Ravinia Avenue  
Orland Park, IL 60462  
Phone 708.403.5300 • Fax 708.403.6124

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# Certificate of Appropriateness & Development Review Process

## *Introduction*

The Village of Orland Park's Old Orland Historic District and landmark properties are unique assets that preserve the early heritage of the community and continue to serve the needs of residents and businesses.

The purpose of this training manual is to assist property owners, residents, business owners, architects, and developers in planning the appropriate repair, rehabilitation, and new construction of properties within the established Old Orland District and designated historic landmarks. As part of ongoing training to be used alongside Certificate of Appropriateness applications, this manual is intended to provide an overview of the Village's historic preservation program, ordinance, code requirements, and project review process. The provided information will help guide sensible and compatible changes within the Old Orland area to support future economic, educational, and cultural vitality.

## *Approvals and Authorization*

The Certificate of Appropriateness (COA) review process is designed to protect historic properties from insensitive alterations and to ensure new buildings are compatible in design with older buildings in the Old Orland Historic District. Per the Land Development Code (LDC), all property owners, residential or commercial, must obtain a COA before the construction, alteration, demolition, or removal of any structure within the District or to a landmark property.

The application for a COA is included in the appendix. Petition forms can also be obtained from the Development Services Department and are available on the Village's website. All applications must be accompanied by the items detailed on the application. Incomplete applications will not be accepted.

Review Process

The table below outlines the review and approval process for the three categories of buildings in the Old Orland District and landmarks.

Review and Approval Process for Contributing Structures and Landmarks					
	Public Hearing	Plan Commission	Committee of Trustees	Board of Trustees	Administrative Review
Major Change (All)	X	X	X	X	
Minor Change (Landmarks)		X	X	X	
Minor Change (Contributing Structures)					X
Routine Maintenance					X
COA for Demolition	X	X	X	X	

Review and Approval Process for Non-Contributing Structures and New Construction					
	Public Hearing	Plan Commission	Committee of Trustees	Board of Trustees	Administrative Review
Major Change (All)					X
Minor Change (All)					X
Routine Maintenance					X
COA for Demolition (All)					Not Required
New Construction (Freestanding Residential)					X

**Contributing Structures:** Any building that reinforces the historic, cultural or architectural significance of the Historic District, and retains a significant portion of its architectural or design integrity. Contributing Structures in the Old Orland Historic District are identified in Map 1 of the LDC Section 6-209.

**Landmarks:** Any building listed on the Local Register of Significant Places in LDC Section 5-110 that reinforces the historic, cultural or architectural significance of Orland Park, and retains a significant portion of its architectural or design integrity.

**Non-Contributing Structure:** Any building that does not reinforce the historic, cultural or architectural significance of the Historic District.

**New Construction:** The construction of a freestanding structure on any developable lot, including new construction that involves additions to existing buildings.

**Major Change:** Substantial change to the exterior appearance of a structure, or any change to the impervious coverage on the site, including but not limited to:

- New construction or additions, including new decks, porches, driveways etc.
- Demolition of any contributing structure or any part of a contributing structure
- Relocation of buildings
- Significant alteration/ removal of historical or architectural features

All changes considered "Major" by the Development Services Department shall require a Public Notice prior to the Plan Commission meeting, as defined in the tables above.

**Minor Change:** 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.

**Routine Maintenance:** Includes repair or replacement of exterior elements where there is no change in the design, materials, or appearance of the structure or property such as gutters and downspouts, drive-ways etc. Landscape changes for gardens, planting beds, new trees, outdoor lighting for single family homes etc. will be considered as routine maintenance.

**Determination of Type of Change:** Any proposed changes to existing buildings and sites in the Old Orland Historic District will be considered a Major Change, a Minor Change or Routine Maintenance per the determination of the Development Services Department on a case by case basis, applying the above definitions.

**STEP 1. Pre-Concept Meeting.** Prior to applying for a COA, a property owner in the historic district or of a landmark building must meet with Development Services Department staff to discuss the proposed project scope, the appropriateness of any changes to a site or building, and the application process.

The pre-concept meeting is most effective when the applicant prepares beforehand by assembling all or most of the information required for a complete application. At the concept meeting, staff will provide guidance and feedback on the preliminary project design, review process, and identify additional requirements.

**STEP 2. Certificate of Appropriateness Training.** Petitioners must complete one (1) credit hour of training with the Development Services Department staff. Training covers the Village's historic preservation codes as well as requirements and policies related to the Old Orland Historic District, Landmark buildings, and historic preservation. As discussed in greater detail below, compliance with training and any conditions stated in the COA are intended to avoid costly inappropriate material, design or other changes that do not fit the character or concur with the historic integrity of a site, building, or district.

The credit hour of training can be earned by reading the Historic Preservation Resident Handbook and signing a Certificate of Appropriateness Training affidavit. The affidavit is a binding acknowledgement by the petitioner to faithfully execute the proposed project according to the historic preservation requirements, codes, and guidelines in addition to abiding by the conditions stated in the COA. One (1) credit hour of training places a petitioner in good-standing with the Village's historic preservation program for one (1) calendar year, in which time any number of approved projects or improvements may be undertaken by the petitioner.

**STEP 3. Application Submittal and Review.** Completed COA applications are submitted to the Development Services Department. Depending on the scope of work, a COA may be reviewed and approved administratively by staff or by the Plan Commission.

Applications requiring additional approval are reviewed by the Plan Commission, which is accompanied by a recommendation by the Development Services Department staff. At the next scheduled Plan Commission public meeting, property owners attend to present their work proposal and answer any questions the Commission or other citizens may have. The Commission weighs the proposal against the LDC and Village Code, then votes on a recommendation for Committee of Trustees. The Committee then reviews the project and provides an additional recommendation to the Board of Trustees. The Board of Trustees then reviews the staff, Plan Commission, and Committee recommendations in a final review for approval (or denial).

Plan Commission meetings are generally held on the second and fourth Tuesday of every month. The Committee and Board of Trustee meetings are generally held on the first and third Mondays of every month.

The standards and procedures for reviewing an application for a COA are outlined in Sections 5-101, 5-110, and 6-209 of the LDC. Other sections of the LDC may also apply to a project or COA application. The full LDC and Village Code can be found on the Village's website.

**STEP 4. Plan Approval, Implementation, and Enforcement.** Once the required review and approval is obtained, building permits must be procured from the Village before the proposed work begins. If a proposal is denied, the applicant has the opportunity to make changes and resubmit it for further consideration.

All work must be performed as specified in the conditions of the COA. Proposed changes or modifications to work must be reviewed by the Village before changes can be made.

Failure to comply with the Village codes, requirements, and policies shall result in the removal of any inappropriate materials, designs, or other changes made during the course of an approved project at the petitioner's expense. The Development Services Department shall notify a petitioner via certified mail when work is non-compliant and upon notification the petitioner shall have one (1) week to remove non-compliant materials, designs or other changes. Upon the discretion of the Development Services Department, if the non-compliance is not rectified within five (5) business days, a citation may be issued to the petitioner, who shall be fined not less than \$100 and not more than \$500 per day of non-compliance.

*Plan Review Checklist*

The following checklist may assist property owners in understanding various criteria considered in the review process for proposed projects in Old Orland and for Landmarks.<sup>1</sup> In addition to the list below, staff and Commissioners determine if a project supports and maintains the stated goals of the district (or landmarks), respects the design elements that characterize the district, and impacts the long-term effects of the district.

New construction in the district should be appropriate to the scale and character of Old Orland without creating a false historic appearance through the replication of a specific architectural style. New construction can be built in a contemporary manner provided it is consistent with the character of the neighborhood and respects historical styles.



<sup>1</sup> This plan review checklist is based on “*Building with Nantucket in Mind: Guidelines for Protecting the Historic Architecture and Landscape of Nantucket Island*”.

## PLAN REVIEW CHECKLIST

### Site Planning

#### *Location of the building*

- Are the setback, façade width and spacing between buildings consistent with the historic pattern in the district?

#### *Delineation of Street Space*

- Is the continuity of the street edge maintained?
- Is the separation of public, semi-public and private areas consistent with the historic pattern?
- Do fences obscure the historic resource?
- Are fence materials historically consistent?

#### *Garage Placement*

- Is any carport or garage located appropriately? For example, is the garage placed even with, or in front of the house in a neighborhood that historically has detached garages in the rear?

#### *Site Improvements*

- Are walkways consistent with the historic location and pattern?
- Are driveways cut in such a way that they do not hamper historic resources (e.g. located at the property edge instead of the middle)?
- Are retaining walls of the same or similar material and height as the historic pattern?

### Bulk, Proportion and Scale (Building Size)

#### *Building Height*

- Is the building height consistent with the historic location and pattern?

#### *Façade*

- Are the façade proportions consistent with the neighborhood (e.g. are the horizontal and vertical emphases compatible)?

#### *Scale*

- Is the overall scale of the project consistent with the existing character of the neighborhood (neither too large nor under-scaled and inappropriate)?

### Massing (Building Shape)

#### *Shape*

- Is the shape of the building compatible with the district?

#### *Orientation*

- Is the orientation of the building consistent?

#### *Placement*

- Are the placement, form and bulk of the addition consistent with other buildings on the lot and/or in the neighborhood/district?

### Windows

#### *Type and Style*

- Is the window type or style consistent (e.g. double hung)?
- Are the shape and proportions of the windows compatible?
- Is the rhythm and balance of the window pattern complementary to the district?
- Are proposed awnings or other shade structures consistent with the district?

## PLAN REVIEW CHECKLIST *(continued)*

### Doorways

#### *Placement and Orientation*

- Is the placement and orientation of the door consistent with the district?
- Is the use of stem walls compatible?
- Are porches and decks used and treated in a manner consistent with the area?
- Do any architectural elements block or obscure historic resources?

### Roof

#### *Design*

- Is the roof design consistent? For example, are flat roofs proposed in an area of hips and gables?
- Is the roof design of any additions consistent or complementary to the existing building?
- Is the roof pitch (slope) compatible?
- Is the overhang consistent (e.g. eaves)?
- Do dormers, skylights and other trimmings exist elsewhere in the district?
- Are they sensitively designed for this project?
- Are chimneys designed to be consistent with others in the district?

### Building Materials

#### *Consistency and Compatibility*

- Are the building materials consistent with and compatible to the building and surrounding area?
- Are all the building elements consistent and compatible in scale, shape, color etc., including exterior wall surfaces, foundations and roofs?
- Are the less obvious building elements like trim, gutters and downspouts, louvers and vents, lighting fixtures and utilities compliant and compatible to the historic district guidelines and the surrounding neighborhood?

### Color

#### *Palette*

- Do the proposed colors conform to the color palette of the district?
- Would any other proposed colors be compatible with the historic district?

### Landscape

#### *Tree Preservation*

- Is there an effort to preserve trees?
- Are there any heritage trees?

#### *Streetscape*

- Is the pattern of any street plantings maintained?
- Is proposed landscaping consistent with the district?
- Is this a single family home (if so, landscape plans are typically not reviewed)?

## Overview of the Historic Preservation Program

### Role of the Plan Commission

Beginning January 1, 2015, the powers and duties, qualifications, memberships and procedures of the Historic Preservation Review Commission were consolidated with the Plan Commission. As a result, the Plan Commission now stewards the Village's historic preservation policies, goals and objectives and oversees all projects related to the Old Orland Historic District, its contributing structures and landmark properties. The Plan Commission is a seven (7) member commission designated with the authority to review and approve or deny projects in the historic district or affecting landmark buildings. The decisions of the commission are binding with the approval of the Board of Trustees.

The membership duties of the Plan Commission are outlined in the LDC Section 3-102 and the reviewing duties and procedures are outlined in Section 5-101. Historic preservation goals and objectives for the Village are also outlined in the Orland Park Comprehensive Plan ("*Community and Culture*" chapter), available on the Village's website.

### Ordinances

The original Old Orland Preservation Ordinance (Ord. 1517) was approved in April 1986, which established both the historic district and the Historic Preservation Review Commission. Since 1986, the Village has updated its ordinances and revised its historic preservation laws. The provisions in the original ordinance are today incorporated into the Village Code and the LDC.

LDC Section 6-209 Old Orland Historic defines the zoning regulations, list of contributing structures, design standards that govern the district. Section 5-110 Landmarks Designation provides an overarching and consistent review procedure and methodology for contributing structures and landmarks as well as landmark designation criteria and the US Secretary of the Interior's Standards for Preservation, Rehabilitation and Restoration.

*Historic building surveys and reports have been important in identifying and preserving Orland Park's significant structures as well as establishing the Old Orland Historic District. Past surveys may be found on the Village's website:*

- *Survey for the Creation of an Old Orland Park Historic District of Local Significance, 1984*
- *Historic District Survey and Old Orland Historic District Guidelines, 1991*
- *Orland Rural History Survey, 1995*
- *Historic Preservation Strategy for the Village of Orland Park, 2002*
- *List of Contributing Structures in the Historic District, 2005*
- *Residential Area Intensive Survey, 2008*
- *Stellwagen Farm Survey, 2008*

In Orland Park, the LDC determines the status of a building or site in the Old Orland Historic District as a contributing or non-contributing structure. The same is true for Orland Park Landmarks. Based on the 2008 Residential Area Intensive Survey (RAI), buildings in the Old Orland area are categorized as contributing or non-contributing based on age and style as a historic preservation tool, but do not carry the weight of zoning law. This means that buildings recognized by the RAI Survey as contributing structures are not legally recognized as contributing structures by the Code but have the potential to become recognized as contributing to the historic district via restoration or rehabilitation.

Despite the survey's classification, if a building is not a contributing structure by Sections 5-110 or 6-209, all LDC provisions for non-contributing structures are applicable, including provisions related to the demolition of non-contributing structures.

Pertinent sections of the LDC are included in the following chapter of this training manual for review.



Orland Park circa 1938



Historic images of the district from the 1900's

## Land Development Code

### Section 6-209: Old Orland Historic District

#### *Vision*

**B**he Old Orland Historic District is Orland Park's oldest neighborhood and the historic heart of the Village. It has a picturesque turn-of-the-century collection of small shops, historic churches and attractive houses. The Village Center, McGinnis Slough, Humphrey Woods and the train station are within close walking distance. To ensure that Old Orland retains its unique character and special sense of place, the Village offers the following vision for the area:

*New development will respect the established character of this historic neighborhood - narrow tree lined streets, small walkable blocks, buildings on small lots, and gardens and outdoor spaces for people to enjoy. Contributing buildings will be preserved for future generations. Historic churches, museums and other civic buildings will continue to be places where the community comes to gather, learn and celebrate. The area will attract small businesses and unique local stores, and also be a great place to live. Trails will connect the area to woods and forest nearby.*



*Old Orland looking east, early 20th century*

**VILLAGE OF ORLAND PARK**



*Historic perspectives of the district from the 1900's*



**Contributing Structures**

- |                          |                                |
|--------------------------|--------------------------------|
| 1. 9960 W. 143rd Street* | 9. 9967 W. 144th Street (NRHP) |
| 2. 9999 W. 143rd Street  | 10. 14316 Beacon Avenue        |
| 3. 9953 W. 143rd Street  | 11. 14320-24 Beacon Avenue     |
| 4. 9925 W. 143rd Street  | 12. 14330 Beacon Avenue        |
| 5. 9917 W. 143rd Street  | 13. 14315 Beacon Avenue        |
| 6. 14306-10 Union Avenue | 14. 14339 Beacon Avenue        |
| 7. 14314 Union Avenue    | 15. 14420 Second Avenue        |
| 8. 9952 W. 144th Street  | 16. 9830 W. 144th Place (NRHP) |

--- OOH District Boundary

Permitted Commercial Area

0 50 100 200 Feet



- While not in the OOH District boundary, Building 1 is considered a contributing structure, and should be protected.
- All contributing structures are Orland Park Landmarks, per Section 5-110.
- Buildings 9 and 16 are the National Register of Historic Places (NRHP)

*MAP 1: OOH District Boundary Map with Contributing Structures*

## List of Contributing Structures with Photos

1. Orland Park School, 9960 W. 143rd Street. The center two-story brick portion of the school was built in 1922 and the gymnasium to the west was added in 1940. The distinctive stone walls of the gymnasium are made of Joliet limestone. This is the most substantial of buildings in the Old Orland area.



1. 9960 W. 143rd Street

2. Former Christ Lutheran Church, 9999 W. 143rd Street. Erected in 1898, this simple wood frame building is typical of many Gothic Revival rural churches of the period. It has not been altered significantly. The small building south of the church was built in 1922 as a school house.



2. 9999 W. 143rd Street

3. Former Residence, 9953 W. 143rd Street. This small, simple frame building was built around 1890. The original materials and building elements have been unaltered. This is a fine example of a National style building with Folk Victorian detailing in the district.



3. 9953 W. 143rd Street

4. Former Residence, 9925 W. 143rd Street. This two-story Italianate structure from the 1880's has some nice decorative elements. Except for later residing, this building appears to have had no significant alterations.



4. 9925 W. 143rd Street

5. Orland Park Library, 9917 W. 143rd Street. This commercial building with Tudor styling was built in 1937 and once served as Orland Park's first public library.



5. 9917 W. 143rd Street

6. Orland Park Hotel, 14306-10 Union Avenue. This frame commercial building was originally the Orland Park Hotel. The ornate Italianate trim dates to the early 1880's. Although the building has been resided and the fenestration of the first floor has been rebuilt, it is still the most ornate early structure in Orland Park.



6. 14306-10 Union

**VILLAGE OF ORLAND PARK**

7. Loebe Bros. General Store, 14314 Union Avenue. This was the first general store in Orland Park. The building appears to be a series of buildings that were added onto each other. Most of them appear to date from the early 1880's to mid 1890's. The front is particularly well preserved.



*7. 14314 Union Avenue*

8. Loebe House, 9952 W. 144th Street. This large residence from about 1895 is an excellent example of the Queen Anne style. The house shows typical features of Queen Anne houses in the use of bay windows, patterned shingles along the sides and gables, and a tower to break the flat wall surfaces.



*8. 9952 W. 144th Street*

9. Twin Towers Sanctuary, 9967 144th Street. Designed by Chicago architect William Arthur Bennet and constructed in 1898, the twin octagonal towers make this the most imposing and visible landmark in Old Orland. This building was substantially renovated by the Old Orland Heritage Foundation. In 1987, the building was added to the National Register of Historic Places.



*9. 9967 W. 144th Street (NRHP)*

10. Orland State Bank, 14316 Beacon Avenue. Built in 1910, this well preserved brick building is a good example of Italianate commercial buildings once common in the Midwest.



*10. 14316 Beacon Avenue*

11. Commercial Emporium, 14320-24 Beacon Avenue. Built approximately in 1885, this is an unusual combination of Commercial, Italianate and National building style.



*11. 14320-24 Beacon Avenue*

**VILLAGE OF ORLAND PARK**

12. Former Residence, 14330 Beacon Avenue. This well preserved frame building was likely constructed in the late 1880's or early 1890's. The wealth of Queen Anne decorations have survived since the house was built.



*12. 14330 Beacon Avenue*

13. Former Residence, 14315 Beacon Avenue. This two story Folk Victorian building dates back to the 1880's and is typical of many residences constructed during this period in Old Orland.



*13. 14315 Beacon Avenue*

14. Residence, 14339 Beacon Avenue. This single story residence in the National style was built in 1890. Many of the original building features have been restored.



*14. 14339 Beacon Avenue*

15. Residence, 14420 Second Avenue. Constructed in 1880, this house is believed to be the first residence built in Orland Park. The front bay windows and the roof that joins them were later additions at the turn of the 20th Century. The porch and garage building along Second Avenue were additions at the turn of the 21st Century.



*15. 14420 Second Avenue*

16. John Humphrey House, 9830 W. 144th Place. This stately two story Italianate frame residence was built in 1881 by the late Sir John Humphrey, a prominent early resident of the Orland area and Orland Park's first Mayor. The interior has been restored with authentic furnishings and is maintained by the Orland Historical Society. This building was added to the National Register of Historic Places in 2005.



*16. 9830 W. 144th Place  
(NRHP)*

More detailed information about these historic buildings is available from the Village of Orland Park.

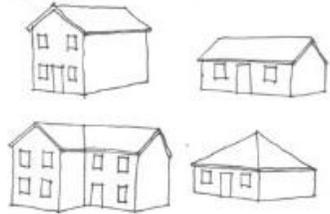
## Historic Architectural Styles in the District

The Old Orland Historic District has a collection of modest homes in a variety of styles, including National, Folk Victorian, Commercial and Commercial Italianate, Craftsman, Queen Anne, Gothic and Tudor Revival. The early buildings of the historic district were made of wood frame with wood siding and trim. Some later commercial buildings are of brick. The various architectural styles of buildings in the Historic District are described with examples below. While some buildings have elements of many other architectural styles, they were classified under the predominant style.

### National (1835-1895)

National is the term given to indigenous forms of building construction. Some refer to National buildings as Vernacular style. Although buildings continued to be constructed according to the earlier traditional folk forms, the increased availability of lumber (mill-sawn

lumber was available after 1850) led to some new shape innovations. Folk form, or vernacular buildings are typically of frame construction and covered with wood siding. Some may have details taken from high styles such as Greek Revival or Colonial Revival; others may have later high style modifications. Some of the many variants of the vernacular identified in the survey area are:



**Four-over-Four:** A side gable, two story, center entry house, two rooms deep and two rooms wide.

*Example: 9830 W. 144th Place*

**Gable-Front:** During the Greek Revival movement in the period between 1830 and 1850, the front-gabled shape was commonly used to echo the pedimented façade of typical Greek temples. This form was particularly common in New England and its popularity expanded along with the expansion of the railroad network and remained a dominant folk form until well into the 20th century. Part of its staying power reflected the fact that gable-front houses were well suited for narrow urban lots, which were found in many rapidly developing cities.

*Examples: 14438 Second Avenue, 9953 W. 143rd Street, 14329 Beacon Avenue, 14420 First Avenue and 9856 W. 144th Place*



**Gabled L:** Commonly known as Gable-Front-and-Wing, this house form also descended from styled Greek Revival houses and the gable-front form. This variant shows an additional side-gabled wing added at right angles to the gable-front plan to give a compound, gable-front-and-wing shape with uniform roof height. A shed-roofed porch was typically placed within the L made by the two wings.

*Example: 9833 W. 144th Place*



## VILLAGE OF ORLAND PARK



**Hipped:** Massed-plan folk house of nearly square plan are commonly built with hipped or pyramidal roofs. It may be one or two stories high. Hipped folk houses differ principally in roof pitch and in the size and placement of porches. Many one story houses have full or partial integral porches included under the principal roof.

*Examples: 9999 W. 143rd Street at West Avenue and 9853 W. 144th Place*



**Side Gable:** This house form, with a side gable and massed-plan (more than one room deep) was very popular after lightweight lumber became widely available by the railroads. Simpler methods of light roof framing led to these massed-plan houses which had larger and more flexible interior plans, therefore, eventually replacing the traditional one room deep Hall-and-Parlor and I-House forms.

*Example: 14420 Second Avenue*



**Upright-and-Wing:** This house form is similar to the Gabled L. It is usually a one and a half to two story front gable house with a one-to-one and a half story wing at right angles of lesser height. A porch was often placed in the area formed by the gable front and wing. Some Upright-and-Wing houses may have started out as a Front Gable to which a wing was added.

*Examples: 9855 W. 144th Street and 9976 W. 144th Street*

### **Craftsman (1905-1930)**

Craftsman was the dominant style for smaller houses built across the country during the period between 1905 through the mid-1920's. By the end of the 1920's, the style was fading from popularity and few were built after 1930. Common characteristics include low-pitched, gabled or hipped roof with wide, unenclosed eave overhang; exposed roof rafters; decorative beams or knee braces under gables; porches, full or partial width, with roof supported by tapered square columns, often of brick or stone material; dormers often with exposed rafter ends and knee braces; usually shed or gable roof; windows designed with a horizontal emphasis.

*Examples: 14407 Beacon Avenue and 9955 W. 144th Street*





### **Commercial Vernacular or Commercial/Storefront (1880-1900)**

Early vernacular commercial buildings are referred to as Commercial Vernacular. These buildings are identified by their form, not their architectural style, although they may have some decorative features taken from architectural styles, often Italianate or Classical. These buildings are typically found in main street areas. Common characteristics include street facades abutting one another and sited at the lot line; false fronts visible at the roof line of the typically gable roof; buildings in relative scale with adjacent commercial vernacular buildings; typical three part facades: storefront, upper stories, and cornice or parapet; most often of wood with transoms above storefronts, and decorative cornices.

*Examples: 14300 Beacon Avenue, 14320 Beacon Avenue, 14306 Union Avenue and 14314 Union Avenue*



### **20th Century Commercial (1900- )**

Later Commercial Vernacular buildings are referred to as 20th Century Commercial Style. These buildings are identified by their form and materials, not their architectural style, although they may have some decorative features taken from architectural styles. Common characteristics include facades of brick or stone with contrasting masonry ornament; street facades abutting one another and sited at the lot line; buildings in relative scale with adjacent commercial vernacular buildings.

*Examples: 14316 Beacon Avenue and 9875 W. 143rd Street*



### **Folk Victorian (1870-1910)**

This style is defined by the presence of Victorian decorative detailing on simple folk house forms, and generally much less elaborated than the Victorian styles that they attempt to mimic. The details are usually of either Italianate or Queen Anne inspiration. The primary areas for the application of this detailing are the porch and cornice line. Common characteristics include porches with spindle-work detailing or flat, jig-saw cut trim; turned balusters used both in porch railings and in friezes suspended from the porch ceiling; roof-wall junction may be either boxed or open; simple window surrounds with simple pediment above.

*Examples: 14315 Beacon Avenue, 14330 Beacon, 14339 Beacon Avenue and 9852 W. 144th Place*



### **Georgian Revival (1880-1955)**

The Georgian Revival style is more commonly grouped under the Colonial Revival style, which includes Georgian, Adam and Dutch. Colonial Revival refers to the entire rebirth of interest in the early English and Dutch houses of the Atlantic seaboard. The Georgian and Adam styles form the backbone of the Revival, with secondary influences from post medieval English or Dutch Colonial prototypes. The principal areas of elaboration are entrances, cornices and windows. Common characteristics include an accentuated front door, normally with a decorative pediment supported by pilasters, or extended forward and supported by slender columns to form the entry porch; doors, commonly with overhead fanlights or sidelights; a façade normally showing symmetrically balanced windows and center door; windows with double-hung sashes, usually with multi-pane glazing in one or both sashes, and frequently in adjacent pairs.

*Example: 9960 W. 143rd Street*



### **Gothic Revival (1840-1880)**

The Gothic Revival style, based on English precedents, was promoted as an ideal picturesque rural style, suitable for residential use. The style was losing popularity for residential designs by the late 1860's, but resurgence during the 1870's occurred when the style was applied to public and religious buildings. Common characteristics include a steeply pitched roof, usually with steep cross gables; roofs often topped with pinnacles; gables, commonly with decorated vergeboards; wall surfaces extend into a gable without a break; windows commonly extended into a gable, frequently having pointed-arch shape (Gothic arch); doors often with pointed-arch and/or heavy hood ornament.

*Example: 9999 W. 143rd Street*



### **Italianate (1840-1885)**

A popular 19th century style, the Italianate was derived from the architecture of Italian villas and originated in England at the start of the Picturesque Movement. This style with its wide overhanging bracketed eaves was typically found on two and three story buildings. Common characteristics include cupolas; vertical proportions; wide eaves and intricate cornices; large brackets, sometimes paired; tall, curved or arched topped windows and doors with hooded molds; porches, both small entry and full width, of single story height; paired and single doors, commonly with large-pane glazing in the door itself.

*Examples: 9925 W. 143rd Street and 14306 Union Avenue.*

## VILLAGE OF ORLAND PARK



### **Prairie (1900-1925)**

An American style of architecture that originated with the Prairie School, popular in the Midwest from about 1900 to 1930. Characteristics include broad, low-pitched roof, and hipped eaves usually with a very wide overhang; light colored stucco exterior walls, brick or concrete block; contrasting wood trim between stories; Sullivanesque ornamentation such as friezes and/or door surrounds; ribbon windows below roof overhang, emphasizing the horizontal plane.

*Example: 9960 W. 143rd Street*



### **Queen Anne (1880-1910)**

The very popular style of the 1880's and 1890's has asymmetrical shapes characterized by projecting bays and prominent, compound roof shapes. A one story porch along the front sometimes wraps around the side. These buildings were clad in a variety of materials and with multiple textures including patterned shingles. Common characteristics include an abundance of decoration; varied and rich contrasting materials, shapes and textures; expansive, encircling porches; turrets or conical towers; pressed metal bays; irregular roofline with many dormers and chimneys; some may have half-timbering with windows grouped three or more.

*Examples: 9952 W. 144th Street and 9967 W. 144th Street*



### **Tudor Revival (1890-1940)**

A popular romantic revival style from the first half of the 20th century, Tudor Revival was a romantic inspiration based on English medieval buildings. The style is recognized by the use of a steeply pitched side gable or hipped roof, with one or more front facing, asymmetrically placed gables. Common characteristics include walls of masonry, brick, stucco and half-timbering most commonly used in a mixture; mullions, transoms, and trim of stone are typical, as are rounded Tudor arch door openings; tall, narrow windows, double-hung or casement, often with leaded glass; multiple and overlapping dormers; multi-colored slate on the roof; massive chimneys, often stone or stucco with stone ornament.

*Example: 9917 W. 143rd Street*



## A. Purpose

The purpose of the Old Orland Historic District (OOH) is to retain the commercial and residential character of the original core of Orland Park. It is also the purpose of this district to encourage the restoration and preservation of historically and architecturally significant structures that are an important part of the Village's heritage. To maintain the historic, semi-residential character of the district, commercial development is limited to certain streets: 143rd Street, Beacon Avenue between 143rd Street and 144th Place, Union Avenue between 143rd Street and Brook Avenue, and in the existing commercial portion of West Avenue between 143rd Street and 143rd Place. Uses within this area are therefore restricted to small retail businesses, offices and residential dwellings, all of which must be compatible in scale and ambiance with the district (see Map 1). The Certificate of Appropriateness review process was designed to ensure all development in the district meets these objectives.

## B. Uses

The following uses may be established in the OOH District in accordance with the procedures and standards set forth in Section 5-101 through 5-104 for permitted uses and Section 5-105 for special uses in the Land Development Code. Although certain uses are listed as "permitted uses" within the district, a Certificate of Appropriateness must still be obtained, as described later in this section, and any other required development approval from the Village prior to construction, alteration or demolition. "Special Uses" must obtain a special use permit as well as any other required development approvals from the Village. The following applies to redevelopment in the Old Orland Historic District:

- In the non-commercial areas, existing residential buildings cannot be converted to mixed use buildings, or be used for office or commercial uses;
- In the commercial areas, mixed use and single use commercial/office buildings can replace existing residential buildings via a tear-down when a parcel is redeveloped, but require a special use permit.
- In the commercial areas, mixed use and single use commercial/office uses are permitted in existing residential buildings as a permitted use.

**Table of Uses**

Uses	Permitted / Special Use	Geography
<b>1. Accessory Uses</b>		
	See Section 6-302	Any Area
<b>2. Residential Uses</b>		
Multi-family residences without commercial	Permitted	Commercial Areas
Overnight accommodations up to 6 rental units, 30 day occupancy	Permitted	Commercial Areas
Residential units above retail or commercial establishments	Permitted	Commercial Areas
Single-family detached dwelling	Permitted	Any Area
Small residential care homes up to 6 residents	Permitted	Residential Areas
<b>3. Commercial Uses</b>		
<i>(The maximum permitted square footage of commercial uses in Old Orland is 5,000 square feet.)</i>		
Clinics and medical or dental offices	Permitted	Commercial Areas
Commercial retail establishments	Permitted	Commercial Areas
Day care homes	Permitted	Commercial Areas
Financial institutions	Permitted	Commercial Areas
Food concession	Permitted	Commercial Areas
Offices	Permitted	Commercial Areas
Personal service establishments	Permitted	Commercial Areas
Restaurants and outdoor seating for restaurants*	Special Use	Commercial Areas
<i>*When located within 300 feet of a residential use</i>		
<b>4. Civic and Institutional Uses</b>		
Community centers, clubs and lodges	Special Use	Any Area
Government uses, including office, recreational uses, public parks and playgrounds	Permitted	Any Area
Museums, civic and cultural centers	Special Use	Any Area
Places of worship	Special Use	Any Area
Public schools	Special Use	Any Area
<b>5. Transportation and Utilities</b>		
Public transportation facilities such as bus shelters	Special Use	Commercial Areas
Utility substations	Special Use	Commercial Areas

## C. Bulk Requirements

The following requirements apply to all properties in the OOH District.

### 1. Lot Area and Width

The minimum lot area for each residential dwelling unit shall be 2,500 square feet. The minimum front lot width shall be twenty-five (25) feet, adding ten (10) feet for a corner lot, to a maximum of 50 feet for new construction. The minimum lot area for each nonresidential or mixed use development shall be 5,000 square feet. The minimum front lot width shall be fifty (50) feet, adding ten (10) feet for a corner lot, to a maximum of 125 feet for new construction.

### 2. Height

The maximum building height in the Historic District is 37 feet to the top of the structure.

### 3. Lot Coverage

For all residential developments, no more than 80% of the area of the lot may be impervious. The remaining 20% must be maintained as green space. For all non-residential or mixed use developments, at least 10% of the site shall be maintained as green space.

### 4. Building Setbacks

The following setback standards shall apply in the OOH District. For square corner lots, the "front" setback shall be considered to be the yard where the main door is located; the other yard shall therefore be considered to be the "side" setback.

#### a. Residential:

1. Front: Eight (8) foot minimum and fifteen (15) foot maximum. The minimum may be reduced to the average of the front setback of the two adjacent lots if one or both of the setbacks of adjacent lots are smaller.
2. Side: Five (5) foot minimum and fifteen (15) foot maximum.
3. Corner Side: Ten (10) foot minimum and no maximum.
4. Rear: Thirty (30) foot minimum and no maximum.

#### b. Non-Residential and Mixed Use:

1. Front: No minimum and five (5) foot maximum.
2. Side: No minimum and five (5) foot maximum.
3. Corner Side: Ten (10) foot minimum and no maximum.
4. Rear: Twenty (20) foot minimum and no maximum.

## D. Other Regulations

### 1. Permitted Uses in the Right-of-Way and Setback Areas

Pedestrian oriented uses are allowed within the public right-of-way and in setback areas, including sidewalks, canopies, marquees, benches, projecting signs and landscaped gardens. No parking shall be permitted in the front setback for any use located in the OOH District.

### 2. Parking Lot Setbacks

For existing lots, if there is insufficient area to provide a landscape buffer between the parking lot and sidewalk, a three (3) foot high decorative fence or a two (2) foot high masonry seating wall should be provided to separate the sidewalk from the parking area.

### 3. Parking Requirements

All parking regulations apply as outlined in Section 6-306 of the Land Development Code. If there is insufficient area for Historic District businesses in new or existing buildings to

provide required parking on-site, parking opportunities demonstrated to exist either on-street or via shared parking nearby may be applied to meet the requirement. (Ord. 4738, 6/18/12)

**4. Loading**

All loading regulations apply as outlined in Section 6-306 of the Land Development Code. For businesses in the Historic District that do not have sufficient land area on site to provide a designated loading space, loading may occur from a side street, from an alleyway or in a parking lot drive aisle, provided loading activities do not disrupt traffic flow for other uses.

**5. Landscaping**

Buffer landscaping between like uses and between commercial uses and the street is not required in the Old Orland Historic District. All other landscaping regulations apply as outlined in Section 6-305 of the Land Development Code. If there is insufficient area to provide required landscaping on-site, petitioners are encouraged to provide landscape improvements in areas visible from the street, including movable benches, decorative planter boxes, hanging baskets et cetera. It is the responsibility of the property owner to maintain these improvements.

**6. Tree Preservation**

Tree preservation requirements outlined in Section 6-305.1 of the Land Development Code for preserving and/or removing trees 4-inches in caliper and above apply to the OOH District. All healthy mature trees that contribute to the character of the Historic District should be maintained.

**7. Fences**

For front yards and yards abutting a street, fences shall not exceed a height of 4-feet, must be 50% open, and be of picket construction. All other fences shall not exceed a height of 5-feet. Chain link fences are not permitted. Fences on property with contributing structures shall be of wood construction. Fencing on property with non-contributing structures or new construction can be vinyl. (Ord. 4738, 6/18/12)

**8. Garages**

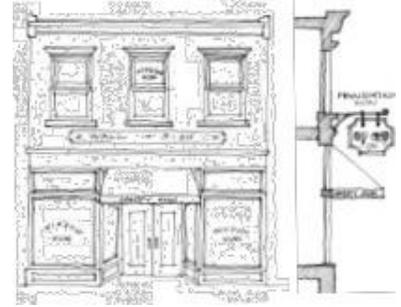
New construction should continue the tradition of locating the garage at the rear of the lot, behind the principal building. Garages should be compatible in design, materials and roof form of the principal building. The maximum height permitted for a garage is sixteen (16) feet to the top of the structure. Additional height may be permitted for a specific roof form that reflects the principal building. Attached garages are allowed only on corner lots and only when mitigating for natural features such as topography or heritage trees. No living space is allowed above an attached garage. Attached garages must be built to a similar scale as detached garages, located at the rear of the principal building and maintain ornamental overhead doors when facing the right-of-way. Garages may have a maximum of two overhead doors or, when located on corner lots, three overhead doors and they must be ornamental doors when facing the right-of-way. (Amd. Ord. 4839, 9/16/13).

## E. Signage

Signs in the OOH District shall be compatible with the architecture, scale and design of the building of which it is a part. Signs should not obscure or overwhelm architectural details. Building directories are encouraged for multi-tenanted buildings.

### 1. Flat Wall Signs

Only one (1) sign shall be permitted per lot frontage on a public right-of-way. The maximum sign area shall be 7.5% of the area of the first two (2) stories of building elevation on which it is placed, or for a multi-tenant retail commercial building, each tenant may have a sign area not to exceed 7.5% of the area of its leased exterior storefront. Wall signs may not cover any part of a window or extend above the roof line.



### 2. Canopies or Awnings

Canopies or awnings are considered to be wall signs and must be opaque and made of fabric. Lettering should be confined to the area of the awning perpendicular to the sidewalk. Avoid lettering on slants and curves. Lettering must not exceed twenty percent (20%) of the total canopy or awning area, subject to the other wall sign limitations, and be limited to placement above windows and doors.



*Wall and Window Signs*

### 3. Projecting Signs

Projecting signs cannot extend more than 3-feet into the public right-of-way. The bottom of the sign must be at least 7-feet from the ground. The maximum size of such sign shall be ten (10) square feet. Such signs shall not be internally illuminated.

### 4. Window Signs

Window signs may cover no more than fifteen percent (15%) of the window area and lettering shall be painted. Sign area shall be calculated by drawing a box around each word.



*Freestanding Sign*

### 5. Freestanding Signs

Permanent freestanding signs shall only be permitted on lots forty (40) or more feet in width. The maximum sign face area shall be twenty (20) square feet with a maximum height of five (5) feet. Message boards are not permitted.

## F. Architectural Design Standards

### 1. Applicability

There are sixteen (16) buildings designated as "Contributing Structures" in Old Orland, two of which are listed on the National Register of Historic Places. These buildings are identified in Map 1 of this section. (While not in the District, Building 1 is considered a contributing structure and should be protected). Remaining buildings in the OOH District are classified as "Non-Contributing" or "New Construction".

- a. Buildings on the National Register of Historic Places. Buildings listed on the National Register of Historic Places must comply with the United States Secretary of the Interior's Standards for Rehabilitation and design standards outlined in this section to maintain and improve the accuracy and integrity of the interior and exterior of the building. These are eligible for matching funds from the Façade Improvement Program.
- b. All Contributing Structures and Additions to Contributing Structures. All Contributing structures and additions to Contributing Structures must comply with the Design Standards outlined in this section in order to maintain and improve the accuracy and integrity of the exterior of the building only. These are eligible for matching funds from the Façade Improvement Program.
- c. All Non-Contributing Structures, Additions to Non-Contributing Structures and New Construction. All Non-Contributing Structures, additions to Non-Contributing Structures and New Construction are strongly encouraged to follow the Design Standards outlined in this section. If the Design Standards are met, these structures may be eligible for Low Interest Loans and matching funds from the Façade Improvement Program.

### 2. General Design Standards

The following are based both on the United States Secretary of the Interior's Standards for Rehabilitation and on local preservation objectives for the OOH District. These standards will be used to evaluate applications for Certificates of Appropriateness.

#### a. Compatible Use with Minimal Alterations

Every reasonable effort shall be made to use a property for its originally intended purpose or to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment.

#### b. Relationship to Streets and Open Spaces

The unique character of streets and open spaces in the Historic District shall be retained and preserved. The removal of historic materials or alterations of features and spaces that characterize a property and contribute to the character of the Historic District should be avoided.

#### c. Distinctive Architectural Features

The distinguishing original qualities or character of the District including buildings, structures or sites and their environment shall not be destroyed. Avoid the removal or alteration of any historic material or distinctive architectural features. Distinctive stylistic features or examples of skilled

craftsmanship which characterize a building, structure or site shall be preserved.

d. **Historic Appropriateness**

All buildings, structures and sites shall be recognized as products of their own time. Avoid alterations that have no historical basis and which seek to create an earlier appearance.

e. **Past Alterations**

Changes that have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

f. **Deteriorated Architectural Features**

These shall be repaired rather than replaced. If the severity of deterioration requires replacement, new material should match the historic material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence than on conjectural designs or availability or architectural elements on other buildings or structures.

g. **Chemical or Physical Treatment**

Chemical or physical treatment, such as sandblasting, that cause damage to historic materials shall not be used. Surface cleaning or structures, if appropriate, shall be undertaken using the gentlest means possible.

h. **Archaeological Resources**

Every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any project.

i. **Contemporary Design**

Contemporary design for alterations and additions to existing buildings and construction of new buildings within the District shall not be discouraged when such alterations and new construction do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property and the District.

j. **Structural Integrity**

Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

k. **Replacement of Existing Features**

Architectural elements shall be repaired with original materials rather than replaced. Replacement should be considered only when features have severely deteriorated. New material should match the existing material. If the material being replaced is not original to the structure, original materials shall be used to improve the overall integrity of the structure.

**1. Additions and New Construction**

Appropriate locations of an addition are at the rear or sides of the building. These should be connected to the property in a way that does not alter, obscure, damage, or destroy any significant features, and has a minimal impact on the exterior walls. Additions should complement the original building in size, scale, massing and design. These should not be taller or wider than the original building. Design features including the roof shape, materials, color, location of windows and doors, cornice heights et cetera should be consistent with the original building.

New construction should be compatible with the architectural styles of the District. Replication of a specific architectural style can create a false historic appearance and should be avoided. Contemporary designs are acceptable when compatible in size, scale, color, material , and character of the District.

Building additions and new construction are encouraged to be compatible with the proportions predominant in the District: rectangular, vertically oriented massing with gable ends facing the street.

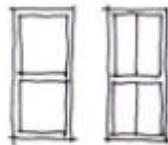
### 3. Specific Design Standards

#### a. Windows

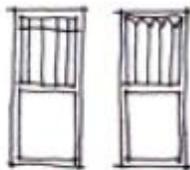
##### **Predominant Style**

*Wood, double hung sash windows, with both single and multiple divided lights are common in the historic buildings. The most common light configuration is a simple one-over-one.*

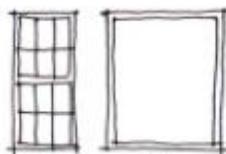
*Some buildings have ornamental Queen Anne windows with large lower sash and leaded or stained glass fixed sash above. Queen Anne windows have been identified in Folk Victorian, Queen Anne and National style*



Yes Yes  
National



Yes Yes  
Craftsman



No No  
Contemporary



Yes Yes Yes  
Italianate Queen Anne

##### **Replacement Windows**

Use wood windows, specifically on the front facades. Metal windows can be used for secondary facades if they are painted to match wood windows. Retain the location and size of original window openings. Retain or simplify divisions of glass, and retain transoms.

##### **New Windows**

Simple double-hung wood windows with vertical proportions are appropriate for the District. Wood is preferred; if metal is used, it should be painted to match any existing windows.

##### **Storm Windows and/or Screens**

Painted wood is preferred. Painted metal may be used for additions. The division in the storm window should align with the divisions of the window.

##### **Shutters**

Avoid using shutters unless they were original to the building. If shutters are used, they should be half the width of the window opening and be hinged rather than screwed to the siding.

##### **Sashes**

Wood sashes are preferred. Clad wood and painted metal may be used for additions. Sash can have either single light or multiple divided lights. Storm windows and screens of wood or painted metal with divisions in alignment of the divisions of the window.

##### **Not Permitted**

- i. Dividing each sash into more than six lights;
- ii. Synthetic trim to cover existing trim and synthetic siding which conceals the original wood window frame;
- iii. Glass block windows;
- iv. Horizontally proportioned windows;
- v. Snap-in-muntins and applied muntins;
- vi. High-gloss metal finishes;
- vii. Unique contemporary shapes or casements;
- viii. Mirrored, reflective or tinted glass.

**b. Exterior Doors**

***Predominant Style***

*Typically the historic houses in the District had wood doors of four or five panels.*

*Large glass lights in doors are not typical in the District.*

*There are examples of wood paneled doors with vertically oriented, divided lights in the upper panels of the door.*

*Sidelights on residential buildings are not typical for the District but are seen on a few commercial buildings.*

*Transoms above front doors are seen throughout the District, although many have been obscured with plywood or siding.*

**Replacement Doors**

Use wood doors, specifically on the front facades. Metal doors can be used for secondary facades if they are painted to match wood doors.

**New Doors**

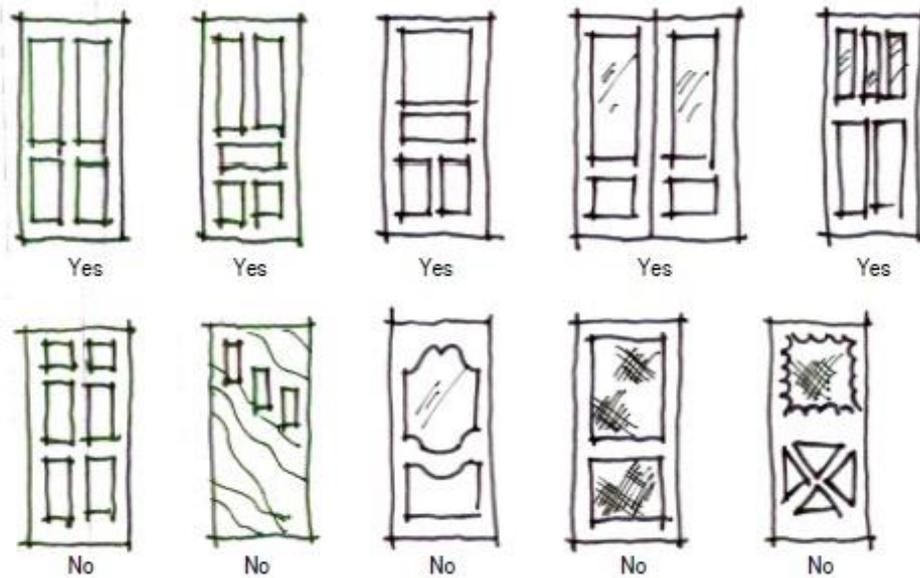
Doors should be wood with the appropriate paneling to the architectural style with transoms or lights in the door as appropriate.

**Storm Doors or Screen Doors**

Should be wood with full size screen or glass, or paneled lower half with screen or rectangular glass light above. Any metal should be painted.

**Not Permitted**

- i. Metal doors with embossed paneling;
- ii. Doors with large oval glass light;
- iii. Six panel Colonial style doors and contemporary flush doors;
- iv. High-gloss metal storm doors and storm doors with a flush lower panel;
- v. Sidelights are generally not typical on residential buildings.



**c. Porches and Door Overhangs**

***Predominant Style***

*Porches and door overhangs are typical of many of the existing buildings in the District.*

*Existing porches are of wood, with stone or brick piers or foundations.*

*Detailing for the porches vary with architectural style.*

*Front door overhangs are also seen in the District, which are typically supported by wall braces.*

Wood porches and door overhangs are very common in the District. These add greatly to the pedestrian scale and character of the street facades, and are strongly encouraged for all new construction.

**Existing Porches and Overhangs**

Existing porches and overhangs should be maintained. If replacement is necessary, wood components and wood siding closely matching the original style should be used.

**New Porches and Door Overhangs**

New porches and overhangs are encouraged for all additions and new buildings. Wood components and wood siding are appropriate and should be painted. Porches on additions or new construction are encouraged to be open and of a compatible scale and material. If new porches are enclosed, these should be screened or have double-hung windows. Front door overhangs with wall braces are appropriate.

**Not Permitted**

- i. Enclosing an existing porch detracts from the character of the main facades. Original porches have to remain open and should not be enclosed;
- ii. Removing or concealing distinctive porch features when installing screens or windows;
- iii. Re-cladding porches with synthetic siding;
- iv. Eliminating significant detailing on porches;
- v. Two story porches or overhangs, mansard roof elements, and overhangs without vertical supports.



**d. Exterior Stairs**

***Predominant Style***

*Exterior stairs are not part of the typical historic vocabulary of the District, and are more common with later additions or modifications.*

As the uses of buildings have changed, several buildings have been modified to add exterior stairs to the upper floor. Exterior stairs are inconsistent with the character of the District and are generally discouraged in the District.

For existing buildings or additions, if exterior stairs to the upper floor have to be provided, these should be:

1. Located to the rear of the building where possible.
2. Painted to match the color of the building and screened from view.
3. For new construction, exterior stairs are not allowed.

**e. Roofs, Skylights, Gutters and Chimneys**

***Predominant Style***

*Original roofs were covered in wood shingles or painted tin sheathing.*

*Today, many of these roofs have been replaced with asphalt shingles.*

*Gutters were typically half round in profile on the original buildings.*

*Most buildings in the District have simple brick chimneys.*

Replacement roofing, gutters and chimneys should match the historic in the existing building in material and configuration, or should be compatible.

**Roofs, Skylights, Gutters and Chimneys**

New or replacement roofs of wood or asphalt shingles are appropriate. Wood shingles should be machine cut. Asphalt shingles should be simple, flat and smooth, and in an appropriate color. Painted metal roofs in terne coated steel is allowed.

Skylights are not permitted on Contributing Structures as they are historically inappropriate. Skylights are acceptable on non-contributing structures provided that these have the appropriate scale; however, skylights with convex or bubble shapes, or other unusual contemporary shapes should be avoided.

Gutters were typically half round in profile. Gutters should be of a compatible profile; compatible material includes painted metal. For new or replacement chimneys, brick chimneys with a simple profile should be used. Brick and original profiles should be matched if possible for replacements.

**Not Permitted**

- i. For new and replacement roofs, the following should be avoided: hand split wood shakes, asphalt shingles with rough, thick texture made to replicate shakes, clay or synthetic tile, slate, synthetic slate and asphalt shingles in the color of new wood.
- ii. Existing brick chimneys should not be clad in siding or stucco.

**f. Siding, Brick and Trim**

***Predominant Style***

*The wood frame buildings were typically sided with horizontal wood clapboard.*

*Many of these buildings are now sided with composition board, asbestos board, rough sawn plywood siding, or synthetic (aluminum or vinyl) siding.*

*Wood trim is generally found on the cornices, porches, door and window frames.*

*Except for early 20th Century commercial buildings, brick facades are not typical of most of the older buildings in the District.*

Narrow wood clapboard siding with painted wood trim is appropriate for the District. Brick is not typical and can be found in some commercial buildings. Original siding should be uncovered where possible and restored.

For replacements or additions, materials for siding, brick and trim should match and be compatible in character, color and texture with the original.

**Siding**

Narrow wood clapboard siding with 4-inch exposure or wide wood clapboard siding with 8-inch exposure is appropriate for the District. Light paint colors should be used for the siding that will not conceal the shadow lines of the narrow clapboards and the decorative trim.

**Brick**

There are some examples of contributing commercial buildings with brick facades. These brick buildings often have sills, lintels and upper level ornament of brick or limestone. Brick should be used in limited amounts for replacement or additions to masonry buildings. Where used, this should match the original in size, texture, color and variation.

**Trim**

Painted wood trim is preferred, with simple flat trim for doors and windows.

**Not Permitted**

- i. Synthetic sidings on Contributing Structures as they are not historically appropriate. For non-contributing structures, synthetic siding such as aluminum or vinyl are discouraged;
- ii. Re-pointing with mortar matched to the brick rather than to the original mortar;
- iii. Applying mortar beyond the joints onto the face of the brick or stone itself;
- iv. Stucco facades;
- v. Concealing decorative trim with synthetic siding and trim;
- vi. Removing original decorative trim elements or replacing them with profiles of another style;
- vii. Detailing with trim inappropriate to the historic style of the building;
- viii. Sandblasting or abrasive treatments;
- ix. Stone facing materials and concrete blocks.

**g. Storefronts**

***Predominant Style***

*The Old Orland Historic District has three commercial building types: Commercial Vernacular or Storefront, 20th Century Commercial, and residential buildings converted to commercial uses.*

*The Storefront type is characterized by a false front façade, which is a front wall that extends above the roof and/or beyond the sides of the building to create a more imposing façade.*

*The typically gabled roof can be seen behind the cornice of the false front. In the District, these buildings are of wood. The facades are sited at the lot line and are composed of a storefront at ground level, and an upper story that is topped with a cornice or parapet. These buildings often have decorative features in the Italianate style.*

Storefronts are a significant architectural feature of historic commercial buildings and their preservation is an important strategy for retaining and preserving the character of commercial buildings in the District.

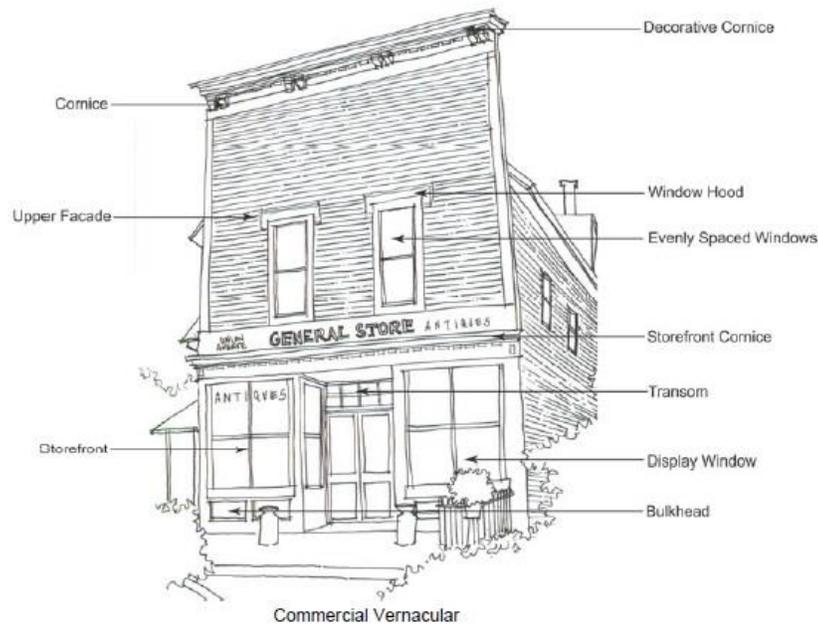
General design guidelines for windows, doors, roofs, chimneys, gutters, porches, materials et cetera as outlined in previous sections will apply to storefront designs in the District. The following specific guidelines for storefronts will also apply.

**All Storefronts**

All storefronts should be compatible in design, size, scale, color, material and character of the historic elements of each building. Changes should reflect the building's architecture based on evidence of the original. Important elements of storefronts include: display windows and transoms, entrance and awning.

**For a Commercial Building with an Existing Storefront**

For a storefront that is original or typical of the time period, it should be retained and restored if needed. For a storefront that is non-original or non-typical of the time period, rehabilitation is recommended. If no historic evidence exists, storefront features shall be compatible with other original storefronts in the District.



**VILLAGE OF ORLAND PARK**

*20th Century Commercial buildings are also defined by their form but are typically masonry with storefront at ground level and an upper story that is topped with a cornice. These buildings may also have decorative features of other architectural styles. In the District, these buildings are of brick with stone decorative details and have a flat roof typically hidden behind a low parapet wall.*

*Commercial buildings converted from an original residential use should respect the design, character and scale of the original buildings.*

**For New Commercial Buildings with Storefronts**

Incorporate a design compatible with the size and scale of the existing storefronts.

**For Conversions from Residential to Commercial**

The original windows should be retained without modifying openings. All work on these buildings should refer to the design guidelines in this section.

**Storefront Windows and Entrances**

Entrances should be located based on historic precedent and recessed from the storefront. Storefront windows should be of clear and transparent glass. If a lower ceiling is desired in the interior, the dropped ceiling should maintain at least a 24-inch setback from the façade of the storefront to maintain the visual integrity of the display windows and transoms.

**Not Permitted**

- i. Removal of original storefronts;
- ii. Introduction of contemporary storefronts with large expanses of glass, glass block, or high-gloss metal frames.
- iii. Imitations of earlier historical styles with mansard roofs, wood shakes, inoperable shutters, coach lanterns or Colonial type multiple lights.
- iv. Construction that includes interior dropped ceilings that block the storefront windows or door.



VILLAGE OF ORLAND PARK

Good Examples of Storefront Designs in Old Orland



14330 Beacon Avenue



14316 Beacon Avenue



14314 Union Avenue



9911-19 Union Avenue



14319 Beacon Avenue



14320 Beacon Avenue

### G. Review Process for Certificates of Appropriateness

The tables below outline the Certificate of Appropriateness review and approval process for the three categories of buildings in the OOH District and landmarks and are followed by descriptions of the terms used. Once the required review and approval is obtained, building permits must be procured from the Village before the proposed work begins.

**Table 6-209.G.1: Review and Approval Process for Contributing Structures and Landmarks**

	Public Hearing	Plan Commission	Committee of Trustees	Board of Trustees	Administrative Review
Major Change (All)	X	X	X	X	
Minor Change (Landmarks)		X	X	X	
Minor Change (Contributing Structures)					X
Routine Maintenance					X
COA for Demolition	X	X	X	X	

**Table 6-209.G.2: Review and Approval Process for Non-Contributing Structures and New Construction**

	Public Hearing	Plan Commission	Committee of Trustees	Board of Trustees	Administrative Review
Major Change (All)					X
Minor Change (All)					X
Routine Maintenance					X
COA for Demolition (All)					Not Required
New Construction (Freestanding Residential)					X

**Contributing Structures:** Any building that reinforces the historic, cultural or architectural significance of the Historic District, and retains a significant portion of its architectural or design integrity. Contributing Structures in the Old Orland Historic District are identified in Map 1 of this section.

**Landmarks:** Any building listed on the Local Register of Significant Places in Section 5-110 of the Land Development Code, which reinforces the historic, cultural or architectural significance of Orland Park.

**Non-Contributing Structure:** Any building that does not reinforce the historic, cultural or architectural significance of the Historic District.

**New Construction:** The construction of a freestanding structure on any developable lot, including new construction that involves additions to existing buildings.

**Major Change:** Substantial change to the exterior appearance of a structure, or any change to the impervious coverage on the site, including but not limited to: New Construction or additions, including new decks visible from the right-of-way, porches, driveways etc.; Demolition of any contributing structure or any part of a contributing structure; Relocation of buildings; Significant alteration/ removal of historical or architectural features. (Ord. 4738,

6/18/12). All changes considered “Major” by the Development Services Department shall require a Public Notice prior to the Plan Commission meeting, as defined in the following tables.

**Minor Change:** 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.

**Routine Maintenance:** Includes repair or replacement of exterior elements where there is no change in the design, materials, or appearance of the structure or property such as gutters and downspouts, drive-ways etc. Landscape changes for gardens, planting beds, new trees, outdoor lighting for single family homes etc. will be considered as routine maintenance.

**Determination of Type of Change:** Any proposed changes to existing buildings and sites in the Old Orland Historic District will be considered a Major Change, a Minor Change or Routine Maintenance per the determination of the Development Services Department on a case by case basis, applying the above definitions. (Ord. 4940 - 11/3/14)

## **H. Certificate of Appropriateness**

The Certificate of Appropriateness review process is designed to protect historic properties from insensitive alterations and to ensure new buildings are compatible in design with older buildings in the Old Orland Historic District. The process for Certificates or Appropriateness is outlined in Section 5-101 of the Land Development Code (5-101.C and 5-101.D) and shall follow the requirements outlined in Section 5-110 of the Land Development Code pertaining to Landmarks. (Ord. 4940 - 11/3/14)

### **Demolition Standards and Permits**

#### **1. Criteria for Demolition**

A demolition permit from the Village is required for any proposal to demolish, partially demolish, or relocate any landmark or contributing structure within the Old Orland Historic District.

##### **a. For Contributing Structures and Landmarks**

A Certificate of Appropriateness for Demolitions must be granted prior to the issuance of the demolition permit. The process for obtaining a Certificate of Appropriateness for Demolition is outlined in - and shall follow - Sections 5-101 and 5-110 of the Land Development Code.

##### **b. For Non-Contributing Structures**

A Certificate of Appropriateness for Demolitions is not required, and petitioners may apply directly to the Development Services Department for a demolition permit.

##### **c. Exceptions**

The petitioner may procure a demolition permit directly from the Village for landmarks or contributing structures if the following conditions apply:

1. The building is an immediate danger to the health, safety or welfare of the occupants or that of the general public; and/ or
2. The building is structurally unstable and cannot be safely occupied.

Both conditions must be confirmed by the Development Services Department prior to the issuance of the permit.

## **2. Demolition Standards**

### **a. For All Proposals Requiring a Certificate of Appropriateness for Demolition**

The petitioner must respond in writing to all of the following Demolition Standards and submit to the Development Services Department with the completed Certificate of Appropriateness application:

1. That the building or structure is not structurally sound;
2. That the property in question cannot yield a reasonable return if the building or structure were retained; and
3. That the cost of repair of the building or structure exceeds the value of the land and the building, thus creating an economic hardship for the owner.
4. That a historic landmark survey has been conducted and documents the historical and architectural significant of the building or site per Section 5-110.E.2.c.

### **b. The Petitioner is Responsible**

The petitioner is responsible for submitting adequate documentation for each of the responses, as determined by the Development Services Department. (Ord. 4940 - 11/3/14)

## **J. Pre-Concept Meeting and Certificate of Appropriateness Training**

### **1. Pre-Concept Meeting**

Prior to applying for a Certificate of Appropriateness, a property owner in the historic district or of a landmark building must meet with the Development Services Department to discuss project scope, the appropriateness of any changes to a site or a building and the impending application of a petition.

### **2. Certificate of Appropriateness Training**

Beginning January 1, 2015, as part of the process to complete a petition for a Certificate of Appropriateness, a petitioner for a Certificate of Appropriateness shall complete a one (1) hour training session covering the Village's historic preservation codes, requirements and policies related to the Old Orland Historic District or to Landmark buildings with the Development Services Department. The Certificate of Appropriateness training shall serve to inform petitioners of the applicable codes, requirements and policies of the Village related to its historic preservation program.

#### **a. Certificate of Training**

At the completion of the COA training, a certificate of training shall be issued stating training completion that shall be signed as a binding acknowledgment by the petitioner to faithfully execute the proposed project according to the codes, requirements and policies of the Village of Orland Park's historic preservation program and to abide by the decisions of the Village Board of Trustees.

b. **Period of Good-Standing**

One (1) hour of Certificate of Appropriateness training shall keep a petitioner in good-standing with the Village's historic preservation program for one (1) calendar year, in which time any number of approved projects, improvements etc. may be undertaken by the petitioner using the one (1) training hour.

c. **Certificate Maintenance**

Certificates of training may be renewed and kept in good-standing for a second calendar year without attending a training session by completing and passing a Certificate of Appropriateness training test established by the Development Services Department. At a minimum, a petitioner shall complete a training session once every two years.

d. **Compliance**

Compliance with Certificate of Appropriateness Training is intended to avoid costly inappropriate material, design or other changes that do not fit the character or concur with the historic integrity of a site, building or district. Failure to comply with the codes, requirements and policies of the Village shall result in the removal of any inappropriate materials, designs or other changes made during the course of an approved project at the petitioner's expense. The Development Services Department shall notify a petitioner via certified mail when work is non-compliant and upon notification the petitioner shall have one (1) week to remove non-compliant materials, designs or other changes. Upon the discretion of the Development Services Department, if the non-compliance is not rectified within five (5) business days, a citation may be issued to the petitioner, who shall be fined not less than \$100 and not more than \$500 per day of non-compliance. (Ord. 4940 - 11/3/14)

## History of Old Orland

**T**he Old Orland Historic District is a quaint, turn of the century collection of small shops, historic churches, and charming houses. Although more modern development has virtually surrounded it, Old Orland retains its unique neighborhood character and special sense of place, and it remains a tangible artifact of Orland Park's history and a link to its past.

In 1879, the Wabash, St. Louis and Pacific Railroad was laid through Orland Township on their way to connecting Chicago to St. Louis. A new station called "Sedgewick" was established at approximately Union Avenue and 143<sup>rd</sup> Street, just west of La Grange Road. The railroad and the new station invited development in the area around it. The first houses were built by 1881 and within a few years there were several businesses and almost one hundred residents. In 1892, the settlement was legally incorporated as the "Village of Orland Park", replacing the original settlement's name based on the train station "Sedgewick". The reason for the name change and the origin of the new name is not clear.

Growth of the new village was rapid during the first few years, but the early building boom was followed by a period of stability that lasted for most of the first half of the 20<sup>th</sup> century. As late as 1950, Orland Park had fewer than 800 residents and the Village had not expanded much beyond its original boundaries.

During the 1950s and 1960s, rapid residential and commercial development began east of the original Village boundaries along the La Grange Road corridor. Within a few decades the center of town shifted away from Old Orland to the La Grange Road corridor, and Orland Park was transformed from a small, traditional Midwest town to a post-war suburb of more than 40,000 inhabitants.

In 1986, the Village of Orland Park acknowledged the historic and cultural value of Old Orland by designating the area as a historic district and adopting architectural review guidelines for that district. The Village also appointed seven members to the Historic Preservation Review Commission and endowed them the responsibility of reviewing alterations to existing buildings and construction of new buildings to ensure that new development is compatible with the historic character of the area.

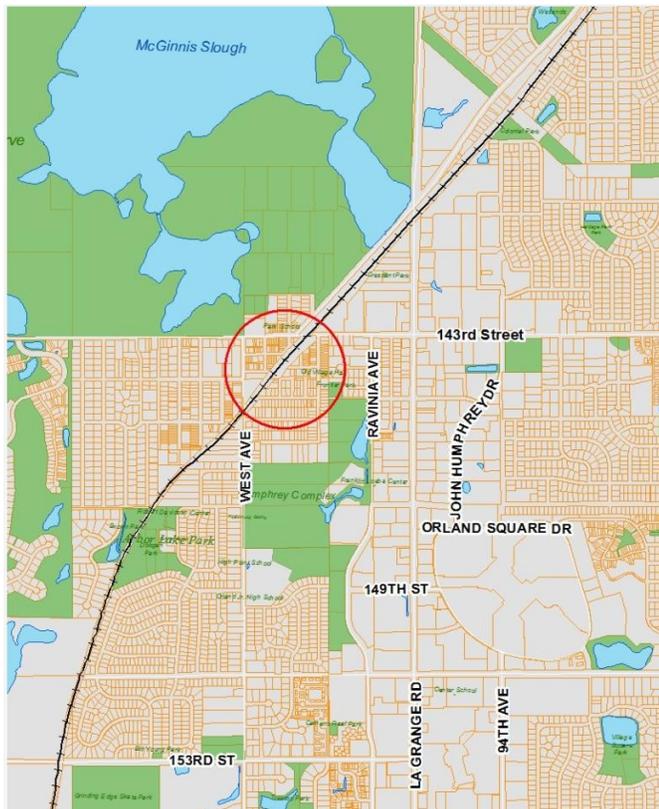
Old Orland Historic District Boundaries

The Old Orland Historic District comprises an irregularly shaped area bounded approximately by 143<sup>rd</sup> Street on the north, the rear lot lines of the properties facing along the east side of Beacon Avenue on the east, the rear lot lines of the properties facing along the south side of 144<sup>th</sup> Place on the south, and West Avenue on the west. The Norfolk Southern Railroad (previously the Wabash, St. Louis and Pacific RR) bisects the district on a northeasterly diagonal with unincorporated land that includes the old Metra commuter parking lot that is planned as a potential future neighborhood park (“Beacon Park”).

These boundaries encompass the area that retains the highest number of contributing structures, landmarks and streetscapes compatible with the commercial core, the focus of the historic district. The commercial core comprises two distinct areas, separated by the railroad tracks, along 143<sup>rd</sup> Street: Union Avenue and Beacon Avenue.

Unlike historic districts in other communities, the Old Orland Historic District (OOH) is also the zoning district with the development regulations for this area of town. Section 6-209 of the Land Development Code is entitled “Old Orland Historic District” and encompasses all of the regulations and guidelines for the district.

An area location map and a map of the Old Orland Historic District zoning with locations of the sixteen (16) contributing structures are included below.



**Location Map**

*Old Orland is nestled between the McGinnis Slough Forest Preserve and Orland Park’s Humphrey Woods, west of the La Grange Road corridor, among other old and vibrant neighborhoods.*



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# Historic Preservation Terms

Architecture is a fundamental component of historic preservation. Understanding the vocabulary of architecture is an important part of successfully preserving historic buildings for their diverse qualities. Knowing the terms and how to use them will help the commission members, builders, architects, petitioners/ applicants and staff better understand comments, concerns and suggestions.

The following is a glossary of architectural vocabulary terms compiled by the Chicago Architecture Foundation from *A Visual Dictionary of Architecture* by Francis D.K. Ching.

## Glossary

**Acanthus** – an ornament, as on the Corinthian capital, patterned after the large, toothed leaves of a Mediterranean plant of the same name

**Acroteria** – a pedestal for sculpture at the point or lower corners of a pediment

**Arcade** – a series of arches carried on piers or columns

**Arch** – a curved structure for spanning an opening (related to *voussoirs*, keystone, compound arch)

**Architrave** – the lowest division of entablature, resting directly on the column capital and supporting the frieze

**Ashlar** – a square building stone with fine smooth edges that uses very thin mortar joints

**Balloon frame construction** – a wooden building frame having studs that rise the full height of the frame, with joists nailed to the studs and supported by sills (contrast with platform frame construction; typical wooden homes constructed today use platform frames, not balloon frames)

**Base** – the lower-most portion of a column, usually distinctively treated and considered as an architectural unit

**Bay** – a major spatial division, usually one of a series, marked by principal vertical supports

**Bay window** – a window or series of windows projecting outward from the main wall of the building

**Beam** – a horizontal structural member, supports loads that are applied perpendicular to its length (e.g. wide flange, I beam, HP Shape, W shape, S shape)

**Brick** – a masonry unit of clay, formed into a rectangular shape while still wet and hardened by drying in the sun or firing in a kiln (related: header, stretcher, courses, bond)

**Caisson** – a watertight enclosure inside which construction work is done underwater or in sludgy soil. The caisson is driven down to solid earth, emptied of its contents, creating a dry space for working. Concrete is then poured into the tube to create foundation OR a caisson can be the term used for the pier itself (especially over 2 feet in diameter)

**Cantilever** – a projecting beam supported only at one fixed end

**Capital** – the distinctively treated upper end of a column crowning the shaft and taking the weight of the entablature or architrave

**Chicago window** – a window occupying the full width of a bay, divided into one large center fixed piece of glass and flanked on each side by a narrow double or single-hung sash window

**Cladding** – the outer skin or facing attached to a building's frame to provide protection from the weather, usually non-load bearing

**Classical architecture** – the architecture of ancient Greece and Rome, on which the Italian Renaissance and subsequent styles, as the Baroque and Classical Revival, based their development

**Colonnade** – a series of regularly spaced columns supporting an entablature and usually one side of a roof structure

**Column** – a vertical structural member, supports compressive loads applied at the ends OR a vertical member, circular in plan, used ornamentally

## VILLAGE OF ORLAND PARK

**Column and beam construction** – wall construction using a framework of vertical posts and horizontal beams to carry floor and roof loads (a.k.a. post and beam construction or post and lintel construction)

**Common brick** – brick made for general building purposes and not specially treated for color and texture (compare with face brick)

**Compression** – a force that shortens or pushes together a material or member

**Concrete** – an artificial stone-like building material made by mixing cement, aggregate (sand or gravel) and water, becoming permanently hard when dry (cement is one ingredient of concrete)

**Coping** – a finishing or protective cap or course to an exterior wall, usually sloped or curved to shed water

**Corbelled brick/ corbelling** – a brick or stone projecting from within a wall, usually to support a weight; an overlapping arrangement of bricks or stones in which each course steps upward and outward from the vertical face of a wall

**Cor-ten steel** – a trade-marked steel, now used as a generic term, on which oxidation (rust) over time is designed to seal the surface and protect it from deterioration (i.e. weathering steel and used by railroads)

**Cornice** – the uppermost part of a classical entablature; the crowning member of a wall; an ornamental strip of molding along an exterior wall, not necessarily at the top

**Course** – a continuous horizontal row of bricks or blocks in a wall, bound with mortar

**Curtain wall** – an exterior wall supported completely by the structural frame of a building, and carrying no loads, other than its own weight and wind loads

**Dentils** – a series of closely spaced, small, rectangular blocks forming a molding

**Dome** – a vaulted structure having a circular plan and usually the form of a portion of a sphere

**Dormer window** – a projecting structure built out from a sloping roof, usually housing a vertical window or ventilating louver

### Drawings

**Sketch** – a simple, hastily executed drawing, made as a preliminary study

**Site plan** – shows the form, location, orientation and landscape features of the site surrounding the building

**Plan** – shows the structure seen from directly above, with the roof removed

**Elevation** – shows the structure only from the sides (interior or exterior) as a direct projection to a vertical plane with no depth

**Section** – shows the structure as it would appear if cut through, used to show interior arrangement of walls and floors

**Construction drawing** – shows precise dimensions, drawings, and notes used to construct the building

**Perspective drawing** – shows three-dimensional objects and spatial relationships on a two-dimensional paper as they might appear to the eye

**Rendering** – usually shows perspective, color, materials, shade and shadow, used for the purposes of presentation and persuasion

**Eaves** – the overhanging lower edge of a roof; open eaves are when the overhanging lower edge of a roof is not enclosed, so the joists in the roof are visible (opposite is boxed eaves)

**Egg and dart** – an ornamental molding consisting of a closely set, alternating series of oval and pointed forms

**Engaged column** – a column built so as to be truly or seemingly bonded to the wall on which it stands

**Entablature** – the entire horizontal section of classical order that rests on the columns (usually composed of a cornice, frieze and architrave)

**Eyebrow window** – a low dormer having a roof that is an upwardly curving continuation of the main roof plane

**Face brick** – brick made of special clays for facing a wall, often treated to produce the desired color and surface texture (compare with common brick)

**False front** – a façade (or gable front) falsifying the size or importance of a building

**Fanlight** – a semicircular or semi-elliptical window over a doorway or another window

**Flat arch** – an arch having a horizontal inner line, with *voussoirs* radiating from a center point below (a.k.a. jack arch or gauged arch)

## VILLAGE OF ORLAND PARK

- Flute/ fluting** – a rounded channel or groove, carved vertically along the shaft of a classical column
- Formwork** – the temporary structure required to support newly placed concrete, including the forms and all necessary supporting members, bracing and hardware
- Foundation** – the lowest part of a building, partly or completely below the surface of the ground, designed to support and anchor the structure and transmit its loads directly to the earth (see also mat foundation, pile foundation)
- Footing** – the part of a foundation bearing directly on the supporting soil, set below the frost line
- Frame or skeleton frame** – a skeletal structure using relatively slender structural members designed to give shape and support to a building
- Frieze** – the middle part of the entablature between the cornice and architrave, often decorated with low-relief sculpture
- Girder** – a large principal beam designed to support loads at isolated points along its length
- Greek key pattern** – a decorative design contained within a band or border, consisting of repeating often geometric designs
- Guilloche** – an ornamental border formed of two or more interlaced bands around a series of circular voids (pronounced gee-YOSH)
- Header** – a brick or other masonry unit laid horizontally in a wall with the shorter end exposed or parallel to the surface of the wall
- Hood molding** – a projecting molding over the arch of a window or door
- Iron (cast)** – a hard, brittle iron based alloy cast in a sand mold and then machined to make many building products
- Iron (wrought)** – a tough, relatively soft iron that is readily forged and welded
- Joists** – any of a series of small, parallel beams for supporting floors, ceilings or flat roofs
- Keystone** – the wedge-shaped, often embellished *voussoir* at the crown of an arch, serving to lock all the other *voussoirs* in place
- Lintel** – a beam supporting the weight above a door or window opening
- Load bearing construction** – a building made with walls capable of supporting an imposed load, as from the floor or roof of a building (contrast with non-load bearing wall or skeletal construction)
- Load** – any of the forces to which a structure is subjected
- Live load** – any moving or movable load on a structure, resulting from people, furniture, snow, water or moving equipment
  - Dead load** – the non-moving load on a structure, resulting from the self-weight of the structure, the weight of the building elements, fixtures, non-moving equipment permanently attached (other loads include wind, thermal etc.)
- Machicolation** – a projecting gallery or parapet at the top of a wall (like crenellation) supported by corbelled arches or bricks.
- Mullion** – a vertical member between the lights of a window
- Muntin** – a grooved member for holding the edges of windowpanes within a sash
- Masonry** – building units such as stone, brick or concrete block usually with the use of mortar as a bonding agent
- Order/ classical** – any of five styles of classical architecture (Doric, Ionic, Corinthian, Tuscan and Composite) characterized by the type and arrangement of columns and entablatures
- Palladian window** – a window in the form of a round-headed archway flanked on either side by narrower compartments, the side compartments are capped with entablatures
- Parapet** – a low, protective wall at the edge of a terrace, balcony or roof
- Pediment** – a wide low pitched gable on top of a colonnade or a major division of a façade
- Pier** – a cast-in-place concrete foundation formed by boring with a large auger or excavating by hand a shaft in the earth, then filling the shaft with concrete OR a vertical supporting structure, such as a section of wall between two openings
- Pilaster** – a shallow rectangular feature projecting from a wall, having a capital and a base and architecturally treated as a column
- Pillar** – an upright, relatively slender shaft or structure, usually of brick or stone, used as a building support or alone as a monument

## VILLAGE OF ORLAND PARK

**Pile / pile foundation** – a long slender column of wood, steel, or reinforced concrete, driven or hammered pile vertically into the earth to form part of a foundation system

**Piloti** – any of a series of columns supporting a building above an open ground level (French for stilts)

**Platform frame construction** – a wooden building frame having studs only one story high, with each story resting on the top plates of the story below or on the foundation wall sill plates (contrast with balloon frame construction)

**Post** – a stiff vertical support, usually a wooden column in timber framing

**Post-tensioned concrete** – to pre-stress a concrete beam by tensioning the reinforcing steel strands inside the concrete after the concrete has set

**Pre-cast concrete** – a concrete member that is cast and cured in a place other than where it is to be installed in a structure

**Quoins** – stones of a different material, texture, color, size or projection placed at the corners of a masonry wall (used for visual, not structural, effect)

**Rafter** – any of a series of small parallel beams for supporting the sheathing and covering of a pitched roof

**Reinforcing bar (rebar)** – a steel bar placed inside still wet concrete for reinforcing

**Reinforced concrete** – concrete in which steel reinforcement is embedded in such a manner that the two materials act together in resisting forces

**Rustication** – masonry having a rough, raised or irregular surface texture and wide joints. Usually used along the bottom courses of a building

**Roman brick** – a brick that is longer in length, and shorter in height than a typical brick

**Roof** – the external upper covering of a building, including the frame for supporting the roofing material

**Gable roof** – a roof sloping downward in two parts from a central ridge, so as to form a gable at each end (cross gables are two gables crossing at 90 degrees)

**Shed roof** – a roof having a single slope

**Hip roof** – a roof having sloping ends and sides meeting at an inclined projecting angle

**Gambrel roof** – a ridged roof divided on each side into a shallower slope above a steeper one

**Conical roof** – a roof with a circular base rising as a cone to a point

**Mansard roof** – a roof having on each side a steeper lower part and shallower upper part

**Jerkinhead roof** – a roof having a hipped end truncating in a gable (a.k.a. clipped gable or hipped gable)

**Sash** – the fixed or movable framework of a window or door in which panes of glass are set

**Sidelight** – a window at the side of a door or another window

**Sill** – the horizontal member beneath a door or window opening

**Six over six** – a term used to describe the arrangement of panes in a window (e.g. two over two, one over one etc.)

**Shaft** – the central part of a column between the capital and the base

**Soldier course** – a brick laid vertically with the longer face edge exposed

**Stretcher** – a brick or other masonry unit laid horizontally in a wall with the longer edge exposed or parallel to the wall surface

**Skeletal construction or skeletal frame** – a system of construction using a framework of columns and beams to transmit building loads down to the foundation (contrast with load bearing construction)

**Spandrel** – a panel or panel-like area in a multi-story frame building, between the sill of a window on one level and the head of a window immediately below

**Stainless steel** – a steel made with nickel, chromium, or manganese added, so as to be highly resistant to rust and corrosion

**Steel** – an iron-based alloy (mixed, fused substance) with carbon, oxygen and other metals. It is extremely strong in both tension and compression, hard and elastic

**String course (belt course)** – a horizontal course of brick or stone flush with or projecting beyond the face of a building, often molded to mark a division in the floor area

**Studs** – any of a series of slender, upright members of wood or metal forming the structural frame of a wall or partition

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**Terra cotta** – a hard, fired clay reddish brown in color when unglazed used for architectural facings and ornaments, tile units and pottery

**Tension** – a force that stretches or pulls apart the material or member

**Transom window** – a window directly above a doorway

**Truss** – a structural frame based on the geometric rigidity of the triangle

**Turret** – a small tower forming part of a larger structure, frequently beginning some distance above the ground

**Vault** – an arched structure of stone, brick or reinforced concrete forming a ceiling or roof over a hall or room

**Vousoir** – any of the wedge shaped units in a masonry arch or vault

**Windows** – an opening in a wall to let in light and air, usually filled with glass

**Casement window** – a window hinged along the side that opens like a door

**Double-hung window** – a window having two vertically sliding sashes (frames), each in separate tracks and closing a different part of the window

**Single-hung window** – a window having two sashes, of which only one is movable

**Awning window** – a window having one or more sashes swinging outward on hinges generally attached to the top of the frame

**Hopper window** – a window having one or more sashes swinging inward on hinges generally attached to the bottom of the frame

**Ribbon window** – a horizontal band of windows, separated only by mullions (a.k.a. grouped casement windows)

# Historic Preservation Assistance

## *A List of Local, State and Federal Assistance Programs for Historic Preservation*

There are a variety of local, state and federal programs available to assist property owners in local historic preservation efforts. An overview of various programs are included in this chapter. It is important to note the following list is not comprehensive - additional assistance may be available and some programs listed may be inactive.

Additional preservation information and resources are available at:

- ✓ **Landmarks Illinois**  
<http://www.landmarks.org/incentives.htm>
- ✓ **Illinois Historic Preservation Agency (IHPA)**  
<https://www.illinois.gov/iHPA/Preserve/Pages/Funding.aspx>

## Local Assistance

- ✓ **Appearance Improvement Program (AIG)** – A financial assistance grant available to all commercial and landmark properties in the Village of Orland Park to help fund storefront and façade improvements. AIG will match 50% of the project costs up to \$20,000 per project. Grant funds may be used to cover architectural design fees, licensed contractor fees, procurement of materials and construction.
- ✓ **Cook County Class L Property Tax Incentive** – A property tax abatement program that provides a reduced property tax rate over 10 years for rehabilitating a landmark building in a commercial or industrial use. A minimum investment of at least 50% of the building's assessed value (land subtracted from the total assessed value), as determined by the County Assessor, is required.
- ✓ **Preservation Easement Donation** – A one-time charitable federal income tax deduction equal to the appraised value of the preservation easement placed on the historic façade of the landmark building. A preservation easement is a legal agreement which assigns the right to review and approve alterations to a qualified non-profit organization for the purpose of preserving the property in perpetuity. Landmarks Illinois accepts easement donations.
- ✓ **Preservation Heritage Fund Grants** – A program that provides monetary assistance to preserve or protect significant structures or sites in Illinois that are under threat of demolition, imminent deterioration, or are of such architectural importance that their preservation will benefit the public and Illinois community. Grant funds can be used to stabilize deteriorated buildings, perform feasibility and engineering studies, conduct surveys, or obtain legal services. The program is administered by Landmarks Illinois.

## State Assistance

- ✓ **State Property Tax Assessment Freeze Program** – A program administered by IHPA to be used for owner-occupied, residential buildings (single family homes, condominiums, cooperatives, or multi-family building up to 6 units). The program freezes property tax assessments over a 12-year period after rehabilitation of the property. There is a minimum investment of 25% the property's market value, as determined by the County Assessor.
- ✓ **Illinois Transportation Enhancement Program (ITEP)** – An Illinois Department of Transportation program that provides funding for community-based projects that expand travel choices and enhance transportation experience by improving the cultural, historic, aesthetic and environmental aspects of

## VILLAGE OF ORLAND PARK

transportation infrastructure. Projects must qualify as one of 12 eligible categories, must relate to surface transportation, and may receive up to 80% reimbursement for costs.

- ✓ **Certified Local Government Grants** – IHPA administered grants for Certified Local Governments, which can be used for a range of activities including historic resource inventory surveys, projects that involve planning, National Register listing, public outreach, and education.
- ✓ **Public Museums Grant Program** – An Illinois Department of Natural Resources grant program that provides operating and capital project funds to museums operated by or located on land owned by a unit of government.
- ✓ **Tourist Attraction Grant Program** – An Illinois Department of Commerce and Community Affairs grant for the development and promotion of tourism opportunities in the state. The grant includes a category for historic sites.
- ✓ **Illinois Clean Energy Community Foundation Grants** – An Illinois Clean Energy Community Foundation program which provided a variety of grants for public and non-profit organization to upgrade energy efficiency and lighting as well as other construction and renovation projects.

### Federal Assistance

- ✓ **Rehabilitation Investment Tax Credit** – A federal tax credit for income producing properties to reduce the amount of federal taxes owed by historic property owners whose buildings have been rehabilitated to meet certain criteria.
- ✓ **10% Rehabilitation Tax Credit for Non-Historic Buildings** – A federal income tax credit equal to 10% of the construction costs for rehabilitating an income producing, non-residential building constructed prior to 1936. Landmarks and contributing structures are ineligible for this credit. It is administered by the Internal Revenue Service (IRS).
- ✓ **20% Rehabilitation Tax Credit** – A federal income tax credit equal to 20% of the construction costs for rehabilitating an income producing, non-residential building or a residential rental building. It is administered jointly by the IHPA, the National Park Service and the IRS.
- ✓ **50% Disabled Access Tax Credit** – A federal tax credit for the rehabilitation of buildings that house small business that pay or incur expenses and have less than less \$1 million in gross receipts or less than 30 full time employees. The program reduces the building owners' federal income taxes by 50% of the amount spent to make a business handicap accessible, to a maximum of \$5,000 of credit per year. Access improvements must meet current ADA standards. .
- ✓ **Architectural and Transportation Barrier Removal Deduction** – A federal tax deduction for removing barriers and make a facility more accessible for the disabled and elderly, up to a maximum deduction of \$15,000 per year.
- ✓ **203(K) Rehabilitation Loan Program** – A U.S. Department of Housing and Urban Development program that allows a qualifying private owner to borrow a single, long-term mortgage loan to finance both the acquisition and rehabilitation of an older home.
- ✓ **New Markets Tax Credits** – A program that provides a credit to an investor that totals 39% of the cost of the investment and is claimed over a 7 year credit allowance period. The U.S. Treasury's Community Development Financial Institutions Fund allocates the program, which permits taxpayers to receive a credit (typically 5% to 6% of the amount invested in a distressed area) against Federal income taxes for making qualified equity investments in designated Community Development Entities.

# Petition for Certificate of Appropriateness

The attached Certificate of Appropriateness petition is for viewing purposes only. Petition forms can be obtained from the Development Services Department and are available on the Village's website. All applications must be accompanied by the items detailed on the application. Incomplete applications will not be accepted.

**VILLAGE OF ORLAND PARK**

VILLAGE OF ORLAND PARK, DEVELOPMENT SERVICES DEPARTMENT

**PETITION FOR CERTIFICATE OF APPROPRIATENESS**

All information requested on this form **MUST** be provided. A petition will be considered incomplete if any information is missing. Following planning approval, a building permit is required.

<b>PROJECT NAME</b>			
<b>PETITIONER INFORMATION</b>			
<b>NAME</b>		<b>TITLE</b>	
<b>ADDRESS</b>		<b>CITY/STATE/ZIP</b>	
<b>PHONE</b>	<b>FAX</b>	<b>EMAIL</b>	
<b>RELATIONSHIP TO OWNER</b>			
<b>PROPERTY OWNER'S INFORMATION</b>			
<b>NAME</b>		<b>PHONE</b>	
<b>ADDRESS</b>		<b>CITY/STATE/ZIP</b>	
<b>PROJECT INFORMATION</b>			
<b>PROPERTY ADDRESS</b>			
<b>P.I.N. NUMBER</b>		<b>AREA OF PARCEL</b> <b>sf</b> <b>acres</b>	
<b>CURRENT USE OF SITE</b>		<b>EASEMENT</b>	
<b>PROJECT TEAM</b>	<b>NAME</b>	<b>PHONE/FAX</b>	<b>EMAIL</b>
<b>DEVELOPER</b>			
<b>ARCHITECT</b>			
<b>OTHER</b>			
<b>IMPROVEMENTS INCLUDE (CHECK ALL THAT APPLY)</b>			
<input type="checkbox"/> <b>NEW CONSTRUCTION</b>	<input type="checkbox"/> <b>ALTERATION</b>	<input type="checkbox"/> <b>DEMOLITION</b>	<input type="checkbox"/> <b>REMOVAL</b>

**DESCRIPTION OF PROPOSED IMPROVEMENTS:**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Signature of Petitioner \_\_\_\_\_ Date \_\_\_\_\_

Notary Signature \_\_\_\_\_ Date \_\_\_\_\_

(Notary Seal)

**Petition Must Be Notarized**

<b>CERTIFICATE OF TRAINING (TO BE SIGNED AFTER COMPLETION)</b>		
<b>DATE COMPLETED</b>	<input type="checkbox"/> <b>ISSUED</b>	<input type="checkbox"/> <b>RENEWAL</b>
I certify that I completed a one (1) hour Certificate of Appropriateness training session with Development Services Department staff covering the Village's historic preservation codes, requirements and policies related to the Old Orland Historic District or to Landmark buildings. I agree to faithfully execute any proposed projects according to the codes, requirements and policies of the Village's historic preservation program and to abide by any conditions stated in the COA. Failure to comply may result in project delays, fines, or other penalties.		
Signature of Petitioner _____ Date _____		

<b>FOR VILLAGE USE ONLY</b>	<b>PROJECT NO.</b>		<b>ASSIGNED TO</b>	
	<b>DATE COMPLETED</b>		<b>DEPARTMENT APPROVAL</b>	
<b>APPROVALS NEEDED:</b>	<b>PRE-CONCEPT MEETING</b>	<b>ADMINISTRATIVE</b>	<b>PLAN COMMISSION</b>	<b>VILLAGE BOARD</b>

See Reverse Side for Submittal Requirements

**VILLAGE OF ORLAND PARK**

VILLAGE OF ORLAND PARK, DEVELOPMENT SERVICES DEPARTMENT			
SUBMITTAL REQUIREMENTS FOR CERTIFICATE OF APPROPRIATENESS			
REVIEW PROCESS		SUBMITTAL REQUIREMENTS	Submittal Information
1	<b>Pre-Concept Meeting(s)</b> with staff from Planning	Conceptual Building Elevations Conceptual Site Plan Aerials or other drawings showing location and adjacent conditions	<i>Materials are for discussion only, do not need to be submitted</i>
2 & 3	<b>Submittal of Completed Petition Form and required materials for Planning Division Review</b>  <b>Submit to: Development Services Department, Planning Division</b>	Completed Petition Form	<i>See reverse side</i>
		Proof of ownership of property (i.e. title policy, deed, trust agreement)	PDF File & 1 copy*
		Plat of survey	PDF File & 1 copy*
		Architectural drawings of proposed improvements Building elevations (if applicable) Engineering drawings Site plan Photographs (existing site/building conditions) Specifications & Cut Sheets (if applicable) Sample of Materials and/or colors (if applicable)	PDF File & 1 copy*

\*All copies submitted to the Planning Division are to be folded.

**Certificate of Appropriateness Overview**

The Certificate of Appropriateness (COA) review process is designed to protect historic properties from insensitive alterations and to ensure new buildings are compatible in design with older buildings in the Old Orland Historic District. Per the Village of Orland Park's *Land Development Code*, a COA must be obtained before the construction, alteration, demolition, or removal of any structure within the District.

Prior to applying for a COA, petitioners must meet with Development Services Department staff to discuss the proposed project and complete a one (1) credit hour training session covering the Village's historic preservation codes, requirements and policies. The credit hour of training can be earned by reading the Historic Preservation Resident Handbook and signing a Certificate of Appropriateness Training affidavit. The affidavit is a binding acknowledgement by the petitioner to faithfully execute the proposed project according to the historic preservation requirements, codes, and guidelines in addition to abiding by the conditions stated in the COA. One (1) credit hour of training places a petitioner in good-standing with the Village's historic preservation program for one (1) calendar year, in which time any number of approved projects or improvements may be undertaken by the petitioner.

Depending on the scope of work, a COA may either be administratively reviewed and approved by the Development Services Department or taken before the Plan Commission for an advisory recommendation. For applications requiring additional approval, the Plan Commission reviews the proposed work and advises the Village Board whether the project is appropriate to the historic character of the District. Based on the Plan Commission recommendation, the Village Board decides whether to issue the COA. Plan Commission meetings are generally held on the second and fourth Tuesday of each month. The Committee and Board of Trustee meetings are generally held on the first and third Mondays of each month.

All work must be performed as specified in the conditions of the COA. Proposed changes or modifications to the work must be reviewed by the Village before those changes can be made. Failure to comply with the Village codes, requirements and policies shall result in the removal of any inappropriate materials, designs or other changes at the petitioner's expense and/or additional penalties or fines.

If you have any questions about the historic review process, please contact the Development Services Department at (708) 403-5300.

**VILLAGE OF ORLAND PARK**

**Review Process for Certificate of Appropriateness**

The tables below outline the Certificate of Appropriateness review and approval process for the three categories of buildings in the OOH District and landmarks and are followed by descriptions of the terms used. Once the required review and approval is obtained, building permits must be procured from the Village before the proposed work begins.

<b>Review and Approval Process for Contributing Structures and Landmarks</b>					
	<b>Public Hearing</b>	<b>Plan Commission</b>	<b>Committee of Trustees</b>	<b>Board of Trustees</b>	<b>Administrative Review</b>
<b>Major Change (All)</b>	X	X	X	X	
<b>Minor Change (Landmarks)</b>		X	X	X	
<b>Minor Change (Contributing Structures)</b>					X
<b>Routine Maintenance</b>					X
<b>COA for Demolition</b>	X	X	X	X	

<b>Review and Approval Process for Non-Contributing Structures and New Construction</b>					
	<b>Public Hearing</b>	<b>Plan Commission</b>	<b>Committee of Trustees</b>	<b>Board of Trustees</b>	<b>Administrative Review</b>
<b>Major Change (All)</b>					X
<b>Minor Change (All)</b>					X
<b>Routine Maintenance</b>					X
<b>COA for Demolition (All)</b>					Not Required
<b>New Construction (Freestanding Residential)</b>					X

**Contributing Structures:** Any building that reinforces the historic, cultural or architectural significance of the Historic District, and retains a significant portion of its architectural or design integrity. Contributing Structures in the Old Orland Historic District are identified in Map 1 of the Land Development Code Section 6-209.

**Landmarks:** Any building listed on the Local Register of Significant Places in Section 5-110 of the Land Development Code that reinforces the historic, cultural or architectural significance of Orland Park, and retains a significant portion of its architectural or design integrity.

**Non-Contributing Structure:** Any building that does not reinforce the historic, cultural or architectural significance of the Historic District.

**New Construction:** The construction of a freestanding structure on any developable lot, including new construction that involves additions to existing buildings.

**Major Change:** Substantial change to the exterior appearance of a structure, or any change to the impervious coverage on the site, including but not limited to:

- New construction or additions, including new decks, porches, driveways etc.
- Demolition of any contributing structure or any part of a contributing structure
- Relocation of buildings
- Significant alteration/ removal of historical or architectural features

All changes considered "Major" by the Development Services Department shall require a Public Notice prior to the Plan Commission meeting, as defined in the tables.

**Minor Change:** 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.

**Routine Maintenance:** Includes repair or replacement of exterior elements where there is no change in the design, materials, or appearance of the structure or property such as gutters and downspouts, drive-ways etc. Landscape changes for gardens, planting beds, new trees, outdoor lighting for single family homes etc. will be considered as routine maintenance.

**Determination of Type of Change:** Any proposed changes to existing buildings and sites in the Old Orland Historic District will be considered a Major Change, a Minor Change or Routine Maintenance per the determination of the Development Services Department on a case by case basis, applying the above definitions.

**VILLAGE OF ORLAND PARK**

**Village of Orland Park, Development Services Department**

**PC:** Plan Commission Meeting

**C/B:** Committee/Board of Trustees

**OL:** Open Lands Fund Commission

**H:** Holiday

**CR:** Community Relations Committee

**Deadline for Public Hearing Notice to be issued by the Planning Division for the Plan Commission meeting is 21 days prior to meeting.**

February 2015						
S	M	T	W	T	F	S
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January 2016						
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24	25	26 PC	27	28	29	30
31						

# The Secretary of the Interior's Standards for Rehabilitation

The U.S. Secretary of the Interior's Standards for Historic Preservation Projects were initially developed for use in evaluating the appropriateness of work proposed for properties listed in the National Register of Historic Places. Revised in 1990, the U.S. Secretary Standards for Rehabilitation are widely accepted as the basis for sound preservation practices. The Standards allow buildings to be changed to meet contemporary needs, while ensuring that those features that make buildings historically and architecturally distinctive are preserved.

The Standards *Guidelines for Rehabilitating Historic Buildings*, Guidelines on Sustainability for Rehabilitating Historic Buildings, and other treatment standards and guidelines are available online at <http://www.nps.gov/tps/standards.htm>

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall 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.

## Preservation Briefs

Preservation Briefs provide guidance on preserving, rehabilitating, and restoring historic buildings. These publications, provided by the National Park Service, help building owners, residents, professionals, and organizations recognize and resolve common problems prior to work. A variety of recommended methods and approaches for ensuring rehabilitation is consistent with a building's historic character are featured. The briefs listed below are available online at <http://www.nps.gov/tps/how-to-preserve/briefs.htm>

1. Cleaning and Water-Repellent Treatments for Historic Masonry Buildings
2. Repointing Mortar Joints in Historic Masonry Buildings
3. Improving Energy Efficiency in Historic Buildings
4. Roofing for Historic Buildings
5. The Preservation of Historic Adobe Buildings
6. Dangers of Abrasive Cleaning to Historic Buildings
7. The Preservation of Historic Glazed Architectural Terra-Cotta
8. Aluminum and Vinyl Siding on Historic Buildings: The Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame Buildings
9. The Repair of Historic Wooden Windows
10. Exterior Paint Problems on Historic Woodwork
11. Rehabilitating Historic Storefronts
12. The Preservation of Historic Pigmented Structural Glass (Vitrolite and Carrara Glass)
13. The Repair and Thermal Upgrading of Historic Steel Windows
14. New Exterior Additions to Historic Buildings: Preservation Concerns
15. Preservation of Historic Concrete
16. The Use of Substitute Materials on Historic Building Exteriors
17. Architectural Character—Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character
18. Rehabilitating Interiors in Historic Buildings—Identifying Character-Defining Elements
19. The Repair and Replacement of Historic Wooden Shingle Roofs
20. The Preservation of Historic Barns
21. Repairing Historic Flat Plaster—Walls and Ceilings
22. The Preservation and Repair of Historic Stucco
23. Preserving Historic Ornamental Plaster
24. Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches
25. The Preservation of Historic Signs
26. The Preservation and Repair of Historic Log Buildings
27. The Maintenance and Repair of Architectural Cast Iron
28. Painting Historic Interiors
29. The Repair, Replacement, and Maintenance of Historic Slate Roofs
30. The Preservation and Repair of Historic Clay Tile Roofs
31. Mothballing Historic Buildings
32. Making Historic Properties Accessible
33. The Preservation and Repair of Historic Stained and Leaded Glass
34. Applied Decoration for Historic Interiors: Preserving Historic Composition Ornament
35. Understanding Old Buildings: The Process of Architectural Investigation
36. Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes
37. Appropriate Methods of Reducing Lead-Paint Hazards in Historic Housing
38. Removing Graffiti from Historic Masonry
39. Holding the Line: Controlling Unwanted Moisture in Historic Buildings
40. Preserving Historic Ceramic Tile Floors
41. The Seismic Retrofit of Historic Buildings: Keeping Preservation in the Forefront
42. The Maintenance, Repair and Replacement of Historic Cast Stone
43. The Preparation and Use of Historic Structure Reports
44. The Use of Awnings on Historic Buildings: Repair, Replacement and New Design
45. Preserving Historic Wooden Porches
46. The Preservation and Reuse of Historic Gas Stations
47. Maintaining the Exterior of Small and Medium Size Historic Buildings

# Preservation Tech Notes

Preservation Tech Notes provide practical information on traditional practices and innovative techniques for successfully maintaining and preserving cultural resources. The following case studies and solutions are available online at <http://www.nps.gov/tps/how-to-preserve/tech-notes.htm>

## Doors

1. Historic **Garage and Carriage Doors**: Rehabilitation Solutions. Bonnie Halda, AIA. 1989.

## Exterior Woodwork

1. Proper **Painting and Surface Preparation**. Sharon Park, AIA. 1986.
2. Paint Removal from **Wood Siding**. Alan O'Bright. 1986.
3. **Log Crown Repair** and Selective Replacement Using Epoxy and Fiberglass Reinforcing Bars. Harrison Goodall. 1989.
4. Protecting Woodwork Against Decay Using **Borate Preservatives**. Ron Sheetz and Charles Fisher. 1993.

## Finishes

1. **Process-Painting Decals** as a Substitute for Hand-Stencilled Ceiling Medallions. Sharon Park, FAIA. 1990.

## Historic Glass

1. Repair and Reproduction of **Prismatic Glass Transoms**. Chad Randl. 2002.
2. Repair and Rehabilitation of Historic **Sidewalk Vault Lights**. Cas Stachelberg and Chad Randl. 2003.

## Historic Interior Spaces

1. Preserving Historic **Corridors in Open Office Plans**. Christina Henry. 1985.
2. Preserving Historic **Office Building Corridors**. Thomas Keohan. 1989.
3. Preserving Historic **Corridor Doors and Glazing** in High-Rise Buildings. Chad Randl. 2001.

## Masonry

1. **Substitute Materials**: Replacing Deteriorated Serpentine Stone with Pre-Cast Concrete. Robert M. Powers. 1988.
2. Stabilization and Repair of a Historic **Terra Cotta Cornice**. Jeffrey Levine and Donna Harris. 1991.
3. Water Soak **Cleaning of Limestone**. Robert M. Powers. 1992.
4. Non-destructive **Evaluation Techniques** for Masonry Construction. Marilyn E. Kaplan, Marie Ennis and Edmund P. Meade. 1997.

## Mechanical Systems

1. Replicating Historic **Elevator Enclosures**. Marilyn Kaplan, AIA. 1989.

## Metals

1. Conserving **Outdoor Bronze Sculpture**. Dennis Montagna. 1989.
2. Restoring **Metal Roof Cornices**. Richard Pieper. 1990.
3. In-kind Replacement of Historic **Stamped-Metal Exterior Siding**. Rebecca A. Shiffer. 1991.
4. Rehabilitating a Historic **Iron Bridge**. Joseph P. Saldibar, III. 1997.
5. Rehabilitating a Historic **Truss Bridge** Using a Fiber-Reinforced Plastic Deck. Chad Randl. 2003.
6. Repair and Reproduction of **Metal Canopies and Marquees** with Glass Pendants. Lauren Van Damme and Charles E. Fisher. 2006.

### Museum Collections

1. **Museum Collection Storage** in a Historic Building Using a Prefabricated Structure. Don Cumberland, Jr. 1985.
2. Reducing Visible and **Ultraviolet Light Damage** to Interior Wood Finishes. Ron Sheetz and Charles Fisher. 1990.

### Site

1. **Restoring Vine Coverage** to Historic Buildings. Karen Day. 1991.

### Temporary Protection

1. Temporary Protection of Historic **Stairways**. Charles Fisher. 1985.
2. Specifying Temporary Protection of Historic **Interiors During Construction** and Repair. Dale H. Frens. 1993.
3. Protecting A **Historic Structure** during Adjacent Construction. Chad Randl. 2001.

### Windows

1. Planning Approaches to **Window Preservation**. Charles Fisher. 1984.
2. Installing Insulating Glass in Existing **Steel Windows**. Charles Fisher. 1984.
3. Exterior Storm Windows: **Casement Design Wooden Storm Sash**. Wayne Trissler and Charles Fisher. 1984.
4. Replacement **Wooden Frames and Sash**. William Feist. 1984.
5. Interior **Metal Storm Windows**. Laura Muckenfuss and Charles Fisher. 1984.
6. Replacement Wooden Sash and Frames With **Insulating Glass and Integral Muntins**. Charles Parrott. 1984.
7. **Window Awnings**. Laura Muckenfuss and Charles Fisher. 1984.
8. **Thermal Retrofit** of Historic Wooden Sash Using Interior Piggyback Storm Panels. Sharon Park, AIA. 1984.
9. Interior Storm Windows: **Magnetic Seal**. Charles Fisher. 1984.
10. **Temporary Window Vents** in Unoccupied Historic Buildings. Charles Fisher and Thomas Vitanza. 1985.
11. **Installing Insulating Glass** in Existing Wooden Sash Incorporating the Historic Glass. Charles Fisher. 1985.
12. Aluminum **Replacements for Steel Industrial Sash**. Charles E. Fisher. 1986.
13. Aluminum Replacement Windows with **Sealed Insulating Glass and Trapezoidal Muntin Grids**. Charles Parrott. 1985.
14. Reinforcing **Deteriorated Wooden Windows**. Paul Stumes, P.Eng 1986.
15. **Interior Storms** for Steel Casement Windows. Charles E. Fisher and Christina Henry. 1986.
16. Repairing and Upgrading **Multi-Light Wooden Mill Windows**. Christopher W. Closs. 1986.
17. Repair and Retrofitting **Industrial Steel Windows**. Robert M. Powers. 1989.
18. **Aluminum Replacement Windows** With True Divided Lights, Interior Piggyback Storm Panels, and Exposed Historic Wooden Frames. Charles Parrott. 1991
19. Repairing **Steel Casement Windows**. Chad Randl. 2002.
20. **Aluminum Replacement Windows for Steel Projecting Units** with True Divided Lights and Matching Profiles. Chad Randl. 2003.
21. **Replacement Wood Sash** Utilizing True Divided Lights and an Interior Piggyback Energy Panel. Charles E. Fisher. 2008.
22. Maintenance and Repair of Historic **Aluminum Windows**. Kaaren R. Staveteig. 2008.

**Version**

**2015**

VILLAGE OF ORLAND PARK

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Development Services Department

# Historic Preservation Plan Commission Handbook

VILLAGE OF ORLAND PARK

# Historic Preservation Resources Kit

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VILLAGE HALL

TRUSTEES  
Kathleen M. Fenton  
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Patricia A. Gira  
Carole Griffin Ruzich  
Daniel T. Calandriello  
Michael F. Carroll

Dear Commissioner,

On behalf of the Village of Orland Park and the Development Services Department, it is my pleasure to introduce to you Orland Park's Historic Preservation Program. Beginning January 1, 2015, the powers, duties, qualifications, memberships, and procedures of the Historic Preservation Review Commission were consolidated with the Plan Commission. As a result, the Plan Commission now stewards the Village's historic preservation policies, goals, and objectives and oversees all projects related to the Old Orland Historic District, its contributing structures and landmark properties. This handbook will help prepare you for this new role and serve as a resource for the historic preservation program.

The Village is committed to creating a positive environment for commissioners and ensuring that members of our commissions have the information they need to function as an important member of the Orland Park team. As part of that objective, the Development Services Department has prepared this Historic Preservation Plan Commission Handbook to help guide you through the Village's review process as well pertinent ordinances and code requirements concerning projects in the Old Orland Historic District and landmark properties.

An additional training manual has also been created to assist property owners, residents, business owners, architects, and developers in planning the appropriate repair, rehabilitation, and new construction of designated historic properties. Together, both of these handbooks will help guide sensible and compatible changes within the Old Orland area and to landmarks to support future economic, educational, and cultural vitality.

If questions arise as you review the handbook, or if you have comments about the development review process, historic preservation policies, and/or programs, please call me directly at 708.403.6128.

Thank you for your service in making Orland Park a more pleasant place. I look forward to working with you in the months and years to come.

Sincerely,

Michael Kowski, AICP  
Assistant Development Services Director

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# Overview of the Historic Preservation Program

## *Introduction*

The Village of Orland Park's Old Orland Historic District and landmark properties are unique assets that preserve the early heritage of the community and continue to serve the needs of residents and businesses.

The purpose of this training manual is to assist commissioners with reviewing the appropriate repair, rehabilitation, and new construction of properties within the Old Orland District and designated historic landmarks. This manual provides an overview of the Village's historic preservation program, ordinance, code requirements, and project review process. The information provided will help guide sensible and compatible changes within the Old Orland area to support future economic, educational, and cultural vitality.

## *Role of the Plan Commission*

Beginning January 1, 2015, the powers, duties, qualifications, memberships and procedures of the Historic Preservation Review Commission (HPRC) were consolidated with the Plan Commission. As a result, the Plan Commission now stewards the Village's historic preservation policies, goals, and objectives and oversees all projects related to the Old Orland Historic District, its contributing structures and landmark properties.

With the consolidation of the HPRC, Plan Commission members are responsible for enhancing the Old Orland area as a place to live, work, shop, and play. In addition, the members are tasked with improving facilities and amenities as an integral part of the Orland Park downtown to support tourism, commuting, small business expansion, and historic ambiance. To do this, Commissioners should be familiar with Orland Park's preservation ordinances, the Certificate of Appropriateness review procedures, as well as the guidelines and standards used to conduct such reviews.

The Plan Commission, undertaking the role of the HPRC, is responsible for implementing the Village of Orland Park's historic preservation program by:

- **Educating** the community about the value of its historic and cultural heritage
- **Making** recommendations as to which properties are eligible for landmark and contributing structure status
- **Conducting** a binding review and making recommendations to the Village Board of Trustees on any construction, alteration, or demolition of any structure within the Old Orland Historic District or on any structure that is an Orland Park Landmark
- **Devising** fair and consistent methods of evaluation for development review
- **Examining** methods for preservation financial aid that will assist the community in upholding and improving the Old Orland Historic District and Orland Park Landmarks

The membership duties of the Plan Commission are outlined in the Land Development Code (LDC) Section 3-102 and the reviewing duties and procedures are outlined in Section 5-101.

*Goals of the Historic Preservation Program*

The program's goal is to promote the economic, cultural and aesthetic welfare of the community through preservation, restoration, and adaptive reuse of historical structures and sites. The following objectives are important in realizing this goal:

- **Support** sensitive development practices which incorporate and defer to the historic value of structures and sites in order to protect the character and traditions of the community
- **Encourage** the care and maintenance of historic structures and sites
- **Encourage** the economic and adaptive reuse of historic structures and sites
- **Utilize** preserved historic structures and sites to establish identity and unique character for development in order to enhance property values and a sense of community
- **Capitalize** upon the economic benefits of tourism that accrue from successful historic preservation efforts
- **Maintain** historic preservation regulations and procedures within the Land Development Code to implement preservation objectives
- **Utilize** a historic preservation district to protect and enhance the character of the Old Orland area
- **Designate** historic landmarks throughout the community as provided for in the Land Development Code
- **Coordinate** local preservation efforts with other relevant state and federal agencies responsible for historic preservation

Historic preservation goals and objectives for the Village are also outlined in the Orland Park Comprehensive Plan ("*Community and Culture*" chapter), available on the Village's website.

Strategy

The Village of Orland Park's Historic Preservation Strategy was approved by the Village Board on September 3, 2002. The strategy is a statement of the Village's historic preservation goals for the historic district and other properties of historic significance. The strategy also includes actions the Village will take to reach those goals. The Historic Preservation Strategy is included in the appendix.

The strategy is reviewed periodically by the Development Services Department, usually during the Certified Local Government status report each December, to ensure it is consistent with current preservation needs and goals of the Village. Revisions to the strategy require prior approval from the Plan Commission and the Board of Trustees.

Ordinances

The original Old Orland Preservation Ordinance (Ord. 1517) was approved in April 1986, which established both the historic district and the Historic Preservation Review Commission. Since 1986, the Village has updated its ordinances and revised its historic preservation laws. The provisions in the original ordinance are today incorporated into the Village Code and the LDC.

In Orland Park, the LDC determines the status of a building or site in the Old Orland Historic District as a contributing or non-contributing structure. The same is true for Orland Park Landmarks. Pertinent sections of the LDC are included in the appendix of this handbook for review. LDC Section 6-209 Old Orland Historic defines the zoning regulations, list of contributing structures, and design standards that govern the district. Section 5-110 Landmarks Designation provides an overarching, consistent review procedure and methodology for contributing structures and landmarks. It also includes landmark designation criteria and the US Secretary of the Interior's Standards for Preservation, Rehabilitation, and Restoration.

Based on the 2008 Residential Area Intensive Survey (RAI), buildings in the Old Orland area are categorized as contributing or non-contributing based on age and style as a historic preservation tool, but do not carry the weight of zoning law. This means that buildings recognized by the RAI Survey as contributing structures are not legally recognized as contributing structures by the LDC, but have the potential to become recognized as contributing to the historic district via restoration or rehabilitation.

Despite the survey's classification, if a building is not a contributing structure per Sections 5-110 or 6-209, all LDC provisions for non-contributing structures are applicable, including provisions related to the demolition of non-contributing structures.

Historic Building Surveys and Trends

**1984 Old Orland Building Survey**

In 1984, the first historic building survey was conducted as an initial study to develop Ord. 1517. The “*Old Orland Building Survey*,” by Charles E. Gregersen AIA and Melvyn A. Skvarla, identified eight (8) buildings of primary significance and 33 buildings of secondary significance. This initial survey of 41 locally significant buildings supported the establishment of the historic district.

*Historic building surveys and reports have been important in identifying and preserving Orland Park’s significant structures as well as establishing the Old Orland Historic District. The following list of past surveys may be found on the Village’s website:*

- *Survey for the Creation of an Old Orland Park Historic District of Local Significance, 1984*
- *Historic District Survey and Old Orland Historic District Guidelines, 1991*
- *Orland Rural History Survey, 1995*
- *Historic Preservation Strategy for the Village of Orland Park, 2002*
- *List of Contributing Structures in the Historic District, 2005*
- *Residential Area Intensive Survey, 2008*
- *Stellwagen Farm Survey, 2008*
- *Yunker School House Survey, 2009*

**1986 and 1991 Historic District Survey**

In 1986, an updated historic building survey found that 35 of the original 41 buildings identified in the 1984 survey actually contributed to the character of Old Orland. In 1991, a subsequent study and survey established the “*Old Orland Historic District Guidelines*,” by Anne McGuire, Architect and Linda F. Grubb and Associates, Architects. The 1991 survey reduced the list of locally significant buildings to 27.

**1995 Orland Rural History Survey**

In 1995, the “*Orland Rural History Survey*” (ORHS) was conducted by Anne McGuire and Associates to study the historic building stock of parts of Orland Township primarily in Orland Park in response to the massive development pressure of the 1990s. An area of over 15,000 acres was surveyed and included 52 sites and 185 structures. ORHS documented many buildings that could not be saved from redevelopment pressures.

**2005 Contributing Structures Survey**

In 2005, a contributing structures survey was conducted by McGuire/ Igleski and Associates to review the performance of the historic district guidelines. The survey, “*List of Contributing Structures in the Historic District*,” reduced the list of locally significant buildings from 27 to 16 and enabled the Village to update LDC Section 6-209 for Old Orland. The contributing structures identified became the 16 contributing structures of the Old Orland Historic District.

**2008 Residential Area Intensive Survey**

In 2008, the Village completed the “*Residential Area Intensive Survey*” (RAI), by McGuire / Igleski Associates. The RAI Survey examined all buildings in and around Old Orland to determine the status of each building within the district. The survey found that many buildings were capable of meeting historic district standards / guidelines and improved the status of some structures as contributing to the district. As discussed above, the RAI Survey categorizes buildings as contributing or non-contributing, but does not carry the weight of zoning law. Buildings recognized by the RAI Survey as contributing structures are not legally recognized by Code, but have the potential to become recognized by Code as contributing to the historic district via restoration or rehabilitation.

## VILLAGE OF ORLAND PARK

### Stellwagen and Yunker School House Surveys

Other historic surveys conducted by the Village include a historic artifacts survey at the Stellwagen Farm and a building survey of the Yunker School House at 14299 S. Wolf Road. These surveys are available from the Development Services Department or on the Village's website.

*To date, only three sites in the Orland Park have been successfully preserved and landmarked: the Boley Farm, the Stellwagen Farm, and the Hostert Log Cabins—all owned by the Village.*



Orland Park circa 1938



Historic images of the district from the 1900's

## History of Old Orland

**T**he Old Orland Historic District is a quaint, turn of the century collection of small shops, historic churches, and charming houses in the midst of Orland Park. Although more modern development has virtually surrounded it, Old Orland retains its unique neighborhood character and special sense of place, and it remaining a tangible artifact of Orland Park's history and a link to its past.

In 1879, the Wabash, St. Louis and Pacific Railroad was laid through Orland Township on their way to connecting Chicago to St. Louis. A new station called "Sedgewick" was established at approximately Union Avenue and 143<sup>rd</sup> Street, just west of La Grange Road. The railroad and the new station invited development in the area around it. The first houses were built by 1881 and within a few years there were several businesses and almost one hundred residents. In 1892, the settlement was legally incorporated as the "Village of Orland Park", replacing the original settlement's name based on the train station "Sedgewick." The reason for the name change and the origin of the new name is not clear.

Growth of the new village was rapid during the first few years, but the early building boom was followed by a period of stability that lasted for most of the first half of the 20<sup>th</sup> century. As late as 1950, Orland Park had fewer than 800 residents and the Village had not expanded much beyond its original boundaries.

During the 1950s and 1960s, rapid residential and commercial development began east of the original Village boundaries along La Grange Road. Within a few decades, the center of town shifted away from Old Orland to the La Grange Road corridor. Orland Park was transformed from a small, traditional Midwest town to a post-war suburb of more than 40,000 inhabitants.

*Besides Orland Park, there are three other Orlands in the United States (California, Indiana, and Maine) and one in Canada. There is also Overland Park in Kansas. The place names Orland, Öland, Ørland, and Aland are used in England, Germany/ Denmark, Norway and Sweden respectively.*

In 1986, the Village of Orland Park acknowledged the historic and cultural value of Old Orland by designating the area as a historic district and adopting architectural review guidelines for that district. The Village also appointed seven members to the Historic Preservation Review Commission and endowed them the responsibility of reviewing alterations to existing buildings and construction of new buildings to ensure that new development is architecturally compatible with the historic character of the area.

**VILLAGE OF ORLAND PARK**

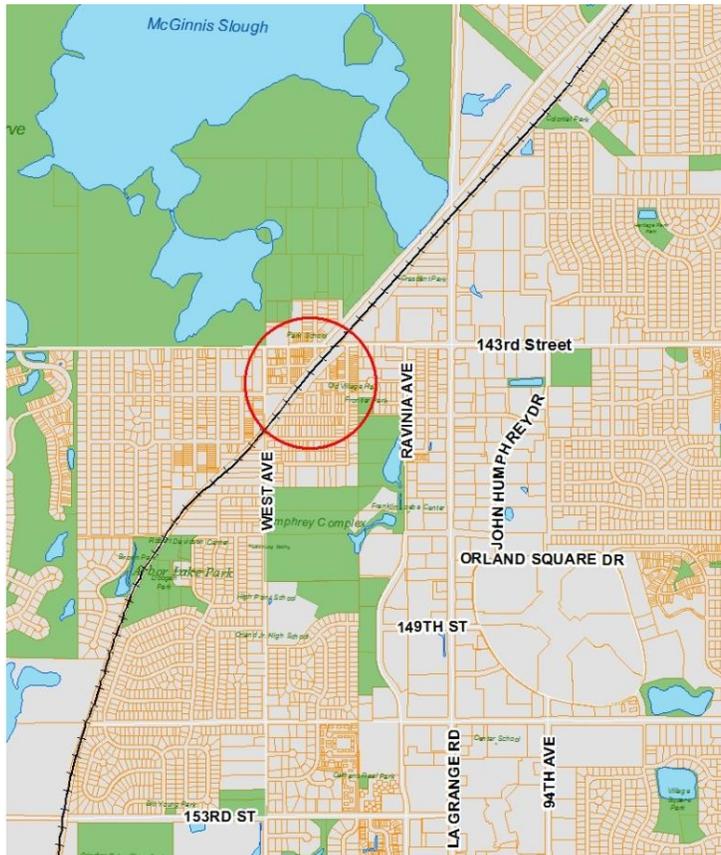
*Old Orland Historic District Boundaries*

The Old Orland Historic District comprises an irregularly shaped area bounded approximately by 143<sup>rd</sup> Street on the north, the rear lot lines of the properties facing along the east side of Beacon Avenue on the east, the rear lot lines of the properties facing along the south side of 144<sup>th</sup> Place on the south, and West Avenue on the west. The Norfolk Southern Railroad (the old Wabash, St. Louis and Pacific RR) bisects the district on a northeasterly diagonal with unincorporated land that includes the old Metra commuter parking lot that is planned as a potential future neighborhood park (“Beacon Park”).

These boundaries encompass the area that retains the highest number of contributing structures, landmarks and streetscapes compatible with the commercial core, the focus of the historic district. The commercial core comprises two distinct areas, separated by the railroad tracks, along 143<sup>rd</sup> Street: Union Avenue and Beacon Avenue.

The high traffic thoroughfares of 143<sup>rd</sup> Street and West Avenue impose physical barriers on the district, particularly as the district tries to link to Main Street and the downtown center. As a result of the railroad bisecting the district and physical barriers of high trafficked thoroughfares, Old Orland has important connections to resolve.

An area location map and a map of the Old Orland Historic District zoning with locations of the 16 contributing structures are included below.



**Location Map**

*Old Orland is nestled between the McGinnis Slough Forest Preserve and Orland Park's Humphrey Woods, west of the La Grange Road corridor, among other old and vibrant neighborhoods.*



**MAP 1: OOH District Boundary Map with Contributing Structures**



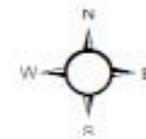
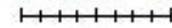
**Contributing Structures**

- |                          |                                |
|--------------------------|--------------------------------|
| 1. 9960 W. 143rd Street* | 9. 9967 W. 144th Street (NRHP) |
| 2. 9999 W. 143rd Street  | 10. 14316 Beacon Avenue        |
| 3. 9953 W. 143rd Street  | 11. 14320-24 Beacon Avenue     |
| 4. 9925 W. 143rd Street  | 12. 14330 Beacon Avenue        |
| 5. 9917 W. 143rd Street  | 13. 14315 Beacon Avenue        |
| 6. 14306-10 Union Avenue | 14. 14339 Beacon Avenue        |
| 7. 14314 Union Avenue    | 15. 14420 Second Avenue        |
| 8. 9952 W. 144th Street  | 16. 9830 W. 144th Place (NRHP) |

— OOH District Boundary

▨ Permitted Commercial Area

0 50 100 200 Feet



- While not in the OOH District boundary, Building 1 is considered a contributing structure, and should be protected.
- All contributing structures are Orland Park Landmarks, per Section 5-110.
- Buildings 9 and 16 are the National Register of Historic Places (NRHP)

## Certificate of Appropriateness & Development Review Process

### *Approvals and Authorization*

The Certificate of Appropriateness (COA) review process is designed to protect historic properties from insensitive alterations and to ensure new buildings are compatible in design with older buildings in the Old Orland Historic District. Per the Land Development Code (LDC), all property owners, residential or commercial, must obtain a COA before the construction, alteration, demolition, or removal of any structure within the District or to a landmark property.

The Plan Commission is charged with the responsibility of making recommendations to the Board of Trustees regarding requests for COAs. The standards by which the Plan Commission reviews and evaluates COA applications and projects are included in LDC Sections 5-110 and 6-209, but may also include other parts of the LDC, including:

- Section 6-212 “Village Center District”
- Section 6-302 “Accessory Uses and Structures”
- Section 6-305 “Landscaping and Bufferyards”
- Section 6-306 “Off-Street Parking and Loading Requirements”
- Section 6-314 “Environmental Technology Standards
- Section 8-101 “Non-Conformities”

While these Sections have specific regulations for the historic district or other historic properties, other sections not listed above may also apply to a project or COA application.

### *Review Process*

The table below outlines the review and approval process for the three categories of buildings in the Old Orland District and landmarks.

Review and Approval Process for Contributing Structures and Landmarks					
	Public Hearing	Plan Commission	Committee of Trustees	Board of Trustees	Administrative Review
Major Change (All)	X	X	X	X	
Minor Change (Landmarks)		X	X	X	
Minor Change (Contributing Structures)					X
Routine Maintenance					X
COA for Demolition	X	X	X	X	

Review and Approval Process for Non-Contributing Structures and New Construction					
	Public Hearing	Plan Commission	Committee of Trustees	Board of Trustees	Administrative Review
Major Change (All)					X
Minor Change (All)					X
Routine Maintenance					X
COA for Demolition (All)					Not Required
New Construction (Freestanding Residential)					X

**Contributing Structures:** Any building that reinforces the historic, cultural or architectural significance of the Historic District, and retains a significant portion of its architectural or design integrity. Contributing Structures in the Old Orland Historic District are identified in Map 1 of the LDC Section 6-209.

**Landmarks:** Any building listed on the Local Register of Significant Places in LDC Section 5-110 that reinforces the historic, cultural or architectural significance of Orland Park, and retains a significant portion of its architectural or design integrity.

**Non-Contributing Structure:** Any building that does not reinforce the historic, cultural or architectural significance of the Historic District.

**New Construction:** The construction of a freestanding structure on any developable lot, including new construction that involves additions to existing buildings.

**Major Change:** Substantial change to the exterior appearance of a structure, or any change to the impervious coverage on the site, including but not limited to:

- New construction or additions, including new decks, porches, driveways etc.
- Demolition of any contributing structure or any part of a contributing structure
- Relocation of buildings
- Significant alteration/ removal of historical or architectural features

All changes considered "Major" by the Development Services Department shall require a Public Notice prior to the Plan Commission meeting, as defined in the tables above.

**Minor Change:** 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.

**Routine Maintenance:** Includes repair or replacement of exterior elements where there is no change in the design, materials, or appearance of the structure or property such as gutters and downspouts, drive-ways etc. Landscape changes for gardens, planting beds, new trees, outdoor lighting for single family homes etc. will be considered as routine maintenance.

**Determination of Type of Change:** Any proposed changes to existing buildings and sites in the Old Orland Historic District will be considered a Major Change, a Minor Change or Routine Maintenance per the determination of the Development Services Department on a case by case basis, applying the above definitions.

**STEP 1. Pre-Concept Meeting.** Prior to applying for a COA, a property owner in the historic district or of a landmark building must meet with Development Services Department staff to discuss the proposed project scope, the appropriateness of any changes to a site or building, and the application process.

The pre-concept meeting is most effective when the applicant prepares beforehand by assembling all or most of the information required for a complete application. At the concept meeting, staff will provide guidance and feedback on the preliminary project design, review process, and identify additional requirements.

**STEP 2. Certificate of Appropriateness Training.** Petitioners must complete one (1) credit hour of training with the Development Services Department staff. Training covers the Village's historic preservation codes as well as requirements and policies related to the Old Orland Historic District, Landmark buildings, and historic preservation. As discussed in greater detail below, compliance with training and any conditions stated in the COA are intended to avoid costly inappropriate material, design or other changes that do not fit the character or concur with the historic integrity of a site, building, or district.

The credit hour of training can be earned by reading the Historic Preservation Resident Handbook and signing a Certificate of Appropriateness Training affidavit. The affidavit is a binding acknowledgement by the petitioner to faithfully execute the proposed project according to the historic preservation requirements, codes, and guidelines in addition to abiding by the conditions stated in the COA. One (1) credit hour of training places a petitioner in good-standing with the Village's historic preservation program for one (1) calendar year, in which time any number of approved projects or improvements may be undertaken by the petitioner.

**STEP 3. Application Submittal and Review.** Completed COA applications are submitted to the Development Services Department. Depending on the scope of work, a COA may be reviewed and approved administratively by staff or by the Plan Commission.

Applications requiring additional approval are reviewed by the Plan Commission, which is accompanied by a recommendation by the Development Services Department staff. At the next scheduled Plan Commission public meeting, property owners attend to present their work proposal and answer any questions the Commission or other citizens may have. The Commission weighs the proposal against the LDC and Village Code, then votes on a recommendation for Committee of Trustees. The Committee then reviews the project and provides an additional recommendation to the Board of Trustees. The Board of Trustees then reviews the staff, Plan Commission, and Committee recommendations in a final review for approval (or denial).

Plan Commission meetings are generally held on the second and fourth Tuesday of every month. The Committee and Board of Trustee meetings are generally held on the first and third Mondays of every month. While the standards and procedures for reviewing a COA application are outlined in LDC Sections 5-101, 5-110, and 6-209., other sections may apply to a project or COA application. The full LDC and Village Code can be found on the Village's website.

**STEP 4. Plan Approval, Implementation, and Enforcement.** Once the required review and approval is obtained, building permits must be procured from the Village before the proposed work begins. If a proposal is denied, the applicant has the opportunity to make changes and resubmit it for

## VILLAGE OF ORLAND PARK

further consideration. All work must be performed as specified in the conditions of the COA. Proposed changes or modifications to work must be reviewed by the Village before changes can be made.

Failure to comply with Village codes, requirements, and policies shall result in the removal of any inappropriate materials, designs, or other changes made during the course of an approved project at the petitioner's expense. The Development Services Department shall notify a petitioner via certified mail when work is non-compliant and upon notification the petitioner shall have one (1) week to remove non-compliant materials, designs or other changes. Upon the discretion of the Development Services Department, if the non-compliance is not rectified within five (5) business days, a citation may be issued to the petitioner, who shall be fined not less than \$100 and not more than \$500 per day of non-compliance.

### Plan Review Checklist

The following checklist may assist Commissioners in reviewing proposed projects in Old Orland and for Landmarks.<sup>1</sup> In addition to the list below, staff and Commissioners determine if a project supports and maintains the stated goals of the district (or landmarks), respects the design elements that characterize the district, and impacts the long-term effects of the district.

New construction in the district should be appropriate to the scale and character of Old Orland without creating a false historic appearance through the replication of a specific architectural style. New construction can be built in a contemporary manner provided it is consistent with the character of the neighborhood and respects historical styles.

To determine whether an application meets the design guidelines for the district, commissioners must determine if the project supports and maintains the stated goals of the district (or landmarks) and respects the design elements that characterize the district. The commission should first evaluate the project in terms of the larger issues of context, scale, massing and height, followed by the details. The commission should also consider the long-term effects of the project on the district.



<sup>1</sup> This plan review checklist is based on “*Building with Nantucket in Mind: Guidelines for Protecting the Historic Architecture and Landscape of Nantucket Island*”.

## PLAN REVIEW CHECKLIST

### Site Planning

#### *Location of the building*

- Are the setback, façade width and spacing between buildings consistent with the historic pattern in the district?

#### *Delineation of Street Space*

- Is the continuity of the street edge maintained?
- Is the separation of public, semi-public and private areas consistent with the historic pattern?
- Do fences obscure the historic resource?
- Are fence materials historically consistent?

#### *Garage Placement*

- Is any carport or garage located appropriately? For example, is the garage placed even with, or in front of the house in a neighborhood that historically has detached garages in the rear?

#### *Site Improvements*

- Are walkways consistent with the historic location and pattern?
- Are driveways cut in such a way that they do not hamper historic resources (e.g. located at the property edge instead of the middle)?
- Are retaining walls of the same or similar material and height as the historic pattern?

### Bulk, Proportion and Scale (Building Size)

#### *Building Height*

- Is the building height consistent with the historic location and pattern?

#### *Façade*

- Are the façade proportions consistent with the neighborhood (e.g. are the horizontal and vertical emphases compatible)?

#### *Scale*

- Is the overall scale of the project consistent with the existing character of the neighborhood (neither too large nor under-scaled and inappropriate)?

### Massing (Building Shape)

#### *Shape*

- Is the shape of the building compatible with the district?

#### *Orientation*

- Is the orientation of the building consistent?

#### *Placement*

- Are the placement, form and bulk of the addition consistent with other buildings on the lot and/or in the neighborhood/district?

### Windows

#### *Type and Style*

- Is the window type or style consistent (e.g. double hung)?
- Are the shape and proportions of the windows compatible?
- Is the rhythm and balance of the window pattern complementary to the district?
- Are proposed awnings or other shade structures consistent with the district?

## PLAN REVIEW CHECKLIST *(continued)*

### Doorways

#### *Placement and Orientation*

- Is the placement and orientation of the door consistent with the district?
- Is the use of stem walls compatible?
- Are porches and decks used and treated in a manner consistent with the area?
- Do any architectural elements block or obscure historic resources?

### Roof

#### *Design*

- Is the roof design consistent? For example, are flat roofs proposed in an area of hips and gables?
- Is the roof design of any additions consistent or complementary to the existing building?
- Is the roof pitch (slope) compatible?
- Is the overhang consistent (e.g. eaves)?
- Do dormers, skylights and other trimmings exist elsewhere in the district?
- Are they sensitively designed for this project?
- Are chimneys designed to be consistent with others in the district?

### Building Materials

#### *Consistency and Compatibility*

- Are the building materials consistent with and compatible to the building and surrounding area?
- Are all the building elements consistent and compatible in scale, shape, color etc., including exterior wall surfaces, foundations and roofs?
- Are the less obvious building elements like trim, gutters and downspouts, louvers and vents, lighting fixtures and utilities compliant and compatible to the historic district guidelines and the surrounding neighborhood?

### Color

#### *Palette*

- ✓ Do the proposed colors conform to the color palette of the district?
- ✓ Would any other proposed colors be compatible with the historic district?

### Landscape

#### *Tree Preservation*

- ✓ Is there an effort to preserve trees?
- ✓ Are there any heritage trees?

#### *Streetscape*

- ✓ Is the pattern of any street plantings maintained?
- ✓ Is proposed landscaping consistent with the district?
- ✓ Is this a single family home (if so, landscape plans are typically not reviewed)?

## Landmark Designation

Section 5-110 of the LDC enables the Village to propose, approve and authorize a landmark designation on a locally significant site or building. Landmark designation is the strongest tool in the historic preservation toolbox, but successful designation requires the cooperation and willingness of a property owner. As a result, collaboration with property owners is important to strengthen the preservation of Orland Park's cultural heritage.

### Landmark Criteria

Landmark designation cannot just be placed on any building or site. A building or site must meet the intent of the Code and a set of criteria before it is considered for landmark status. Buildings that meet the following six criteria -- outlined fully in Section 5-110 and approved by the Board of Trustees -- are known as *Orland Park Landmarks*.

**Criterion A:** Exemplifies or reflects national, state or local history.

**Criterion B:** Associated or identified with any historic person or event of national, state or local history.

**Criterion C:** Embodies the characteristics of an architectural type for a period, style, construction, materials or craftsmanship.

**Criterion D:** Represents notable work of a builder, designer, architect.

**Criterion E:** Embodies all or parts of the above criteria and is subject to detrimental influences.

**Criterion F:** Is a building, structure or site of historical architectural, archaeological, or cultural significance.

The above criteria should be used in combination with the most recent historic building survey (i.e. 2008 Residential Area Intensive Survey) to determine whether a site or building should carry status as a contributing structure or landmark and what improvements, if any, are necessary to rehabilitate or restore a status.

Local Register of Significant Places

The Development Services Department maintains the Local Register of Significant Places (LRSP), a list of all the contributing structures and landmarks in Orland Park. The list can be found in Section 5-110.D, located in the appendix.

To landmark a site or building, a public hearing must be held following the protocols of Section 5-101. The Plan Commission first determines the status of the building, then the Board of Trustees approves or denies the status based on the Plan Commission's recommendation. A site or building approved by the Board of Trustees officially becomes an Orland Park Landmark when it is added to the LRSP, which entails amending the LDC and, if located in Old Orland, Section 6-209's list of contributing structures. As discussed in Chapter 1, a site or building is not officially recognized as a contributing structure or landmark until it is published in the LDC, which carries the legal weight of zoning law and the supporting ordinances.

Since 2008, the Village has landmarked sites and buildings under its direct ownership. However, in the future, it is anticipated that private buildings and structures will also be landmarked.

Landmark de-designation is the same public hearing process as when a landmark is designated. De-designation also requires amending the LDC to remove a site or building from the LRSP.

Rights and Requirements

Landmark status carries with it rights and requirements for the property owner. It is important to keep in mind that property owners of landmark buildings have the following rights. Landmark designation does not:

- Require the landmark to be open to the public
- Require the landmark owners to purchase or erect plaques or markers
- Force the landmark owners to make improvements to their properties
- Control the use of the landmark or limit its use/ re-use
- Regulate interior improvements

Just as landmark property owners have rights, they also have the responsibility to meet certain historic preservation requirements. Section 5-110 of the LDC requires landmark property owners to comply with the US Secretary of the Interior's Standards for Preservation, Rehabilitation and Restoration when doing any work on a landmark site or building.

*There are 22 landmark sites, of which two buildings are listed on the National Register of Historic Places, and over 40 structures as landmark buildings. This includes the Boley and Stellwagen Farms, Hostert Log Cabins, and four structures at the Village Center Campus. Humphrey Woods is the only Natural Heritage Site in Orland Park.*

While a property owner cannot be compelled to make improvements by virtue of a landmark status, when changes are proposed, they must make those changes within the bounds of the Secretary's standards. For this reason, collaboration and cooperation with property owners is important when initiating the landmark designation process. If a private property owner is reluctant to follow the Secretary's standards, they may not want a landmark status for their building or site.

## Certified Local Government

Orland Park is a Certified Local Government (CLG). The CLG program recognizes local governments that, through their own initiative, have established local historic preservation programs. The CLG program seeks to encourage and expand local involvement of historic preservation activities through partnerships between local governments, State Historic Preservation Offices, and the National Park Service.

Since 1966, when the US Congress created a historic preservation program for the United States (*National Historic Preservation Act of 1966*), the national preservation program has operated as a decentralized partnership of federal and state government. In 1980, with National Historic Preservation Act amendments, Congress established the CLG program, which expanded the partnership to provide for the participation of local governments.

To qualify as a CLG, a municipality or a county must have a historic preservation ordinance, establish a preservation commission, maintain an active survey program, and provide provisions for public participation. The Illinois CLG program is managed by the Illinois Historic Preservation Agency (IHPA). IHPA offers many benefits by providing technical assistance, awarding grants, and coordinating a network of participating communities.

### CLG Grants

All CLGs are eligible for grants to assist in the execution of local preservation programs. Funds can be used to finance a variety of preservation related activities, including surveying, planning, public outreach and education programs, publications, rehabilitation projects and staff support. The IHPA also offers workshops, information materials, and training to CLGs.

### Nominations

CLGs also play an active role in protecting locally designated properties. An important role of a CLG is to participate in the nomination process for local landmarks to be listed on the National Register of Historic Places. Preservation commissions and “chief elected officials” (e.g. mayors) comment on properties in their community that are nominated for listing.

The Village of Orland Park has been granted CLG status, which means it is incumbent on the Village to carry out specific responsibilities in cooperation with the State Historic Preservation

Office through IHPA. These responsibilities are outlined in an agreement between the Village of Orland Park and the State Historic Preservation Office, attached in the appendix.

CLG Annual Report

Sites and buildings that enjoy a contributing structure or landmark status stand to benefit the most from the CLG status of the Village. Therefore, it is important that the Village maintains its CLG status each year. Each December the Plan Commission is responsible for reviewing the annual CLG Report, which summarizes the activities of the past year as well as outlines goals and objectives for the Commission for the coming fiscal year. The CLG Report is submitted to the IHPA each January or at the beginning of Orland Park's fiscal year.

The annual CLG Reports are maintained by the Development Services Department. Copies of past reports can be obtained from the Department.

## Local Programs & Preservation Groups

Education plays an important role in local preservation programs. It allows residents and businesses to understand why Orland Park's old buildings are worth saving, particularly in terms of their unique architecture not found elsewhere or their significance with local history. Three preservation programs exist to help educate the public about preservation and that simultaneously award historic property owners for their continued efforts to preserve the history embedded in their buildings. They are the Historic Preservation Awards Program (HPA), the Historic Marker Program (HMP), and the Walking Tours.

### Historic Preservation Awards

Historic Preservation Awards (HPA) program was established to recognize property owners in Old Orland who have contributed to the preservation and enhancement of the Old Orland Historic District. Orland Park's Village Code authorizes the HPA Committee to review projects and sites and recommend awards to the Board of Trustees. The HPA Committee was previously comprised of the seven HPRC members, a representative from the Orland Historical Society, and a representative from the Old Orland Heritage Foundation.

The specific language in the Village Code authorizing the HPA Committee, its terms, and duties is attached in the appendix. Recipients of the HPA are presented the award at a Board of Trustees meeting at the end of the fiscal year.

### Historic Marker Program

In 2008, the Historic Marker Program was established when the Landmarks Designation Section 5-110 of LDC was finalized. The program was created as a long term project that would place uniform, standard issue historic markers in front of all the landmark buildings in Orland Park. The markers have the benefit of identifying these old buildings as local landmarks and also educating the public about their significance. The program materials, including the rules and regulations, design guidelines, nomination form, and phasing plan, are attached in the appendix.

### Walking Tours

Of the three educational programs, the Old Orland Walking Tour is the oldest. Since the beginning of the historic district, the walking tours were the most visible and active part of the historic preservation education program. The walking tours consist of a tour guide walking a

group of individuals through the historic district and explaining all the different elements and parts of the district and neighborhood. In the beginning the walking tours were conducted mostly by volunteers from the Orland Historical Society. More recently, the walking tours have been regularly conducted by Village staff for school children.

Local Preservation Groups

There are a number of local preservation groups in Orland Park. These groups focus their efforts typically on one or a group of buildings in the community and usually do not stray far from their main goals and efforts. They include:

- **Orland Historical Society** – Main oversight group responsible for the rehabilitation and restoration of the National Register of Historic Places designated John Humphrey House, a local historical museum.
- **Old Orland Heritage Foundation** – Main oversight group responsible for the rehabilitation and restoration of the National Register of Historic Places designated Twin Towers Sanctuary, a former Methodist chapel turned community space.
- **Open Lands Corporation/ Open Lands Commission** – Main oversight group responsible for the rehabilitation and restoration of open lands across the Orland Park community. The OLC is an autonomous commission.
- **Stellwagen Family Farm Foundation** – Main oversight group responsible for the rehabilitation and restoration of the Stellwagen Family Farm. The SFFF is also a semi-governmental independent commission, as the Stellwagen Family Farm is owned by the Village of Orland Park.



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# Land Development Code

## 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 Plan Commission, with a 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 Plan Commission and Board of Trustees.** The Plan Commission shall hold a public hearing for the landmark designation and the Village Board shall act on the recommendation of the Plan Commission. 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. (Ord. 4940 - 11/3/14)

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 Plan 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; Amd. Ord. 4940 - 11/3/14)
  - 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, 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);

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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";
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 Plan Commission 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 per the regulations of Section 6-209. 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 Plan Commission 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.I of these regulations;
    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.I 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. (Ord. 4940 - 11/3/14)

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: (Ord. 4940 - 11/3/14)
    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, 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, 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 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, 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 Plan Commission. The Development Services Department shall write a report and recommendation to the Plan Commission to de-designate a landmark. The same review sequence outlined in Section 5-101.C for designating landmarks shall apply for de-designating them. (Ord. 4940 - 11/3/14)
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.

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- 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.
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.

## Land Development Code

### Section 6-209: Old Orland Historic District

#### Vision

The Old Orland Historic District is Orland Park's oldest neighborhood and the historic heart of the Village. It has a picturesque turn-of-the-century collection of small shops, historic churches and attractive houses. The Village Center, McGinnis Slough, Humphrey Woods and the train station are within close walking distance. To ensure that Old Orland retains its unique character and special sense of place, the Village offers the following vision for the area:

*New development will respect the established character of this historic neighborhood - narrow tree lined streets, small walkable blocks, buildings on small lots, and gardens and outdoor spaces for people to enjoy. Contributing buildings will be preserved for future generations. Historic churches, museums and other civic buildings will continue to be places where the community comes to gather, learn and celebrate. The area will attract small businesses and unique local stores, and also be a great place to live. Trails will connect the area to woods and forest nearby.*



*Old Orland looking east, early 20th century*

VILLAGE OF ORLAND PARK



Historic perspectives of the district from the 1900's



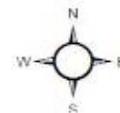
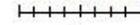
**Contributing Structures**

- |                          |                                |
|--------------------------|--------------------------------|
| 1. 9960 W. 143rd Street* | 9. 9967 W. 144th Street (NRHP) |
| 2. 9999 W. 143rd Street  | 10. 14316 Beacon Avenue        |
| 3. 9953 W. 143rd Street  | 11. 14320-24 Beacon Avenue     |
| 4. 9925 W. 143rd Street  | 12. 14330 Beacon Avenue        |
| 5. 9917 W. 143rd Street  | 13. 14315 Beacon Avenue        |
| 6. 14306-10 Union Avenue | 14. 14339 Beacon Avenue        |
| 7. 14314 Union Avenue    | 15. 14420 Second Avenue        |
| 8. 9952 W. 144th Street  | 16. 9830 W. 144th Place (NRHP) |

--- OOH District Boundary

Permitted Commercial Area

0 50 100 200 Feet



- While not in the OOH District boundary, Building 1 is considered a contributing structure, and should be protected.
- All contributing structures are Orland Park Landmarks, per Section 5-110.
- Buildings 9 and 16 are the National Register of Historic Places (NRHP)

MAP 1: OOH District Boundary Map with Contributing Structures

**VILLAGE OF ORLAND PARK**

**List of Contributing Structures with Photos**

1. Orland Park School, 9960 W. 143rd Street. The center two-story brick portion of the school was built in 1922 and the gymnasium to the west was added in 1940. The distinctive stone walls of the gymnasium are made of Joliet limestone. This is the most substantial of buildings in the Old Orland area.
2. Former Christ Lutheran Church, 9999 W. 143rd Street. Erected in 1898, this simple wood frame building is typical of many Gothic Revival rural churches of the period. It has not been altered significantly. The small building south of the church was built in 1922 as a school house.
3. Former Residence, 9953 W. 143rd Street. This small, simple frame building was built around 1890. The original materials and building elements have been unaltered. This is a fine example of a National style building with Folk Victorian detailing in the district.
4. Former Residence, 9925 W. 143rd Street. This two-story Italianate structure from the 1880's has some nice decorative elements. Except for later residing, this building appears to have had no significant alterations.
5. Orland Park Library, 9917 W. 143rd Street. This commercial building with Tudor styling was built in 1937 and once served as Orland Park's first public library.
6. Orland Park Hotel, 14306-10 Union Avenue. This frame commercial building was originally the Orland Park Hotel. The ornate Italianate trim dates to the early 1880's. Although the building has been resided and the fenestration of the first floor has been rebuilt, it is still the most ornate early structure in Orland Park.



*1. 9960 W. 143rd Street*



*2. 9999 W. 143rd Street*



*3. 9953 W. 143rd Street*



*4. 9925 W. 143rd Street*



*5. 9917 W. 143rd Street*



*6. 14306-10 Union Avenue*

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7. Loebe Bros. General Store, 14314 Union Avenue. This was the first general store in Orland Park. The building appears to be a series of buildings that were added onto each other. Most of them appear to date from the early 1880's to mid 1890's. The front is particularly well preserved.
8. Loebe House, 9952 W. 144th Street. This large residence from about 1895 is an excellent example of the Queen Anne style. The house shows typical features of Queen Anne houses in the use of bay windows, patterned shingles along the sides and gables, and a tower to break the flat wall surfaces.
9. Twin Towers Sanctuary, 9967 144th Street. Designed by Chicago architect William Arthur Bennet and constructed in 1898, the twin octagonal towers make this the most imposing and visible landmark in Old Orland. This building was substantially renovated by the Old Orland Heritage Foundation. In 1987, the building was added to the National Register of Historic Places.
10. Orland State Bank, 14316 Beacon Avenue. Built in 1910, this well preserved brick building is a good example of Italianate commercial buildings once common in the Midwest.
11. Commercial Emporium, 14320-24 Beacon Avenue. Built approximately in 1885, this is an unusual combination of Commercial, Italianate and National building style.



*7. 14314 Union Avenue*



*8. 9952 W. 144th Street*



*9. 9967 W. 144th Street (NRHP)*



*10. 14316 Beacon Avenue*



*11. 14320-24 Beacon Avenue*

## VILLAGE OF ORLAND PARK

12. Former Residence, 14330 Beacon Avenue. This well preserved frame building was likely constructed in the late 1880's or early 1890's. The wealth of Queen Anne decorations have survived since the house was built.
13. Former Residence, 14315 Beacon Avenue. This two story Folk Victorian building dates back to the 1880's and is typical of many residences constructed during this period in Old Orland.
14. Residence, 14339 Beacon Avenue. This single story residence in the National style was built in 1890. Many of the original building features have been restored.
15. Residence, 14420 Second Avenue. Constructed in 1880, this house is believed to be the first residence built in Orland Park. The front bay windows and the roof that joins them were later additions at the turn of the 20th Century. The porch and garage building along Second Avenue were additions at the turn of the 21st Century.
16. John Humphrey House, 9830 W. 144th Place. This stately two story Italianate frame residence was built in 1881 by the late Sir John Humphrey, a prominent early resident of the Orland area and Orland Park's first Mayor. The interior has been restored with authentic furnishings and is maintained by the Orland Historical Society. This building was added to the National Register of Historic Places in 2005.

More detailed information about these historic buildings is available from the Village of Orland Park.



12. 14330 Beacon Avenue



13. 14315 Beacon Avenue



14. 14339 Beacon Avenue



15. 14420 Second Avenue



16. 9830 W. 144th Place (NRHP)

### Historic Architectural Styles in the District

The Old Orland Historic District has a collection of modest homes in a variety of styles, including National, Folk Victorian, Commercial and Commercial Italianate, Craftsman, Queen Anne, Gothic and Tudor Revival. The early buildings of the historic district were made of wood frame with wood siding and trim. Some later commercial buildings are of brick. The various architectural styles of buildings in the Historic District are described with examples below. While some buildings have elements of many other architectural styles, they were classified under the predominant style.



#### National (1835-1895)

National is the term given to indigenous forms of building construction. Some refer to National buildings as Vernacular style. Although buildings continued to be constructed according to the earlier traditional folk forms, the increased availability of lumber (mill-sawn lumber was available after 1850) led to some new shape innovations. Folk form, or vernacular buildings are typically of frame construction and covered with wood siding. Some may have details taken from high styles such as Greek Revival or Colonial Revival; others may have later high style modifications. Some of the many variants of the vernacular identified in the survey area are:

**Four-over-Four:** A side gable, two story, center entry house, two rooms deep and two rooms wide.

*Example: 9830 W. 144th Place*



**Gable-Front:** During the Greek Revival movement in the period between 1830 and 1850, the front-gabled shape was commonly used to echo the pedimented façade of typical Greek temples. This form was particularly common in New England and its popularity expanded along with the expansion of the railroad network and remained a dominant folk form until well into the 20th century. Part of its staying power reflected the fact that gable-front houses were well suited for narrow urban lots, which were found in many rapidly developing cities.

*Examples: 14438 Second Avenue, 9953 W. 143rd Street, 14329 Beacon Avenue, 14420 First Avenue and 9856 W. 144th Place*



**Gabled L:** Commonly known as Gable-Front-and-Wing, this house form also descended from styled Greek Revival houses and the gable-front form. This variant shows an additional side-gabled wing added at right angles to the gable-front plan to give a compound, gable-front-and-wing shape with uniform roof height. A shed-roofed porch was typically placed within the L made by the two wings.

*Example: 9833 W. 144th Place*

## VILLAGE OF ORLAND PARK



**Hipped:** Massed-plan folk house of nearly square plan are commonly built with hipped or pyramidal roofs. It may be one or two stories high. Hipped folk houses differ principally in roof pitch and in the size and placement of porches. Many one story houses have full or partial integral porches included under the principal roof.

*Examples: 9999 W. 143rd Street at West Avenue and 9853 W. 144th Place*



**Side Gable:** This house form, with a side gable and massed-plan (more than one room deep) was very popular after lightweight lumber became widely available by the railroads. Simpler methods of light roof framing led to these massed-plan houses which had larger and more flexible interior plans, therefore, eventually replacing the traditional one room deep Hall-and-Parlor and I-House forms.

*Example: 14420 Second Avenue*



**Upright-and-Wing:** This house form is similar to the Gabled L. It is usually a one and a half to two story front gable house with a one-to-one and a half story wing at right angles of lesser height. A porch was often placed in the area formed by the gable front and wing. Some Upright-and-Wing houses may have started out as a Front Gable to which a wing was added.

*Examples: 9855 W. 144th Street and 9976 W. 144th Street*

### **Craftsman (1905-1930)**

Craftsman was the dominant style for smaller houses built across the country during the period between 1905 through the mid-1920's. By the end of the 1920's, the style was fading from popularity and few were built after 1930. Common characteristics include low-pitched, gabled or hipped roof with wide, unenclosed eave overhang; exposed roof rafters; decorative beams or knee braces under gables; porches, full or partial width, with roof supported by tapered square columns, often of brick or stone material; dormers often with exposed rafter ends and knee braces; usually shed or gable roof; windows designed with a horizontal emphasis.

*Examples: 14407 Beacon Avenue and 9955 W. 144th Street*





**Commercial Vernacular or Commercial/Storefront (1880-1900)**

Early vernacular commercial buildings are referred to as Commercial Vernacular. These buildings are identified by their form, not their architectural style, although they may have some decorative features taken from architectural styles, often Italianate or Classical. These buildings are typically found in main street areas. Common characteristics include street facades abutting one another and sited at the lot line; false fronts visible at the roof line of the typically gable roof; buildings in relative scale with adjacent commercial vernacular buildings; typical three part facades: storefront, upper stories, and cornice or parapet; most often of wood with transoms above storefronts, and decorative cornices.

*Examples: 14300 Beacon Avenue, 14320 Beacon Avenue, 14306 Union Avenue and 14314 Union Avenue*



**20th Century Commercial (1900- )**

Later Commercial Vernacular buildings are referred to as 20th Century Commercial Style. These buildings are identified by their form and materials, not their architectural style, although they may have some decorative features taken from architectural styles. Common characteristics include facades of brick or stone with contrasting masonry ornament; street facades abutting one another and sited at the lot line; buildings in relative scale with adjacent commercial vernacular buildings.

*Examples: 14316 Beacon Avenue and 9875 W. 143rd Street*



**Folk Victorian (1870-1910)**

This style is defined by the presence of Victorian decorative detailing on simple folk house forms, and generally much less elaborated than the Victorian styles that they attempt to mimic. The details are usually of either Italianate or Queen Anne inspiration. The primary areas for the application of this detailing are the porch and cornice line. Common characteristics include porches with spindle-work detailing or flat, jig-saw cut trim; turned balusters used both in porch railings and in friezes suspended from the porch ceiling; roof-wall junction may be either boxed or open; simple window surrounds with simple pediment above.

*Examples: 14315 Beacon Avenue, 14330 Beacon, 14339 Beacon Avenue and 9852 W. 144th Place*



### **Georgian Revival (1880-1955)**

The Georgian Revival style is more commonly grouped under the Colonial Revival style, which includes Georgian, Adam and Dutch. Colonial Revival refers to the entire rebirth of interest in the early English and Dutch houses of the Atlantic seaboard. The Georgian and Adam styles form the backbone of the Revival, with secondary influences from post medieval English or Dutch Colonial prototypes. The principal areas of elaboration are entrances, cornices and windows. Common characteristics include an accentuated front door, normally with a decorative pediment supported by pilasters, or extended forward and supported by slender columns to form the entry porch; doors, commonly with overhead fanlights or sidelights; a façade normally showing symmetrically balanced windows and center door; windows with double-hung sashes, usually with multi-pane glazing in one or both sashes, and frequently in adjacent pairs.

*Example: 9960 W. 143rd Street*



### **Gothic Revival (1840-1880)**

The Gothic Revival style, based on English precedents, was promoted as an ideal picturesque rural style, suitable for residential use. The style was losing popularity for residential designs by the late 1860's, but resurgence during the 1870's occurred when the style was applied to public and religious buildings. Common characteristics include a steeply pitched roof, usually with steep cross gables; roofs often topped with pinnacles; gables, commonly with decorated vergeboards; wall surfaces extend into a gable without a break; windows commonly extended into a gable, frequently having pointed-arch shape (Gothic arch); doors often with pointed-arch and/or heavy hood ornament.

*Example: 9999 W. 143rd Street*



### **Italianate (1840-1885)**

A popular 19th century style, the Italianate was derived from the architecture of Italian villas and originated in England at the start of the Picturesque Movement. This style with its wide overhanging bracketed eaves was typically found on two and three story buildings. Common characteristics include cupolas; vertical proportions; wide eaves and intricate cornices; large brackets, sometimes paired; tall, curved or arched topped windows and doors with hooded molds; porches, both small entry and full width, of single story height; paired and single doors, commonly with large-pane glazing in the door itself.

*Examples: 9925 W. 143rd Street and 14306 Union Avenue.*



**Prairie (1900-1925)**

An American style of architecture that originated with the Prairie School, popular in the Midwest from about 1900 to 1930. Characteristics include broad, low-pitched roof, and hipped eaves usually with a very wide overhang; light colored stucco exterior walls, brick or concrete block; contrasting wood trim between stories; Sullivanesque ornamentation such as friezes and/or door surrounds; ribbon windows below roof overhang, emphasizing the horizontal plane.

*Example: 9960 W. 143rd Street*



**Queen Anne (1880-1910)**

The very popular style of the 1880's and 1890's has asymmetrical shapes characterized by projecting bays and prominent, compound roof shapes. A one story porch along the front sometimes wraps around the side. These buildings were clad in a variety of materials and with multiple textures including patterned shingles. Common characteristics include an abundance of decoration; varied and rich contrasting materials, shapes and textures; expansive, encircling porches; turrets or conical towers; pressed metal bays; irregular roofline with many dormers and chimneys; some may have half-timbering with windows grouped three or more.

*Examples: 9952 W. 144th Street and 9967 W. 144th Street*



**Tudor Revival (1890-1940)**

A popular romantic revival style from the first half of the 20th century, Tudor Revival was a romantic inspiration based on English medieval buildings. The style is recognized by the use of a steeply pitched side gable or hipped roof, with one or more front facing, asymmetrically placed gables. Common characteristics include walls of masonry, brick, stucco and half-timbering most commonly used in a mixture; mullions, transoms, and trim of stone are typical, as are rounded Tudor arch door openings; tall, narrow windows, double-hung or casement, often with leaded glass; multiple and overlapping dormers; multi-colored slate on the roof; massive chimneys, often stone or stucco with stone ornament.

*Example: 9917 W. 143rd Street*



## VILLAGE OF ORLAND PARK

### A. Purpose

The purpose of the Old Orland Historic District (OOH) is to retain the commercial and residential character of the original core of Orland Park. It is also the purpose of this district to encourage the restoration and preservation of historically and architecturally significant structures that are an important part of the Village's heritage. To maintain the historic, semi-residential character of the district, commercial development is limited to certain streets: 143rd Street, Beacon Avenue between 143rd Street and 144th Place, Union Avenue between 143rd Street and Brook Avenue, and in the existing commercial portion of West Avenue between 143rd Street and 143rd Place. Uses within this area are therefore restricted to small retail businesses, offices and residential dwellings, all of which must be compatible in scale and ambiance with the district (see Map 1). The Certificate of Appropriateness review process was designed to ensure all development in the district meets these objectives.

### B. Uses

The following uses may be established in the OOH District in accordance with the procedures and standards set forth in Section 5-101 through 5-104 for permitted uses and Section 5-105 for special uses in the Land Development Code. Although certain uses are listed as "permitted uses" within the district, a Certificate of Appropriateness must still be obtained, as described later in this section, and any other required development approval from the Village prior to construction, alteration or demolition. "Special Uses" must obtain a special use permit as well as any other required development approvals from the Village. The following applies to redevelopment in the Old Orland Historic District:

- In the non-commercial areas, existing residential buildings cannot be converted to mixed use buildings, or be used for office or commercial uses;
- In the commercial areas, mixed use and single use commercial/office buildings can replace existing residential buildings via a tear-down when a parcel is redeveloped, but require a special use permit.
- In the commercial areas, mixed use and single use commercial/office uses are permitted in existing residential buildings as a permitted use.

**VILLAGE OF ORLAND PARK**

**Table of Uses**

<b>Uses</b>	<b>Permitted / Special Use</b>	<b>Geography</b>
<b>1. Accessory Uses</b>	See Section 6-302	Any Area
<b>2. Residential Uses</b>		
Multi-family residences without commercial	Permitted	Commercial Areas
Overnight accommodations up to 6 rental units, 30 day occupancy	Permitted	Commercial Areas
Residential units above retail or commercial establishments	Permitted	Commercial Areas
Single-family detached dwelling	Permitted	Any Area
Small residential care homes up to 6 residents	Permitted	Residential Areas
<b>3. Commercial Uses</b>		
<i>(The maximum permitted square footage of commercial uses in Old Orland is 5,000 square feet.)</i>		
Clinics and medical or dental offices	Permitted	Commercial Areas
Commercial retail establishments	Permitted	Commercial Areas
Day care homes	Permitted	Commercial Areas
Financial institutions	Permitted	Commercial Areas
Food concession	Permitted	Commercial Areas
Offices	Permitted	Commercial Areas
Personal service establishments	Permitted	Commercial Areas
Restaurants and outdoor seating for restaurants*	Special Use	Commercial Areas
<i>*When located within 300 feet of a residential use</i>		
<b>4. Civic and Institutional Uses</b>		
Community centers, clubs and lodges	Special Use	Any Area
Government uses, including office, recreational uses, public parks and playgrounds	Permitted	Any Area
Museums, civic and cultural centers	Special Use	Any Area
Places of worship	Special Use	Any Area
Public schools	Special Use	Any Area
<b>5. Transportation and Utilities</b>		
Public transportation facilities such as bus shelters	Special Use	Commercial Areas
Utility substations	Special Use	Commercial Areas

**C. Bulk Requirements**

The following requirements apply to all properties in the OOH District.

**1. Lot Area and Width**

The minimum lot area for each residential dwelling unit shall be 2,500 square feet. The minimum front lot width shall be twenty-five (25) feet, adding ten (10) feet for a corner lot, to a maximum of 50 feet for new construction. The minimum lot area for each nonresidential or mixed use development shall be 5,000 square feet. The minimum front lot width shall be fifty (50) feet, adding ten (10) feet for a corner lot, to a maximum of 125 feet for new construction.

**2. Height**

The maximum building height in the Historic District is 37 feet to the top of the structure.

**3. Lot Coverage**

For all residential developments, no more than 80% of the area of the lot may be impervious. The remaining 20% must be maintained as green space. For all non-residential or mixed use developments, at least 10% of the site shall be maintained as green space.

**4. Building Setbacks**

The following setback standards shall apply in the OOH District. For square corner lots, the "front" setback shall be considered to be the yard where the main door is located; the other yard shall therefore be considered to be the "side" setback.

a. Residential:

1. Front: Eight (8) foot minimum and fifteen (15) foot maximum. The minimum may be reduced to the average of the front setback of the two adjacent lots if one or both of the setbacks of adjacent lots are smaller.
2. Side: Five (5) foot minimum and fifteen (15) foot maximum.
3. Corner Side: Ten (10) foot minimum and no maximum.
4. Rear: Thirty (30) foot minimum and no maximum.

b. Non-Residential and Mixed Use:

1. Front: No minimum and five (5) foot maximum.
2. Side: No minimum and five (5) foot maximum.
3. Corner Side: Ten (10) foot minimum and no maximum.
4. Rear: Twenty (20) foot minimum and no maximum.

**D. Other Regulations**

**1. Permitted Uses in the Right-of-Way and Setback Areas**

Pedestrian oriented uses are allowed within the public right-of-way and in setback areas, including sidewalks, canopies, marquees, benches, projecting signs and landscaped gardens. No parking shall be permitted in the front setback for any use located in the OOH District.

**2. Parking Lot Setbacks**

For existing lots, if there is insufficient area to provide a landscape buffer between the parking lot and sidewalk, a three (3) foot high decorative fence or a two (2) foot high masonry seating wall should be provided to separate the sidewalk from the parking area.

**3. Parking Requirements**

All parking regulations apply as outlined in Section 6-306 of the Land Development Code. If there is insufficient area for Historic District businesses in new or existing buildings to provide required parking on-site, parking opportunities demonstrated to exist either on-street or via shared parking nearby may be applied to meet the requirement. (Ord. 4738, 6/18/12)

4. **Loading**

All loading regulations apply as outlined in Section 6-306 of the Land Development Code. For businesses in the Historic District that do not have sufficient land area on site to provide a designated loading space, loading may occur from a side street, from an alleyway or in a parking lot drive aisle, provided loading activities do not disrupt traffic flow for other uses.

5. **Landscaping**

Buffer landscaping between like uses and between commercial uses and the street is not required in the Old Orland Historic District. All other landscaping regulations apply as outlined in Section 6-305 of the Land Development Code. If there is insufficient area to provide required landscaping on-site, petitioners are encouraged to provide landscape improvements in areas visible from the street, including movable benches, decorative planter boxes, hanging baskets et cetera. It is the responsibility of the property owner to maintain these improvements.

6. **Tree Preservation**

Tree preservation requirements outlined in Section 6-305.1 of the Land Development Code for preserving and/or removing trees 4-inches in caliper and above apply to the OOH District. All healthy mature trees that contribute to the character of the Historic District should be maintained.

7. **Fences**

For front yards and yards abutting a street, fences shall not exceed a height of 4-feet, must be 50% open, and be of picket construction. All other fences shall not exceed a height of 5-feet. Chain link fences are not permitted. Fences on property with contributing structures shall be of wood construction. Fencing on property with non-contributing structures or new construction can be vinyl. (Ord. 4738, 6/18/12)

8. **Garages**

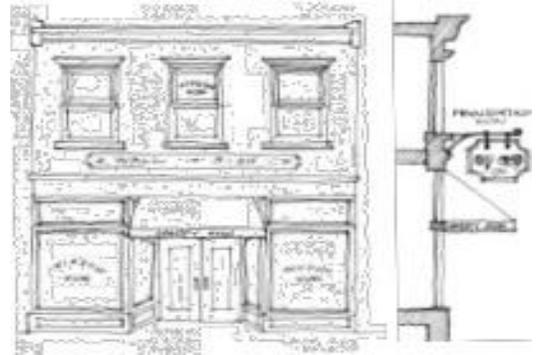
New construction should continue the tradition of locating the garage at the rear of the lot, behind the principal building. Garages should be compatible in design, materials and roof form of the principal building. The maximum height permitted for a garage is sixteen (16) feet to the top of the structure. Additional height may be permitted for a specific roof form that reflects the principal building. Attached garages are allowed only on corner lots and only when mitigating for natural features such as topography or heritage trees. No living space is allowed above an attached garage. Attached garages must be built to a similar scale as detached garages, located at the rear of the principal building and maintain ornamental overhead doors when facing the right-of-way. Garages may have a maximum of two overhead doors or, when located on corner lots, three overhead doors and they must be ornamental doors when facing the right-of-way. (Amd. Ord. 4839, 9/16/13).

**E. Signage**

Signs in the OOH District shall be compatible with the architecture, scale and design of the building of which it is a part. Signs should not obscure or overwhelm architectural details. Building directories are encouraged for multi-tenanted buildings.

**1. Flat Wall Signs**

Only one (1) sign shall be permitted per lot frontage on a public right-of-way. The maximum sign area shall be 7.5% of the area of the first two (2) stories of building elevation on which it is placed, or for a multi-tenant retail commercial building, each tenant may have a sign area not to exceed 7.5% of the area of its leased exterior storefront. Wall signs may not cover any part of a window or extend above the roof line.



**2. Canopies or Awnings**

Canopies or awnings are considered to be wall signs and must be opaque and made of fabric. Lettering should be confined to the area of the awning perpendicular to the sidewalk. Avoid lettering on slants and curves. Lettering must not exceed twenty percent (20%) of the total canopy or awning area, subject to the other wall sign limitations, and be limited to placement above windows and doors.



*Wall and Window Signs*

**3. Projecting Signs**

Projecting signs cannot extend more than 3-feet into the public right-of-way. The bottom of the sign must be at least 7-feet from the ground. The maximum size of such sign shall be ten (10) square feet. Such signs shall not be internally illuminated.

**4. Window Signs**

Window signs may cover no more than fifteen percent (15%) of the window area and lettering shall be painted. Sign area shall be calculated by drawing a box around each word.

**5. Freestanding Signs**

Permanent freestanding signs shall only be permitted on lots forty (40) or more feet in width. The maximum sign face area shall be twenty (20) square feet with a maximum height of five (5) feet. Message boards are not permitted.



*Freestanding Sign*

**F. Architectural Design Standards**

1. **Applicability**

There are sixteen (16) buildings designated as "Contributing Structures" in Old Orland, two of which are listed on the National Register of Historic Places. These buildings are identified in Map 1 of this section. (While not in the District, Building 1 is considered a contributing structure and should be protected). Remaining buildings in the OOH District are classified as "Non-Contributing" or "New Construction".

- a. Buildings on the National Register of Historic Places. Buildings listed on the National Register of Historic Places must comply with the United States Secretary of the Interior's Standards for Rehabilitation and design standards outlined in this section to maintain and improve the accuracy and integrity of the interior and exterior of the building. These are eligible for matching funds from the Façade Improvement Program.
- b. All Contributing Structures and Additions to Contributing Structures. All Contributing structures and additions to Contributing Structures must comply with the Design Standards outlined in this section in order to maintain and improve the accuracy and integrity of the exterior of the building only. These are eligible for matching funds from the Façade Improvement Program.
- c. All Non-Contributing Structures, Additions to Non-Contributing Structures and New Construction. All Non-Contributing Structures, additions to Non-Contributing Structures and New Construction are strongly encouraged to follow the Design Standards outlined in this section. If the Design Standards are met, these structures may be eligible for Low Interest Loans and matching funds from the Façade Improvement Program.

2. **General Design Standards**

The following are based both on the United States Secretary of the Interior's Standards for Rehabilitation and on local preservation objectives for the OOH District. These standards will be used to evaluate applications for Certificates of Appropriateness.

- a. **Compatible Use with Minimal Alterations**  
Every reasonable effort shall be made to use a property for its originally intended purpose or to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment.
- b. **Relationship to Streets and Open Spaces**  
The unique character of streets and open spaces in the Historic District shall be retained and preserved. The removal of historic materials or alterations of features and spaces that characterize a property and contribute to the character of the Historic District should be avoided.
- c. **Distinctive Architectural Features**  
The distinguishing original qualities or character of the District including buildings, structures or sites and their environment shall not be destroyed. Avoid the removal or alteration of any historic material or distinctive architectural features. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be preserved.
- d. **Historic Appropriateness**  
All buildings, structures and sites shall be recognized as products of their own time. Avoid alterations that have no historical basis and which seek to create an earlier appearance.
- e. **Past Alterations**  
Changes that have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have

acquired significance in their own right, and this significance shall be recognized and respected.

f. **Deteriorated Architectural Features**

These shall be repaired rather than replaced. If the severity of deterioration requires replacement, new material should match the historic material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence than on conjectural designs or availability or architectural elements on other buildings or structures.

g. **Chemical or Physical Treatment**

Chemical or physical treatment, such as sandblasting, that cause damage to historic materials shall not be used. Surface cleaning or structures, if appropriate, shall be undertaken using the gentlest means possible.

h. **Archaeological Resources**

Every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any project.

i. **Contemporary Design**

Contemporary design for alterations and additions to existing buildings and construction of new buildings within the District shall not be discouraged when such alterations and new construction do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property and the District.

j. **Structural Integrity**

Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

k. **Replacement of Existing Features**

Architectural elements shall be repaired with original materials rather than replaced. Replacement should be considered only when features have severely deteriorated. New material should match the existing material. If the material being replaced is not original to the structure, original materials shall be used to improve the overall integrity of the structure.

1. **Additions and New Construction**

Appropriate locations of an addition are at the rear or sides of the building. These should be connected to the property in a way that does not alter, obscure, damage, or destroy any significant features, and has a minimal impact on the exterior walls. Additions should complement the original building in size, scale, massing and design. These should not be taller or wider than the original building. Design features including the roof shape, materials, color, location of windows and doors, cornice heights et cetera should be consistent with the original building.

New construction should be compatible with the architectural styles of the District. Replication of a specific architectural style can create a false historic appearance and should be avoided. Contemporary designs are acceptable when compatible in size, scale, color, material, and character of the District.

Building additions and new construction are encouraged to be compatible with the proportions predominant in the District: rectangular, vertically oriented massing with gable ends facing the street.

3. Specific Design Standards

a. Windows

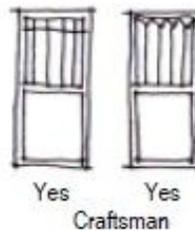
**Predominant Style**

Wood, double hung sash windows, with both single and multiple divided lights are common in the historic buildings. The most common light configuration is a simple one-over-one.

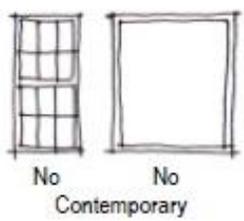
Some buildings have ornamental Queen Anne windows with large lower sash and leaded or stained glass fixed sash above. Queen Anne windows have been identified in Folk Victorian, Queen Anne and National style houses.



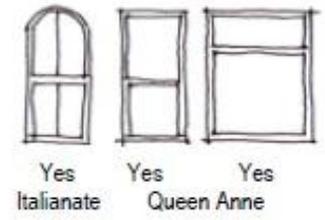
Yes Yes  
National



Yes Yes  
Craftsman



No No  
Contemporary



Yes Yes Yes  
Italianate Queen Anne

**Replacement Windows**

Use wood windows, specifically on the front facades. Metal windows can be used for secondary facades if they are painted to match wood windows. Retain the location and size of original window openings. Retain or simplify divisions of glass, and retain transoms.

**New Windows**

Simple double-hung wood windows with vertical proportions are appropriate for the District. Wood is preferred; if metal is used, it should be painted to match any existing windows.

**Storm Windows and/or Screens**

Painted wood is preferred. Painted metal may be used for additions. The division in the storm window should align with the divisions of the window.

**Shutters**

Avoid using shutters unless they were original to the building. If shutters are used, they should be half the width of the window opening and be hinged rather than screwed to the siding.

**Sashes**

Wood sashes are preferred. Clad wood and painted metal may be used for additions. Sash can have either single light or multiple divided lights. Storm windows and screens of wood or painted metal with divisions in alignment of the divisions of the window.

**Not Permitted**

- i. Dividing each sash into more than six lights;
- ii. Synthetic trim to cover existing trim and synthetic siding which conceals the original wood window frame;
- iii. Glass block windows;
- iv. Horizontally proportioned windows;
- v. Snap-in-muntins and applied muntins;
- vi. High-gloss metal finishes;
- vii. Unique contemporary shapes or casements;
- viii. Mirrored, reflective or tinted glass.

**b. Exterior Doors**

***Predominant Style***

*Typically the historic houses in the District had wood doors of four or five panels.*

*Large glass lights in doors are not typical in the District.*

*There are examples of wood paneled doors with vertically oriented, divided lights in the upper panels of the door.*

*Sidelights on residential buildings are not typical for the District but are seen on a few commercial buildings.*

*Transoms above front doors are seen throughout the District, although many have been obscured with plywood or siding.*

**Replacement Doors**

Use wood doors, specifically on the front facades. Metal doors can be used for secondary facades if they are painted to match wood doors.

**New Doors**

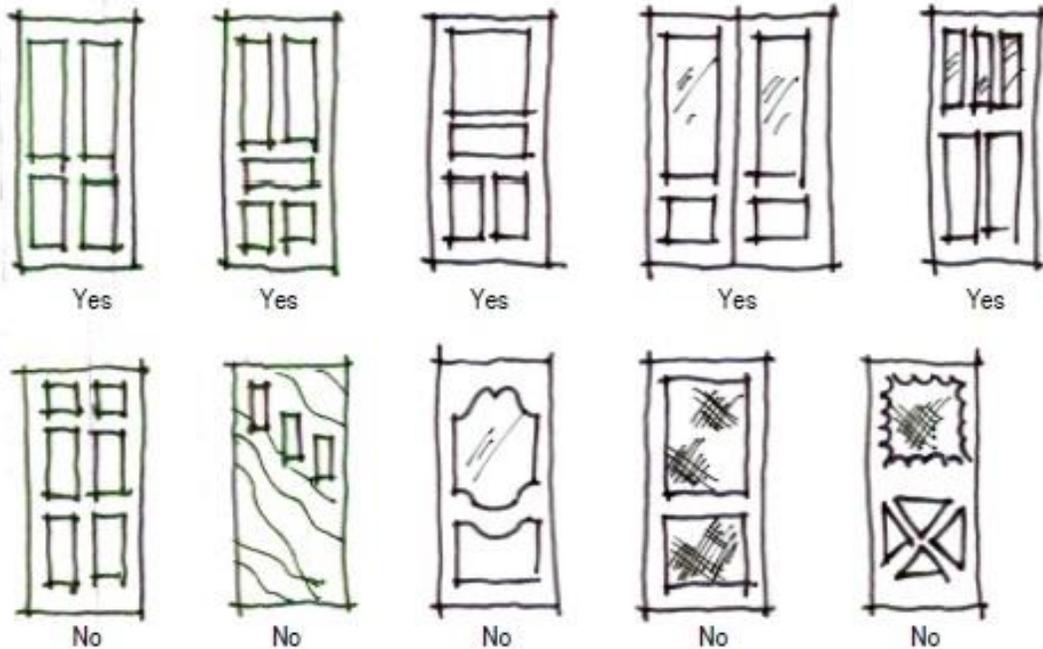
Doors should be wood with the appropriate paneling to the architectural style with transoms or lights in the door as appropriate.

**Storm Doors or Screen Doors**

Should be wood with full size screen or glass, or paneled lower half with screen or rectangular glass light above. Any metal should be painted.

**Not Permitted**

- i. Metal doors with embossed paneling;
- ii. Doors with large oval glass light;
- iii. Six panel Colonial style doors and contemporary flush doors;
- iv. High-gloss metal storm doors and storm doors with a flush lower panel;
- v. Sidelights are generally not typical on residential buildings.



**c. Porches and Door Overhangs**

***Predominant Style***

*Porches and door overhangs are typical of many of the existing buildings in the District.*

*Existing porches are of wood, with stone or brick piers or foundations.*

*Detailing for the porches vary with architectural style.*

*Front door overhangs are also seen in the District, which are typically supported by wall braces.*

Wood porches and door overhangs are very common in the District. These add greatly to the pedestrian scale and character of the street facades, and are strongly encouraged for all new construction.

**Existing Porches and Overhangs**

Existing porches and overhangs should be maintained. If replacement is necessary, wood components and wood siding closely matching the original style should be used.

**New Porches and Door Overhangs**

New porches and overhangs are encouraged for all additions and new buildings. Wood components and wood siding are appropriate and should be painted. Porches on additions or new construction are encouraged to be open and of a compatible scale and material. If new porches are enclosed, these should be screened or have double-hung windows. Front door overhangs with wall braces are appropriate.

**Not Permitted**

- i. Enclosing an existing porch detracts from the character of the main facades. Original porches have to remain open and should not be enclosed;
- ii. Removing or concealing distinctive porch features when installing screens or windows;
- iii. Re-cladding porches with synthetic siding;
- iv. Eliminating significant detailing on porches;
- v. Two story porches or overhangs, mansard roof elements, and overhangs without vertical supports.



**d. Exterior Stairs**

***Predominant Style***

*Exterior stairs are not part of the typical historic vocabulary of the District, and are more common with later additions or modifications.*

As the uses of buildings have changed, several buildings have been modified to add exterior stairs to the upper floor. Exterior stairs are inconsistent with the character of the District and are generally discouraged in the District.

For existing buildings or additions, if exterior stairs to the upper floor have to be provided, these should be:

1. Located to the rear of the building where possible.
2. Painted to match the color of the building and screened from view.
3. For new construction, exterior stairs are not allowed.

**e. Roofs, Skylights, Gutters and Chimneys**

***Predominant Style***

*Original roofs were covered in wood shingles or painted tin sheathing.*

*Today, many of these roofs have been replaced with asphalt shingles.*

*Gutters were typically half round in profile on the original buildings.*

*Most buildings in the District have simple brick chimneys.*

Replacement roofing, gutters and chimneys should match the historic in the existing building in material and configuration, or should be compatible.

New or replacement roofs of wood or asphalt shingles are appropriate. Wood shingles should be machine cut. Asphalt shingles should be simple, flat and smooth, and in an appropriate color. Painted metal roofs in terne coated steel is allowed.

Skylights are not permitted on Contributing Structures as they are historically inappropriate. Skylights are acceptable on non-contributing structures provided that these have the appropriate scale; however, skylights with convex or bubble shapes, or other unusual contemporary shapes should be avoided.

Gutters were typically half round in profile. Gutters should be of a compatible profile; compatible material includes painted metal. For new or replacement chimneys, brick chimneys with a simple profile should be used. Brick and original profiles should be matched if possible for replacements.

**Not Permitted**

- i. For new and replacement roofs, the following should be avoided: hand split wood shakes, asphalt shingles with rough, thick texture made to replicate shakes, clay or synthetic tile, slate, synthetic slate and asphalt shingles in the color of new wood.
- ii. Existing brick chimneys should not be clad in siding or stucco.

**f. Siding, Brick and Trim**

***Predominant Style***

*The wood frame buildings were typically sided with horizontal wood clapboard.*

*Many of these buildings are now sided with composition board, asbestos board, rough sawn plywood siding, or synthetic (aluminum or vinyl) siding.*

*Wood trim is generally found on the cornices, porches, door and window frames.*

*Except for early 20th Century commercial buildings, brick facades are not typical of most of the older buildings in the District.*

Narrow wood clapboard siding with painted wood trim is appropriate for the District. Brick is not typical and can be found in some commercial buildings. Original siding should be uncovered where possible and restored.

For replacements or additions, materials for siding, brick and trim should match and be compatible in character, color and texture with the original.

**Siding**

Narrow wood clapboard siding with 4-inch exposure or wide wood clapboard siding with 8-inch exposure is appropriate for the District. Light paint colors should be used for the siding that will not conceal the shadow lines of the narrow clapboards and the decorative trim.

**Brick**

There are some examples of contributing commercial buildings with brick facades. These brick buildings often have sills, lintels and upper level ornament of brick or limestone. Brick should be used in limited amounts for replacement or additions to masonry buildings. Where used, this should match the original in size, texture, color and variation.

**Trim**

Painted wood trim is preferred, with simple flat trim for doors and windows.

**Not Permitted**

- i. Synthetic sidings on Contributing Structures as they are not historically appropriate. For non-contributing structures, synthetic siding such as aluminum or vinyl are discouraged;
- ii. Re-pointing with mortar matched to the brick rather than to the original mortar;
- iii. Applying mortar beyond the joints onto the face of the brick or stone itself;
- iv. Stucco facades;
- v. Concealing decorative trim with synthetic siding and trim;
- vi. Removing original decorative trim elements or replacing them with profiles of another style;
- vii. Detailing with trim inappropriate to the historic style of the building;
- viii. Sandblasting or abrasive treatments;
- ix. Stone facing materials and concrete blocks.

**g. Storefronts**

***Predominant Style***

*The Old Orland Historic District has three commercial building types: Commercial Vernacular or Storefront, 20th Century Commercial, and residential buildings converted to commercial uses.*

*The Storefront type is characterized by a false front façade, which is a front wall that extends above the roof and/or beyond the sides of the building to create a more imposing façade.*

*The typically gabled roof can be seen behind the cornice of the false front. In the District, these buildings are of wood. The facades are sited at the lot line and are composed of a storefront at ground level, and an upper story that is topped with a cornice or parapet. These buildings often have decorative features in the Italianate style.*

Storefronts are a significant architectural feature of historic commercial buildings and their preservation is an important strategy for retaining and preserving the character of commercial buildings in the District.

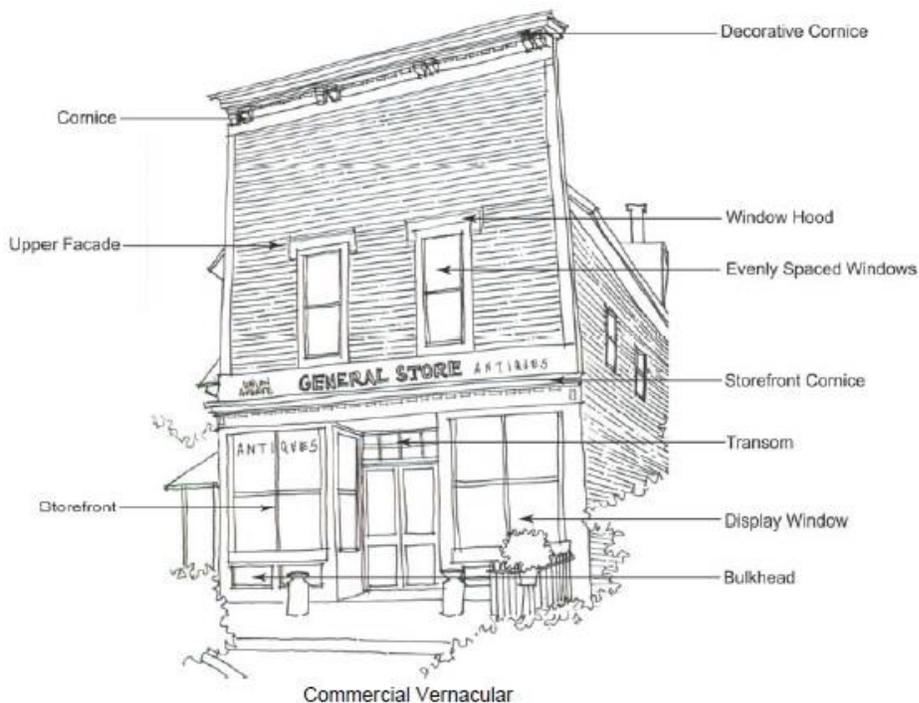
General design guidelines for windows, doors, roofs, chimneys, gutters, porches, materials et cetera as outlined in previous sections will apply to storefront designs in the District. The following specific guidelines for storefronts will also apply.

**All Storefronts**

All storefronts should be compatible in design, size, scale, color, material and character of the historic elements of each building. Changes should reflect the building's architecture based on evidence of the original. Important elements of storefronts include: display windows and transoms, entrance and awning.

**For a Commercial Building with an Existing Storefront**

For a storefront that is original or typical of the time period, it should be retained and restored if needed. For a storefront that is non-original or non-typical of the time period, rehabilitation is recommended. If no historic evidence exists, storefront features shall be compatible with other original storefronts in the District.



## VILLAGE OF ORLAND PARK

*20th Century Commercial buildings are also defined by their form but are typically masonry with storefront at ground level and an upper story that is topped with a cornice. These buildings may also have decorative features of other architectural styles. In the District, these buildings are of brick with stone decorative details and have a flat roof typically hidden behind a low parapet wall.*

*Commercial buildings converted from an original residential use should respect the design, character and scale of the original buildings.*

### For New Commercial Buildings with Storefronts

Incorporate a design compatible with the size and scale of the existing storefronts.

### For Conversions from Residential to Commercial

The original windows should be retained without modifying openings. All work on these buildings should refer to the design guidelines in this section.

### Storefront Windows and Entrances

Entrances should be located based on historic precedent and recessed from the storefront. Storefront windows should be of clear and transparent glass. If a lower ceiling is desired in the interior, the dropped ceiling should maintain at least a 24-inch setback from the façade of the storefront to maintain the visual integrity of the display windows and transoms.

### Not Permitted

- i. Removal of original storefronts;
- ii. Introduction of contemporary storefronts with large expanses of glass, glass block, or high-gloss metal frames.
- iii. Imitations of earlier historical styles with mansard roofs, wood shakes, inoperable shutters, coach lanterns or Colonial type multiple lights.
- iv. Construction that includes interior dropped ceilings that block the storefront windows or door.



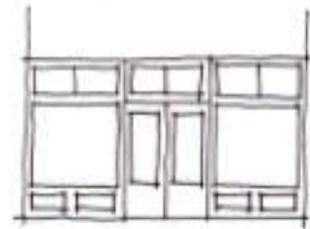
20th Century Commercial



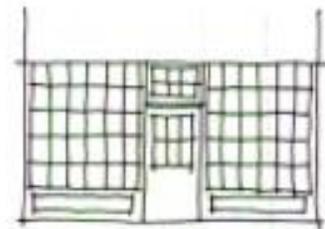
Commercial Vernacular



Residential Conversion



Yes



No

VILLAGE OF ORLAND PARK

Good Examples of Storefront Designs in Old Orland



14330 Beacon Avenue



14316 Beacon Avenue



14314 Union Avenue



9911-19 Union Avenue



14319 Beacon Avenue



14320 Beacon Avenue

**G. Review Process for Certificates of Appropriateness**

The tables below outline the Certificate of Appropriateness review and approval process for the three categories of buildings in the OOH District and landmarks and are followed by descriptions of the terms used. Once the required review and approval is obtained, building permits must be procured from the Village before the proposed work begins.

<b>Table 6-209.G.1: Review and Approval Process for Contributing Structures and Landmarks</b>					
	<b>Public Hearing</b>	<b>Plan Commission</b>	<b>Committee of Trustees</b>	<b>Board of Trustees</b>	<b>Administrative Review</b>
Major Change (All)	X	X	X	X	
Minor Change (Landmarks)		X	X	X	
Minor Change (Contributing Structures)					X
Routine Maintenance					X
COA for Demolition	X	X	X	X	

<b>Table 6-209.G.2: Review and Approval Process for Non-Contributing Structures and New Construction</b>					
	<b>Public Hearing</b>	<b>Plan Commission</b>	<b>Committee of Trustees</b>	<b>Board of Trustees</b>	<b>Administrative Review</b>
Major Change (All)					X
Minor Change (All)					X
Routine Maintenance					X
COA for Demolition (All)					Not Required
New Construction (Freestanding Residential)					X

**Contributing Structures:** Any building that reinforces the historic, cultural or architectural significance of the Historic District, and retains a significant portion of its architectural or design integrity. Contributing Structures in the Old Orland Historic District are identified in Map 1 of this section.

**Landmarks:** Any building listed on the Local Register of Significant Places in Section 5-110 of the Land Development Code, which reinforces the historic, cultural or architectural significance of Orland Park.

**Non-Contributing Structure:** Any building that does not reinforce the historic, cultural or architectural significance of the Historic District.

**New Construction:** The construction of a freestanding structure on any developable lot, including new construction that involves additions to existing buildings.

**Major Change:** Substantial change to the exterior appearance of a structure, or any change to the impervious coverage on the site, including but not limited to: New Construction or additions, including new decks visible from the right-of-way, porches, driveways etc.; Demolition of any contributing structure or any part of a contributing structure; Relocation of buildings; Significant alteration/ removal of historical or architectural features. (Ord. 4738, 6/18/12). All changes considered “Major” by the Development Services Department shall require a Public Notice prior to the Plan Commission meeting, as defined in the following tables.

**Minor Change:** 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.

**Routine Maintenance:** Includes repair or replacement of exterior elements where there is no change in the design, materials, or appearance of the structure or property such as gutters and downspouts, drive-ways etc. Landscape changes for gardens, planting beds, new trees, outdoor lighting for single family homes etc. will be considered as routine maintenance.

**Determination of Type of Change:** Any proposed changes to existing buildings and sites in the Old Orland Historic District will be considered a Major Change, a Minor Change or Routine Maintenance per the determination of the Development Services Department on a case by case basis, applying the above definitions. (Ord. 4940 - 11/3/14)

**H. Certificate of Appropriateness**

The Certificate of Appropriateness review process is designed to protect historic properties from insensitive alterations and to ensure new buildings are compatible in design with older buildings in the Old Orland Historic District. The process for Certificates or Appropriateness is outlined in Section 5-101 of the Land Development Code (5-101.C and 5-101.D) and shall follow the requirements outlined in Section 5-110 of the Land Development Code pertaining to Landmarks. (Ord. 4940 - 11/3/14)

**Demolition Standards and Permits**

**1. Criteria for Demolition**

A demolition permit from the Village is required for any proposal to demolish, partially demolish, or relocate any landmark or contributing structure within the Old Orland Historic District.

a. **For Contributing Structures and Landmarks**

A Certificate of Appropriateness for Demolitions must be granted prior to the issuance of the demolition permit. The process for obtaining a Certificate of Appropriateness for Demolition is outlined in - and shall follow - Sections 5-101 and 5-110 of the Land Development Code.

b. **For Non-Contributing Structures**

A Certificate of Appropriateness for Demolitions is not required, and petitioners may apply directly to the Development Services Department for a demolition permit.

c. **Exceptions**

The petitioner may procure a demolition permit directly from the Village for landmarks or contributing structures if the following conditions apply:

1. The building is an immediate danger to the health, safety or welfare of the occupants or that of the general public; and/ or
2. The building is structurally unstable and cannot be safely occupied.

Both conditions must be confirmed by the Development Services Department prior to the issuance of the permit.

**2. Demolition Standards**

a. **For All Proposals Requiring a Certificate of Appropriateness for Demolition**

The petitioner must respond in writing to all of the following Demolition Standards and submit to the Development Services Department with the completed Certificate of Appropriateness application:

1. That the building or structure is not structurally sound;
2. That the property in question cannot yield a reasonable return if the building or structure were retained; and
3. That the cost of repair of the building or structure exceeds the value of the land and the building, thus creating an economic hardship for the owner.

4. That a historic landmark survey has been conducted and documents the historical and architectural significant of the building or site per Section 5-110.E.2.c.

b. **The Petitioner is Responsible**

The petitioner is responsible for submitting adequate documentation for each of the responses, as determined by the Development Services Department. (Ord. 4940 - 11/3/14)

**J. Pre-Concept Meeting and Certificate of Appropriateness Training**

1. **Pre-Concept Meeting**

Prior to applying for a Certificate of Appropriateness, a property owner in the historic district or of a landmark building must meet with the Development Services Department to discuss project scope, the appropriateness of any changes to a site or a building and the impending application of a petition.

2. **Certificate of Appropriateness Training**

Beginning January 1, 2015, as part of the process to complete a petition for a Certificate of Appropriateness, a petitioner for a Certificate of Appropriateness shall complete a one (1) hour training session covering the Village's historic preservation codes, requirements and policies related to the Old Orland Historic District or to Landmark buildings with the Development Services Department. The Certificate of Appropriateness training shall serve to inform petitioners of the applicable codes, requirements and policies of the Village related to its historic preservation program.

a. **Certificate of Training**

At the completion of the COA training, a certificate of training shall be issued stating training completion that shall be signed as a binding acknowledgment by the petitioner to faithfully execute the proposed project according to the codes, requirements and policies of the Village of Orland Park's historic preservation program and to abide by the decisions of the Village Board of Trustees.

b. **Period of Good-Standing**

One (1) hour of Certificate of Appropriateness training shall keep a petitioner in good-standing with the Village's historic preservation program for one (1) calendar year, in which time any number of approved projects, improvements etc. may be undertaken by the petitioner using the one (1) training hour.

c. **Certificate Maintenance**

Certificates of training may be renewed and kept in good-standing for a second calendar year without attending a training session by completing and passing a Certificate of Appropriateness training test established by the Development Services Department. At a minimum, a petitioner shall complete a training session once every two years.

d. **Compliance**

Compliance with Certificate of Appropriateness Training is intended to avoid costly inappropriate material, design or other changes that do not fit the character or concur with the historic integrity of a site, building or district. Failure to comply with the codes, requirements and policies of the Village shall result in the removal of any inappropriate materials, designs or other changes made during the course of an approved project at the petitioner's expense. The Development Services Department shall notify a petitioner via certified mail when work is non-compliant and upon notification the petitioner shall have one (1) week to remove non-compliant materials, designs or other changes. Upon the discretion of the Development Services Department, if the non-compliance is not rectified within five (5) business days, a citation may be issued to the petitioner, who shall be fined not less than \$100 and not more than \$500 per day of non-compliance. (Ord. 4940 - 11/3/14)

## List of Contributing Historic Structures & Landmark Properties in Orland Park

### Old Orland Historic District Contributing Structures / 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



**VILLAGE OF ORLAND PARK**

4. 9917 W. 143rd Street First  
*Orland Park Library*



5. 14306-10 Union Avenue  
*Orland Park Hotel*



6. 14314 Union Avenue  
*Loebe Brothers General Store*



7. 9952 W. 144th Street  
*Loebe House*



8. 9967 W. 144th Street  
*Twin Towers Sanctuary*



9. 14316 Beacon Avenue  
*Orland State Bank*



VILLAGE OF ORLAND PARK

10. 14320-24 Beacon Avenue  
*Commercial Emporium*



11. 14330 Beacon Avenue



12. 14315 Beacon Avenue



13. 14339 Beacon Avenue



14. 14420 Second Avenue  
*Cox House*



15. 9830 W. 144th Place  
*Humphrey House*



VILLAGE OF ORLAND PARK

16. 17701 S. 108th Avenue  
*Stelhvagen Farm*



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*



22. 10756 Andrea Drive  
*Maue House*



*Frederick T. Owens Village Hall  
William R. Vogel Orland Park Civic Center  
Franklin E. Loebe Recreation Center  
Ara Pace Veteran's Memorial*

## Historic Preservation Terms

Architecture is a fundamental component of historic preservation. Understanding the vocabulary of architecture is an important part of successfully preserving historic buildings for their diverse qualities. Knowing the terms and how to use them will help the commission members, builders, architects, petitioners/ applicants and staff better understand comments, concerns and suggestions.

The following is a glossary of architectural vocabulary terms compiled by the Chicago Architecture Foundation from *A Visual Dictionary of Architecture* by Francis D.K. Ching.

### Glossary

**Acanthus** – an ornament, as on the Corinthian capital, patterned after the large, toothed leaves of a Mediterranean plant of the same name

**Acroteria** – a pedestal for sculpture at the point or lower corners of a pediment

**Arcade** – a series of arches carried on piers or columns

**Arch** – a curved structure for spanning an opening (related to *voussoirs*, keystone, compound arch)

**Architrave** – the lowest division of entablature, resting directly on the column capital and supporting the frieze

**Ashlar** – a square building stone with fine smooth edges that uses very thin mortar joints

**Balloon frame construction** – a wooden building frame having studs that rise the full height of the frame, with joists nailed to the studs and supported by sills (contrast with platform frame construction; typical wooden homes constructed today use platform frames, not balloon frames)

**Base** – the lower-most portion of a column, usually distinctively treated and considered as an architectural unit

**Bay** – a major spatial division, usually one of a series, marked by principal vertical supports

**Bay window** – a window or series of windows projecting outward from the main wall of the building

**Beam** – a horizontal structural member, supports loads that are applied perpendicular to its length (e.g. wide flange, I beam, HP Shape, W shape, S shape)

**Brick** – a masonry unit of clay, formed into a rectangular shape while still wet and hardened by drying in the sun or firing in a kiln (related: header, stretcher, courses, bond)

**Caisson** – a watertight enclosure inside which construction work is done underwater or in sludgy soil. The caisson is driven down to solid earth, emptied of its contents, creating a dry space for working. Concrete is then poured into the tube to create foundation OR a caisson can be the term used for the pier itself (especially over 2 feet in diameter)

**Cantilever** – a projecting beam supported only at one fixed end

**Capital** – the distinctively treated upper end of a column crowning the shaft and taking the weight of the entablature or architrave

**Chicago window** – a window occupying the full width of a bay, divided into one large center fixed piece of glass and flanked on each side by a narrow double or single-hung sash window

**Cladding** – the outer skin or facing attached to a building's frame to provide protection from the weather, usually non-load bearing

**Classical architecture** – the architecture of ancient Greece and Rome, on which the Italian Renaissance and subsequent styles, as the Baroque and Classical Revival, based their development

**Colonnade** – a series of regularly spaced columns supporting an entablature and usually one side of a roof structure

**Column** – a vertical structural member, supports compressive loads applied at the ends OR a vertical member, circular in plan, used ornamentally

**Column and beam construction** – wall construction using a framework of vertical posts and horizontal beams to carry floor and roof loads (a.k.a. post and beam construction or post and lintel construction)

**Common brick** – brick made for general building purposes and not specially treated for color and texture (compare with face brick)

**Compression** – a force that shortens or pushes together a material or member

**Concrete** – an artificial stone-like building material made by mixing cement, aggregate (sand or gravel) and water, becoming permanently hard when dry (cement is one ingredient of concrete)

**Coping** – a finishing or protective cap or course to an exterior wall, usually sloped or curved to shed water

**Corbelled brick/ corbelling** – a brick or stone projecting from within a wall, usually to support a weight; an overlapping arrangement of bricks or stones in which each course steps upward and outward from the vertical face of a wall

**Cor-ten steel** – a trade-marked steel, now used as a generic term, on which oxidation (rust) over time is designed to seal the surface and protect it from deterioration (i.e. weathering steel and used by railroads)

**Cornice** – the uppermost part of a classical entablature; the crowning member of a wall; an ornamental strip of molding along an exterior wall, not necessarily at the top

**Course** – a continuous horizontal row of bricks or blocks in a wall, bound with mortar

**Curtain wall** – an exterior wall supported completely by the structural frame of a building, and carrying no loads, other than its own weight and wind loads

**Dentils** – a series of closely spaced, small, rectangular blocks forming a molding

**Dome** – a vaulted structure having a circular plan and usually the form of a portion of a sphere

**Dormer window** – a projecting structure built out from a sloping roof, usually housing a vertical window or ventilating louver

### **Drawings**

**Sketch** – a simple, hastily executed drawing, made as a preliminary study

**Site plan** – shows the form, location, orientation and landscape features of the site surrounding the building

**Plan** – shows the structure seen from directly above, with the roof removed

**Elevation** – shows the structure only from the sides (interior or exterior) as a direct projection to a vertical plane with no depth

**Section** – shows the structure as it would appear if cut through, used to show interior arrangement of walls and floors

**Construction drawing** – shows precise dimensions, drawings, and notes used to construct the building

**Perspective drawing** – shows three-dimensional objects and spatial relationships on a two-dimensional paper as they might appear to the eye

**Rendering** – usually shows perspective, color, materials, shade and shadow, used for the purposes of presentation and persuasion

**Eaves** – the overhanging lower edge of a roof; open eaves are when the overhanging lower edge of a roof is not enclosed, so the joists in the roof are visible (opposite is boxed eaves)

**Egg and dart** – an ornamental molding consisting of a closely set, alternating series of oval and pointed forms

**Engaged column** – a column built so as to be truly or seemingly bonded to the wall on which it stands

**Entablature** – the entire horizontal section of classical order that rests on the columns (usually composed of a cornice, frieze and architrave)

**Eyebrow window** – a low dormer having a roof that is an upwardly curving continuation of the main roof plane

**Face brick** – brick made of special clays for facing a wall, often treated to produce the desired color and surface texture (compare with common brick)

**False front** – a façade (or gable front) falsifying the size or importance of a building

**Fanlight** – a semicircular or semi-elliptical window over a doorway or another window

**Flat arch** – an arch having a horizontal inner line, with *voussoirs* radiating from a center point below (a.k.a. jack arch or gauged arch)

**Flute/ fluting** – a rounded channel or groove, carved vertically along the shaft of a classical column

**Formwork** – the temporary structure required to support newly placed concrete, including the forms and all necessary supporting members, bracing and hardware

**Foundation** – the lowest part of a building, partly or completely below the surface of the ground, designed to support and anchor the structure and transmit its loads directly to the earth (see also foundation, pile foundation)

**Footing** – the part of a foundation bearing directly on the supporting soil, set below the frost line

**Frame or skeleton frame** – a skeletal structure using relatively slender structural members designed to give shape and support to a building

**Frieze** – the middle part of the entablature between the cornice and architrave, often decorated with low-relief sculpture

**Girder** – a large principal beam designed to support loads at isolated points along its length

**Greek key pattern** – a decorative design contained within a band or border, consisting of repeating often geometric designs

**Guilloche** – an ornamental border formed of two or more interlaced bands around a series of circular voids (pronounced gee-YOSH)

**Header** – a brick or other masonry unit laid horizontally in a wall with the shorter end exposed or parallel to the surface of the wall

**Hood molding** – a projecting molding over the arch of a window or door

**Iron (cast)** – a hard, brittle iron based alloy cast in a sand mold and then machined to make many building products

**Iron (wrought)** – a tough, relatively soft iron that is readily forged and welded

**Joists** – any of a series of small, parallel beams for supporting floors, ceilings or flat roofs

**Keystone** – the wedge-shaped, often embellished *voussoir* at the crown of an arch, serving to lock all the other *voussoirs* in place

**Lintel** – a beam supporting the weight above a door or window opening

**Load bearing construction** – a building made with walls capable of supporting an imposed load, as from the floor or roof of a building (contrast with non-load bearing wall or skeletal construction)

**Load** – any of the forces to which a structure is subjected

**Live load** – any moving or movable load on a structure, resulting from people, furniture, snow, water or moving equipment

**Dead load** – the non-moving load on a structure, resulting from the self-weight of the structure, the weight of the building elements, fixtures, non-moving equipment permanently attached (other loads include wind, thermal etc.)

**Machicolation** – a projecting gallery or parapet at the top of a wall (like crenellation) supported by corbelled arches or bricks.

**Mullion** – a vertical member between the lights of a window

**Muntin** – a grooved member for holding the edges of windowpanes within a sash

**Masonry** – building units such as stone, brick or concrete block usually with the use of mortar as a bonding agent

**Order/ classical** – any of five styles of classical architecture (Doric, Ionic, Corinthian, Tuscan and Composite) characterized by the type and arrangement of columns and entablatures

**Palladian window** – a window in the form of a round-headed archway flanked on either side by narrower compartments, the side compartments are capped with entablatures

**Parapet** – a low, protective wall at the edge of a terrace, balcony or roof

**Pediment** – a wide low pitched gable on top of a colonnade or a major division of a façade

**Pier** – a cast-in-place concrete foundation formed by boring with a large auger or excavating by hand a shaft in the earth, then filling the shaft with concrete OR a vertical supporting structure, such as a section of wall between two openings

**Pilaster** – a shallow rectangular feature projecting from a wall, having a capital and a base and architecturally treated as a column

**Pillar** – an upright, relatively slender shaft or structure, usually of brick or stone, used as a building support or alone as a monument

**Pile / pile foundation** – a long slender column of wood, steel, or reinforced concrete, driven or hammered pile vertically into the earth to form part of a foundation system

**Piloti** – any of a series of columns supporting a building above an open ground level (French for stilts)

**Platform frame construction** – a wooden building frame having studs only one story high, with each story resting on the top plates of the story below or on the foundation wall sill plates (contrast with balloon frame construction)

**Post** – a stiff vertical support, usually a wooden column in timber framing

**Post-tensioned concrete** – to pre-stress a concrete beam by tensioning the reinforcing steel strands inside the concrete after the concrete has set

**Pre-cast concrete** – a concrete member that is cast and cured in a place other than where it is to be installed in a structure

**Quoins** – stones of a different material, texture, color, size or projection placed at the corners of a masonry wall (used for visual, not structural, effect)

**Rafter** – any of a series of small parallel beams for supporting the sheathing and covering of a pitched roof

**Reinforcing bar (rebar)** – a steel bar placed inside still wet concrete for reinforcing

**Reinforced concrete** – concrete in which steel reinforcement is embedded in such a manner that the two materials act together in resisting forces

**Rustication** – masonry having a rough, raised or irregular surface texture and wide joints. Usually used along the bottom courses of a building

**Roman brick** – a brick that is longer in length, and shorter in height than a typical brick

**Roof** – the external upper covering of a building, including the frame for supporting the roofing material

**Gable roof** – a roof sloping downward in two parts from a central ridge, so as to form a gable at each end (cross gables are two gables crossing at 90 degrees)

**Shed roof** – a roof having a single slope

**Hip roof** – a roof having sloping ends and sides meeting at an inclined projecting angle

**Gambrel roof** – a ridged roof divided on each side into a shallower slope above a steeper one

**Conical roof** – a roof with a circular base rising as a cone to a point

**Mansard roof** – a roof having on each side a steeper lower part and shallower upper part

- Jerkinhead roof** – a roof having a hipped end truncating in a gable (a.k.a. clipped gable or hipped gable)
- Sash** – the fixed or movable framework of a window or door in which panes of glass are set
- Sidelight** – a window at the side of a door or another window
- Sill** – the horizontal member beneath a door or window opening
- Six over six** – a term used to describe the arrangement of panes in a window (e.g. two over two, one over one etc.)
- Shaft** – the central part of a column between the capital and the base
- Soldier course** – a brick laid vertically with the longer face edge exposed
- Stretcher** – a brick or other masonry unit laid horizontally in a wall with the longer edge exposed or parallel to the wall surface
- Skeletal construction or skeletal frame** – a system of construction using a framework of columns and beams to transmit building loads down to the foundation (contrast with load bearing construction)
- Spandrel** – a panel or panel-like area in a multi-story frame building, between the sill of a window on one level and the head of a window immediately below
- Stainless steel** – a steel made with nickel, chromium, or manganese added, so as to be highly resistant to rust and corrosion
- Steel** – an iron-based alloy (mixed, fused substance) with carbon, oxygen and other metals. It is extremely strong in both tension and compression, hard and elastic
- String course (belt course)** – a horizontal course of brick or stone flush with or projecting beyond the face of a building, often molded to mark a division in the floor area
- Studs** – any of a series of slender, upright members of wood or metal forming the structural frame of a wall or partition
- Terra cotta** – a hard, fired clay reddish brown in color when unglazed used for architectural facings and ornaments, tile units and pottery
- Tension** – a force that stretches or pulls apart the material or member
- Transom window** – a window directly above a doorway
- Truss** – a structural frame based on the geometric rigidity of the triangle
- Turret** – a small tower forming part of a larger structure, frequently beginning some distance above the ground
- Vault** – an arched structure of stone, brick or reinforced concrete forming a ceiling or roof over a hall or room
- Voussoir** – any of the wedge shaped units in a masonry arch or vault
- Windows** – an opening in a wall to let in light and air, usually filled with glass
- Casement window** – a window hinged along the side that opens like a door
  - Double-hung window** – a window having two vertically sliding sashes (frames), each in separate tracks and closing a different part of the window
  - Single-hung window** – a window having two sashes, of which only one is movable
  - Awning window** – a window having one or more sashes swinging outward on hinges generally attached to the top of the frame
  - Hopper window** – a window having one or more sashes swinging inward on hinges generally attached to the bottom of the frame
  - Ribbon window** – a horizontal band of windows, separated only by mullions (a.k.a. grouped casement windows)

## **Petition for Certificate of Appropriateness**

The attached Certificate of Appropriateness petition is for viewing purposes only. Petition forms can be obtained from the Development Services Department and are available on the Village's website. All applications must be accompanied by the items detailed on the application. Incomplete applications will not be accepted.

**VILLAGE OF ORLAND PARK**

**VILLAGE OF ORLAND PARK, DEVELOPMENT SERVICES DEPARTMENT**

**PETITION FOR CERTIFICATE OF APPROPRIATENESS**

All information requested on this form **MUST** be provided. A petition will be considered incomplete if any information is missing.  
Following planning approval, a building permit is required.

<b>PROJECT NAME</b>			
<b>PETITIONER INFORMATION</b>			
<b>NAME</b>		<b>TITLE</b>	
<b>ADDRESS</b>		<b>CITY/STATE/ZIP</b>	
<b>PHONE</b>	<b>FAX</b>	<b>EMAIL</b>	
<b>RELATIONSHIP TO OWNER</b>			
<b>PROPERTY OWNER'S INFORMATION</b>			
<b>NAME</b>		<b>PHONE</b>	
<b>ADDRESS</b>		<b>CITY/STATE/ZIP</b>	
<b>PROJECT INFORMATION</b>			
<b>PROPERTY ADDRESS</b>			
<b>P.I.N. NUMBER</b>		<b>AREA OF PARCEL</b>	<b>sf</b> <b>acres</b>
<b>CURRENT USE OF SITE</b>		<b>EASEMENT</b>	
<b>PROJECT TEAM</b>	<b>NAME</b>	<b>PHONE/FAX</b>	<b>EMAIL</b>
<b>DEVELOPER</b>			
<b>ARCHITECT</b>			
<b>OTHER</b>			
<b>IMPROVEMENTS INCLUDE (CHECK ALL THAT APPLY)</b>			
<b>NEW CONSTRUCTION</b>	<b>ALTERATION</b>	<b>DEMOLITION</b>	<b>REMOVAL</b>

**DESCRIPTION OF PROPOSED IMPROVEMENTS:**

\_\_\_\_\_

\_\_\_\_\_

Signature of Petitioner \_\_\_\_\_ Date \_\_\_\_\_

Notary Signature \_\_\_\_\_ Date \_\_\_\_\_

**(Notary Seal)**  
**Petition Must Be Notarized**

<b>CERTIFICATE OF TRAINING (TO BE SIGNED AFTER COMPLETION)</b>		
<b>DATE COMPLETED</b>	<input type="checkbox"/> <b>ISSUED</b>	<input type="checkbox"/> <b>RENEWAL</b>
I certify that I completed a one (1) hour Certificate of Appropriateness training session with Development Services Department staff covering the Village's historic preservation codes, requirements and policies related to the Old Orland Historic District or to Landmark buildings. I agree to faithfully execute any proposed projects according to the codes, requirements and policies of the Village's historic preservation program and to abide by any conditions stated in the COA. Failure to comply may result in project delays, fines, or other penalties.		
Signature of Petitioner _____ Date _____		

<b>FOR VILLAGE USE ONLY</b>	<b>PROJECT NO.</b>		<b>ASSIGNED TO</b>	
	<b>DATE COMPLETED</b>		<b>DEPARTMENT APPROVAL</b>	
<b>APPROVALS NEEDED:</b>	<b>PRE-CONCEPT MEETING</b>	<b>ADMINISTRATIVE</b>	<b>PLAN COMMISSION</b>	<b>VILLAGE BOARD</b>

See Reverse Side for Submittal Requirements

VILLAGE OF ORLAND PARK

VILLAGE OF ORLAND PARK, DEVELOPMENT SERVICES DEPARTMENT			
SUBMITTAL REQUIREMENTS FOR CERTIFICATE OF APPROPRIATENESS			
REVIEW PROCESS		SUBMITTAL REQUIREMENTS	Submittal Information
1	<b>Pre-Concept Meeting(s)</b> with staff from Planning	Conceptual Building Elevations Conceptual Site Plan Aerials or other drawings showing location and adjacent conditions	<i>Materials are for discussion only, do not need to be submitted</i>
2 & 3	<b>Submittal of Completed Petition Form and required materials for Planning Division Review</b>  <b>Submit to: Development Services Department, Planning Division</b>	Completed Petition Form	<i>See reverse side</i>
		Proof of ownership of property (i.e. title policy, deed, trust agreement)	PDF File & 1 copy*
		Plat of survey	PDF File & 1 copy*
		Architectural drawings of proposed improvements Building elevations (if applicable) Engineering drawings Site plan Photographs (existing site/building conditions) Specifications & Cut Sheets (if applicable) Sample of Materials and/or colors (if applicable)	PDF File & 1 copy*

\*All copies submitted to the Planning Division are to be folded.

**Certificate of Appropriateness Overview**

The Certificate of Appropriateness (COA) review process is designed to protect historic properties from insensitive alterations and to ensure new buildings are compatible in design with older buildings in the Old Orland Historic District. Per the Village of Orland Park's *Land Development Code*, a COA must be obtained before the construction, alteration, demolition, or removal of any structure within the District.

Prior to applying for a COA, petitioners must meet with Development Services Department staff to discuss the proposed project and complete a one (1) credit hour training session covering the Village's historic preservation codes, requirements and policies. The credit hour of training can be earned by reading the Historic Preservation Resident Handbook and signing a Certificate of Appropriateness Training affidavit. The affidavit is a binding acknowledgement by the petitioner to faithfully execute the proposed project according to the historic preservation requirements, codes, and guidelines in addition to abiding by the conditions stated in the COA. One (1) credit hour of training places a petitioner in good-standing with the Village's historic preservation program for one (1) calendar year, in which time any number of approved projects or improvements may be undertaken by the petitioner.

Depending on the scope of work, a COA may either be administratively reviewed and approved by the Development Services Department or taken before the Plan Commission for an advisory recommendation. For applications requiring additional approval, the Plan Commission reviews the proposed work and advises the Village Board whether the project is appropriate to the historic character of the District. Based on the Plan Commission recommendation, the Village Board decides whether to issue the COA. Plan Commission meetings are generally held on the second and fourth Tuesday of each month. The Committee and Board of Trustee meetings are generally held on the first and third Mondays of each month.

All work must be performed as specified in the conditions of the COA. Proposed changes or modifications to the work must be reviewed by the Village before those changes can be made. Failure to comply with the Village codes, requirements and policies shall result in the removal of any inappropriate materials, designs or other changes at the petitioner's expense and/or additional penalties or fines.

If you have any questions about the historic review process, please contact the Development Services Department at (708) 403-5300.

VILLAGE OF ORLAND PARK

**Review Process for Certificate of Appropriateness**

The tables below outline the Certificate of Appropriateness review and approval process for the three categories of buildings in the OOH District and landmarks and are followed by descriptions of the terms used. Once the required review and approval is obtained, building permits must be procured from the Village before the proposed work begins.

Review and Approval Process for Contributing Structures and Landmarks					
	Public Hearing	Plan Commission	Committee of Trustees	Board of Trustees	Administrative Review
Major Change (All)	X	X	X	X	
Minor Change (Landmarks)		X	X	X	
Minor Change (Contributing Structures)					X
Routine Maintenance					X
COA for Demolition	X	X	X	X	

Review and Approval Process for Non-Contributing Structures and New Construction					
	Public Hearing	Plan Commission	Committee of Trustees	Board of Trustees	Administrative Review
Major Change (All)					X
Minor Change (All)					X
Routine Maintenance					X
COA for Demolition (All)					Not Required
New Construction (Freestanding Residential)					X

**Contributing Structures:** Any building that reinforces the historic, cultural or architectural significance of the Historic District, and retains a significant portion of its architectural or design integrity. Contributing Structures in the Old Orland Historic District are identified in Map 1 of the Land Development Code Section 6-209.

**Landmarks:** Any building listed on the Local Register of Significant Places in Section 5-110 of the Land Development Code that reinforces the historic, cultural or architectural significance of Orland Park, and retains a significant portion of its architectural or design integrity.

**Non-Contributing Structure:** Any building that does not reinforce the historic, cultural or architectural significance of the Historic District.

**New Construction:** The construction of a freestanding structure on any developable lot, including new construction that involves additions to existing buildings.

**Major Change:** Substantial change to the exterior appearance of a structure, or any change to the impervious coverage on the site, including but not limited to:

- New construction or additions, including new decks, porches, driveways etc.
- Demolition of any contributing structure or any part of a contributing structure
- Relocation of buildings
- Significant alteration/ removal of historical or architectural features

All changes considered "Major" by the Development Services Department shall require a Public Notice prior to the Plan Commission meeting, as defined in the tables.

**Minor Change:** 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.

**Routine Maintenance:** Includes repair or replacement of exterior elements where there is no change in the design, materials, or appearance of the structure or property such as gutters and downspouts, drive-ways etc. Landscape changes for gardens, planting beds, new trees, outdoor lighting for single family homes etc. will be considered as routine maintenance.

**Determination of Type of Change:** Any proposed changes to existing buildings and sites in the Old Orland Historic District will be considered a Major Change, a Minor Change or Routine Maintenance per the determination of the Development Services Department on a case by case basis, applying the above definitions.

VILLAGE OF ORLAND PARK

2015-2016 Meeting Schedule  
 Village of Orland Park, Development Services Department

PC: Plan Commission Meeting      C/B: Committee/Board of Trustees  
 OL: Open Lands Fund Commission      H: Holiday  
 CR: Community Relations Committee

**Location:**  
 Board Room  
 14700 Ravinia Avenue  
 Orland Park, IL 60462

**Deadline for Public Hearing Notice to be issued by the Planning Division for the Plan Commission meeting is 21 days prior to meeting.**

February 2015						
S	M	T	W	T	F	S
1	2 C/B	3	4	5	6	7
8	9	10 PC CR	11	12	13	14
15	16 C/B	17	18	19	20	21
22	23	24 PC	25	26	27	28
May 2015						
S	M	T	W	T	F	S
					1	2
3	4 C/B	5	6	7	8 OL	9
10	11	12 PC	13	14	15	16
17	18 C/B	19	20	21	22	23
24	25 H	26 PC	27	28	29	30
31						
August 2015						
S	M	T	W	T	F	S
						1
2	3 C/B	4	5	6	7	8
9	10	11 PC	12	13	14	15
16	17 C/B	18	19	20	21	22
23	24	25 PC	26	27	28	29
30	31					
November 2015						
S	M	T	W	T	F	S
1	2 C/B	3	4	5	6	7
8	9	10 PC	11	12 OL	13	14
15	16 C/B	17	18	19	20	21
22	23	24 PC	25	26 H	27	28
29	30					

March 2015						
S	M	T	W	T	F	S
1	2 C/B	3	4	5	6	7
8	9	10 PC	11	12 OL	13	14
15	16 C/B	17	18	19	20	21
22	23	24 PC	25	26	27	28
29	30	31				
June 2015						
S	M	T	W	T	F	S
	1 C/B	2	3	4	5	6
7	8	9 PC CR	10	11	12	13
14	15 C/B	16	17	18	19	20
21	22	23 PC	24	25	26	27
28	29	30				
September 2015						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7 H	8 C/B	9 PC	10 OL	11	12
13	14	15	16	17	18	19
20	21 C/B	22 PC	23	24	25	26
27	28	29	30			
December 2015						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7 C/B	8 PC	9	10	11	12
13	14	15	16	17	18	19
20	21 C/B	22 PC	23	24 H	25 H	26
27	28	29	30	31 H		

April 2015						
S	M	T	W	T	F	S
			1	2	3	4
5	6 C/B	7	8	9	10	11
12	13	14 PC	15	16	17	18
19	20 C/B	21	22	23	24	25
26	27	28 PC	29	30		
July 2015						
S	M	T	W	T	F	S
			1	2	3 H	4
5	6 C/B	7	8	9 OL	10	11
12	13	14 PC	15	16	17	18
19	20 C/B	21	22	23	24	25
26	27	28 PC	29	30	31	
October 2015						
S	M	T	W	T	F	S
				1	2	3
4	5 C/B	6	7	8	9	10
11	12	13 PC CR	14	15	16	17
18	19 C/B	20	21	22	23	24
25	26	27 PC	28	29	30	31
January 2016						
S	M	T	W	T	F	S
					1 H	2
3	4 C/B	5	6	7	8	9
10	11	12 PC	13	14 OL	15	16
17	18 C/B	19	20	21	22	23
24	25	26 PC	27	28	29	30
31						

## **Orland Park Historic Preservation Strategy**

As discussed in Chapter 1, the Orland Park's Historic Preservation Strategy was approved by the Village Board on September 3, 2002. The Strategy is a statement of the Village's historic preservation goals for the historic district, landmarks, and other properties of significance. It also provides more detailed information regarding the actions the Village will take to reach those goals.

# HISTORIC PRESERVATION STRATEGY

for

The Village of Orland Park, Illinois

Community Development Department

**VILLAGE OF ORLAND PARK**

Approved by the Village Board on September 3, 2002.

**Village of Orland Park**

*Mayor*

Daniel J. McLaughlin

*Village Clerk*

David P. Maher

*Trustees*

Bernard A. Murphy

Richard R. Della Croce

Brad S. O'Halloran

Kathleen M. Fenton

James V. Dodge

Edward G. Schussler

**Historic Preservation Review Commission**

*Chair*

Rosemary Estand

Randy Chapple

Monica Doogan

Ray Manring

Gina Para

Marcia Ryan

Jerry Weber

Community Development Department

Village of Orland Park

14700 Ravinia Avenue

Orland Park, Illinois 60462

708-403-6115

708-403-6124

Village of Orland Park  
HISTORIC PRESERVATION STRATEGY

INTRODUCTION

This document is intended to guide and organize the Village of Orland Park's historic preservation activities into a comprehensive program. It consists of six general strategies organized around a central historic preservation goal. The six strategies are further divided into specific steps to implement the strategies. The steps are worded to be as specific as possible so they can be used directly for budgeting and developing an annual work program.

Each year, the Community Development Department staff should prepare for the Village's Historic Preservation Review Commission (HPRC) a summary of the previous year's historic preservation activities and an analysis of the extent to which the strategies and steps have been implemented. Based on this summary, the previous years' Historic Preservation Strategy should be reviewed by Community Development staff and the HPRC, revised where needed, and approved by the HPRC and Village Board for the next year.

Information and suggestions from other sources should also be sought and incorporated into the strategies. These sources include local historic groups like the Orland Historical Society and the Old Orland Heritage Foundation, state-wide organizations like the Illinois Historic Preservation Agency and the Landmarks Preservation Council of Illinois, and residents and business owners in the Old Orland Historic District.

HISTORIC PRESERVATION GOAL

Protect, preserve and enhance Orland Park's historic, cultural, architectural, and archeological resources for the purpose of fostering civic pride, promoting tourism, stabilizing and improving property values in historic areas, supporting historic business districts, enhancing a sense of place, strengthening our connection to the past, and promoting the general welfare of the community.

**STRATEGY ONE:** Use promotion, publicity, and public education to increase awareness of and appreciation for Orland Park's historic, cultural, architectural, and archeological resources.

1. Assist local elementary school districts with preparation of lesson plans, teaching materials, and other resources in support of a local history curriculum. Consider expanding the curriculum to include lessons on historic architecture and Orland Township's agricultural history.
2. Continue distribution of the Old Orland Historic District brochure and walking tour to help increase awareness of Orland Park's historic resources.
3. Consider use of a periodic newsletter for residents of the historic district and members of local historic groups as a way of disseminating information about and generating interest in historic preservation in Orland Park.
4. Explore the use of light pole banners imprinted with the Old Orland Historic District logo throughout the commercial portion of the Old Orland Historic District.
5. Publicize historic preservation activities with press releases and regular articles in the Orland Park Public.

**VILLAGE OF ORLAND PARK**

6. Sponsor occasional evening workshops and seminars on historic preservation topics. The workshops should be intended to provide practical advice on appropriate and sensitive restoration and construction projects for older buildings.
7. Identify structures that may be eligible for local landmark status and encourage their owners to submit nominations for local landmark designation.
8. Assist the Orland Historical Society in their effort to prepare a nomination for the Humphrey House for listing on the National Register of Historic Places and identify other structures that may qualify for National Register listing, including the Park School Auditorium/Gymnasium.
9. Publicize structures that are designated as local landmarks or listed on the National Register with press releases and articles. Consider uniform exterior plaques or signage and a brochure or flyer that lists and describes Orland Park's landmarks.
10. Apply for grants from the Illinois Historic Preservation Agency and the Chicago Southland Convention and Visitor's Bureau to help implement marketing and promotion projects.
11. Continue to build a collection of information on sources for restoration services, materials, and assistance. Make this information available to the public.
12. Continue to build a library of information and reference materials on general historic preservation topics.
13. Cooperate with the Orland Park Public Library to share references and make resources available.
14. Use Orland Park On-Line as a medium for disseminating and exchanging information on history and historic preservation.

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**STRATEGY TWO:** Facilitate and encourage continuing education and professional development for HPRC members, staff, local officials, and other local advocates of historic preservation.

1. Sponsor commissioner and staff participation in local, regional, state and national preservation conferences, seminars, and events.
2. Organize tours and visits for the HPRC and staff to area historic sites and districts.
3. Establish relationships with neighboring communities with local historic districts including Tinley Park, Lemont, Frankfort, and Lockport; organize joint meetings or activities with their historic commissions; and coordinate with these communities to promote local historic preservation efforts and events.
4. Enroll commissioners as members in the National Trust for Historic Preservation.
5. Sponsor individual subscriptions for commissioners to national preservation journals, newsletters, and magazines.  
  
Routinely disseminate information to commission members on local history, architectural styles, building materials, rehabilitation and restoration techniques, and general preservation topics.
6. Take steps to ensure that other Village Departments, Advisory Boards and Commissions, and the Village Board are made aware of historic preservation issues. When appropriate, the HPRC should be represented at meetings where important matters related to historic preservation are discussed.

**STRATEGY THREE:** Work for the physical improvement of the Old Orland area through a combination of public projects and private investment.

1. Continue implementation of public improvement projects listed in the Old Orland Streetscape Plan. Include specific projects from the streetscape plan each year in the Village's Capital Improvement Plan and include funding for those projects in the Village budget. Meet with business owners and residents periodically to review pending projects listed in the Streetscape Plan.
2. Explore financial assistance programs and incentives to help businesses with façade and building improvement.
3. Sponsor an annual awards program to recognize property owners who have contributed to the preservation and enhancement of the historic district and historic landmarks through exemplary restoration of existing structures, sympathetic additions to existing structures and compatible new development.
4. Encourage owner-occupants of older houses in the historic district and landmarks to take advantage of the state's property tax freeze program. Under the program, the assessed valuation of houses which have undergone substantial rehabilitation is frozen at pre-rehabilitation level for eight years and then gradually restored to market level over a period of four years.
5. Support establishment of a county tax incentive program that would encourage restoration of historic commercial structures by creating a special incentive tax class. The new tax class would result in lower property taxes for historic buildings because its assessment ratio would be lower than other commercial classes. Historic commercial properties that have been substantially restored in conformance with established state guidelines would qualify for the incentive.
6. Examine potential uses and explore restoration options for the limestone farm building located north of the police facility adjacent to Humphrey Woods.
7. Educate Old Orland residents and landmark owners of the value and benefits of being a landmark or within a historic district. Make sure that residents are aware of requirements for certificates of appropriateness.
8. Consider hiring an architect to prepare sketches of commercial buildings to illustrate the effects of appropriate façade rehabilitation, and explore the possibility of having a façade improvement program.

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**STRATEGY FOUR:** Secure preservation and protection for historic resources that are not currently protected as a landmark or within a historic district.

1. Use the Rural History Survey to identify in advance historic resources that may be threatened with new development, especially in rapidly growing areas on the west side of Orland Park. Establish rating or priority guidelines for evaluating preservation options.  
  
When the Village's GIS computer system is available, establish a mechanism so that landmarks, rural historical sites, and parcels in the historic district can be readily identified as requiring a Certificate of Appropriateness when development is proposed or application is made for a building or demolition permit.
2. Review Community Development's role in building permit application procedures to ensure that any construction project in the historic district receives a Certificate of Appropriateness prior to issuance of a building permit.
3. Work with the Building Department to establish review and sign-off procedures for all applications for demolition permits.

**VILLAGE OF ORLAND PARK**

4. Contact the Orland Fire Protection District and request that Village staff be notified before houses of historical significance are burned for training purposes.

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**STRATEGY FIVE:** Advocate the preservation, protection, enhancement, and restoration of Humphrey Woods as a significant natural area.

1. Participate in the formulation and implementation of a long-term management plan for the protection, enhancement, and restoration of Humphrey Woods as a natural area. The plan should establish a management goal and list steps to preserve, enhance, and restore the woods.
2. Work with the Recreation and Parks Department to monitor activities and uses that may have an effect on the woods.
3. Seek listing for Humphrey Woods on the Illinois Natural Areas Inventory.
4. Retain a professional arborist or horticulturalist to prepare an inventory of plant species in Humphrey Woods as an indicator of the health of the woods. For comparative purposes, the survey should reflect the methodology and survey instrument of the 1987 Humphrey Woods Survey.
5. Review existing Village ordinances pertaining to historic preservation and the HPRC to make sure that Humphrey Woods is adequately addressed and draft new ordinances when applicable.
6. Foster appreciation and education of the natural resources within Humphrey Woods by organizing guided walks conducted by Orland Park Garden Club members, environmentalists, botanists, and ornithologists.
7. Assist local school districts with preparation of lesson plans, teaching materials, and other resources in support of the science curriculum through study of Humphrey Woods as a natural laboratory.

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**STRATEGY SIX:** Strengthen ties with other historic preservation agencies and groups at the local, state and national level.

1. Support the efforts of other local historic groups such as the Orland Historical Society and the Old Orland Heritage Foundation, develop contacts with these groups, share information and build effective working relationships.
2. Maintain Certified Local Government Status through the Illinois Historic Preservation Agency and National Park Service.
3. Develop contacts, share information and build relationships with regional or state historic preservation groups, including the Landmarks Preservation Council of Illinois, and the Illinois Historic Preservation Agency.

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Approved by the Village Board on March 4, 1996, last revised January 15, 2002.

## **“Preservation’s Local Connection: The Historic Preservation Commission”**

The following article provides a brief history of the preservation movement as well as a general overview of components of local programs. The article also introduces the tasks a Historic Preservation Commission needs to concern itself with to be effective.

## Preservation's Local Connection: The Historic Preservation Commission

Michael Ward and Amy Slocombe

Many of us are familiar with the high-profile preservation activities of the federal government: the preservation of Independence Hall in Philadelphia, the passage of the National Historic Preservation Act of 1966, and the establishment of federal "Standards for Rehabilitation." Similarly, state governments have taken a more active role in preservation with the establishment of state historic preservation offices to manage state and federal programs.

Yet, it can be argued that the most significant preservation activity is at the local level where not-for-profit advocacy groups, historical societies, and individual citizens work to preserve and rehabilitate historic buildings. And local governments—through their historic preservation commissions—play an important role by adopting preservation ordinances, appointing citizen commissions, and identifying, preserving, and protecting important cultural resources. More than seventy of the nation's two thousand historic preservation commissions are found in Illinois, with local governments conducting a variety of activities that promote and support historic preservation.

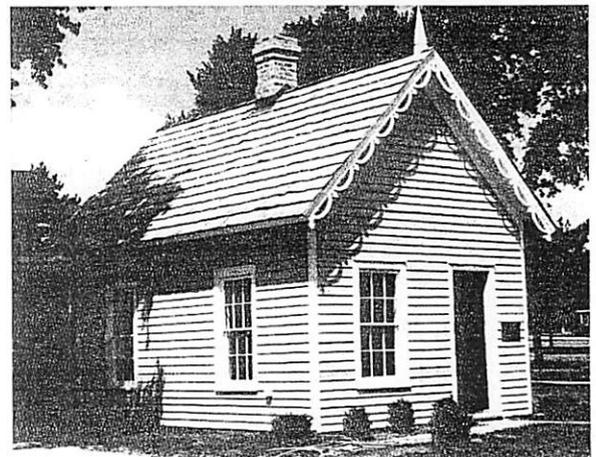
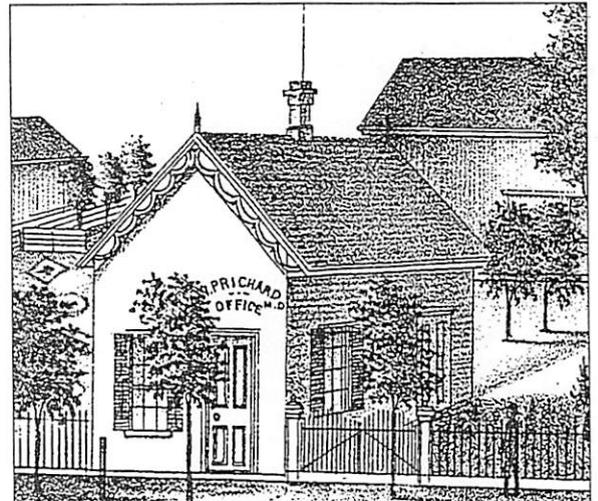
### Early Preservation Efforts

In the late nineteenth century, preservation efforts primarily focused on places associated with famous historic persons or events. Mount Vernon—George Washington's home—was such an early preservation effort. The National Park Service, established in 1916 to save natural environments and cultural heritage areas, also contributed to the origins of the preservation movement.

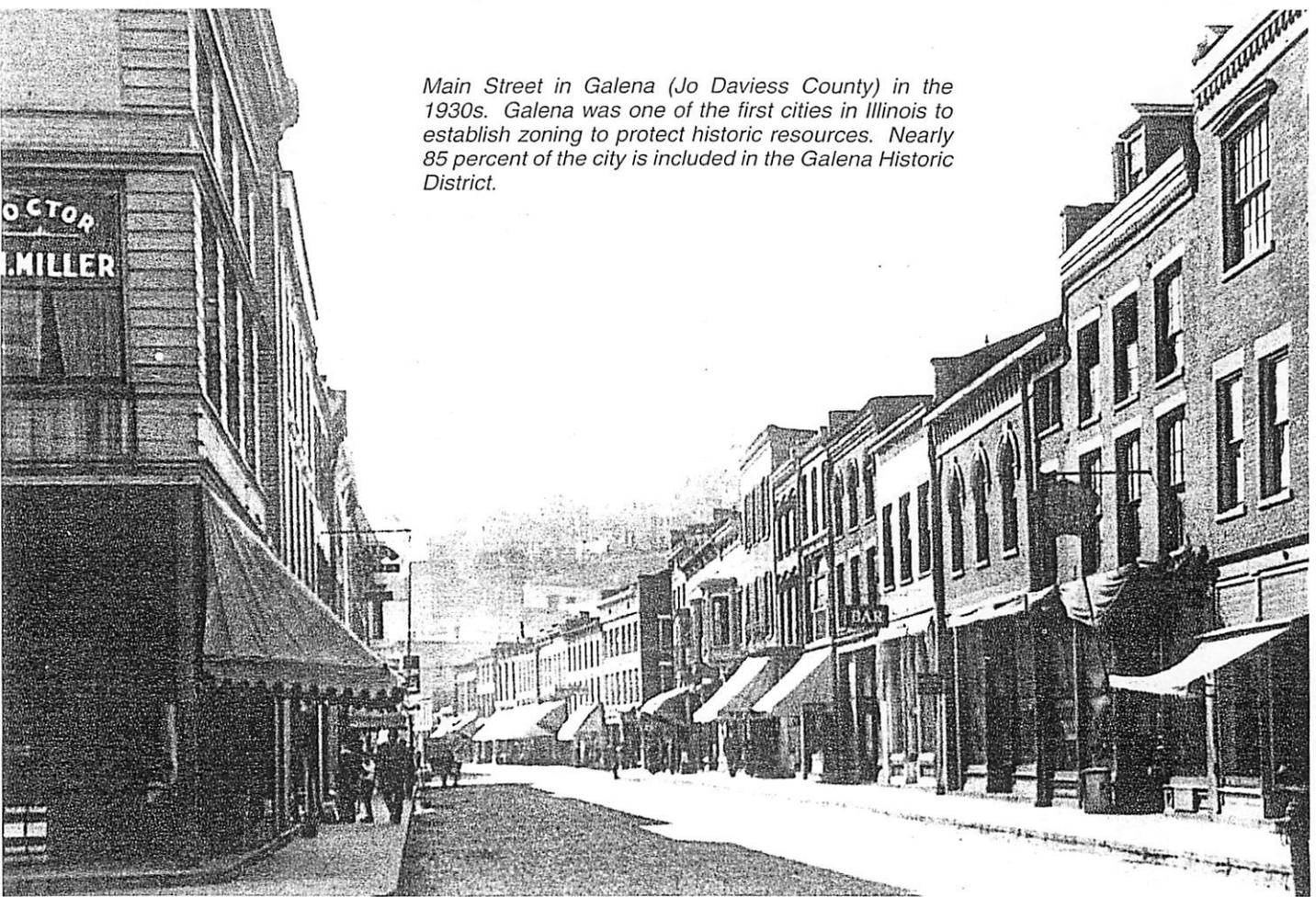
The early twentieth century saw the first efforts to preserve neighborhoods by regulating property use and density. This took the form of zoning codes, inspired by the Standard State Zoning Enabling Act drafted by the U.S. Department of Commerce in 1922. The regulation of private property was a controversial concept and led to

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*Michael Ward is Local Government Services Coordinator and Amy Slocombe is Local Government Services Manager for the Illinois Historic Preservation Agency's Division of Preservation Services, which serves as the state historic preservation office for Illinois.*



*The Dr. Hiram T. Hardy Office in Kaneville was preserved by the owner with the assistance of the Kane County Historic Preservation Commission. Top: The office was pictured in the 1872 Combination Atlas Map of Kane County Illinois. Center: The structure was very deteriorated when it was nominated to the Kane County Register of Historic Places. Below: The Hardy office following restoration.*



Main Street in Galena (Jo Daviess County) in the 1930s. Galena was one of the first cities in Illinois to establish zoning to protect historic resources. Nearly 85 percent of the city is included in the Galena Historic District.

lawsuits challenging local government's right to enforce zoning. In 1926 the U.S. Supreme Court upheld that right in *Village of Euclid v. Ambler Realty Co.* The court ruled that zoning was a valid expression of a community's police power, which is defined as the power of government to regulate private property for the general health, safety, and welfare of the public.

The earliest examples of preservation-oriented government actions occurred in the 1930s when city governments in New Orleans, Louisiana, and Charleston, South Carolina, sought to preserve the unique character of their historic neighborhoods by adopting ordinances offering recognition and protection. Today, New Orleans's Vieux Carre and Charleston's Old and Historic District, are nationally famous tourist destinations. By the 1950s cities such as Philadelphia were designating individual properties as local landmarks.

Illinois' first preservation ordinances were enacted in the 1960s. Springfield sought to protect the neighborhood surrounding the former home of Abraham Lincoln by using existing zoning codes to create the city's first historic district. The new designation halted decades-long unfettered commercial development by limiting the types of use in the four-block area. The ordinance was challenged, but court rulings upheld the city's ability to

zone historic areas. Today the Lincoln Home neighborhood is a national historic site administered by the National Park Service.

In another early effort, the City of Galena zoned what was known as the Original City as a historic district. Nearly 85 percent of the city, whose boundaries were set in 1859, is included in the historic district. Galena, a major mining and shipping port in the pre-Civil War era, had suffered an economic decline after the war and by the 1960s was a time capsule of a mid-nineteenth-century city. Recognizing their historic buildings as an asset, the city began a slow but steady program of promoting tourism and encouraging building renovation. Today, Galena is one of the most visited tourist sites in the region.

Chicago government's preservation effort began in 1957 when the Commission on Chicago Architectural Landmarks was created. That advisory body was to identify significant places for designation as landmarks by the city council. However, with no authority to regulate those properties, many significant places were lost. In 1968 the city passed a more comprehensive ordinance that added to the commission's authority the power to review building and demolition permits. In 1987 that ordinance was revised to clarify review and designation procedures and to add an economic hardship provision.

## The 1970s

Several factors contributed to the strong growth of the local preservation movement during the 1970s. Local preservation efforts were buoyed by the growth of statewide and national preservation organizations, which provided local preservationists with a pool of professionals and a body of information to assist them in forming local preservation programs. Both the National Trust for Historic Preservation and the Landmarks Preservation Council of Illinois launched educational and advocacy programs that assisted local preservationists. The creation of the state historic preservation office (which was part of the Illinois Department of Conservation until it was transferred to the Illinois Historic Preservation Agency in 1985), offered access to several historic preservation programs, such as surveys, tax incentives, and the National Register of Historic Places.

The celebration of America's Bicentennial in 1976 prompted many communities to sponsor programs and activities highlighting local history. Many people came away from the celebration with a greater awareness and appreciation for their local heritage and sought ways to keep that spirit alive.

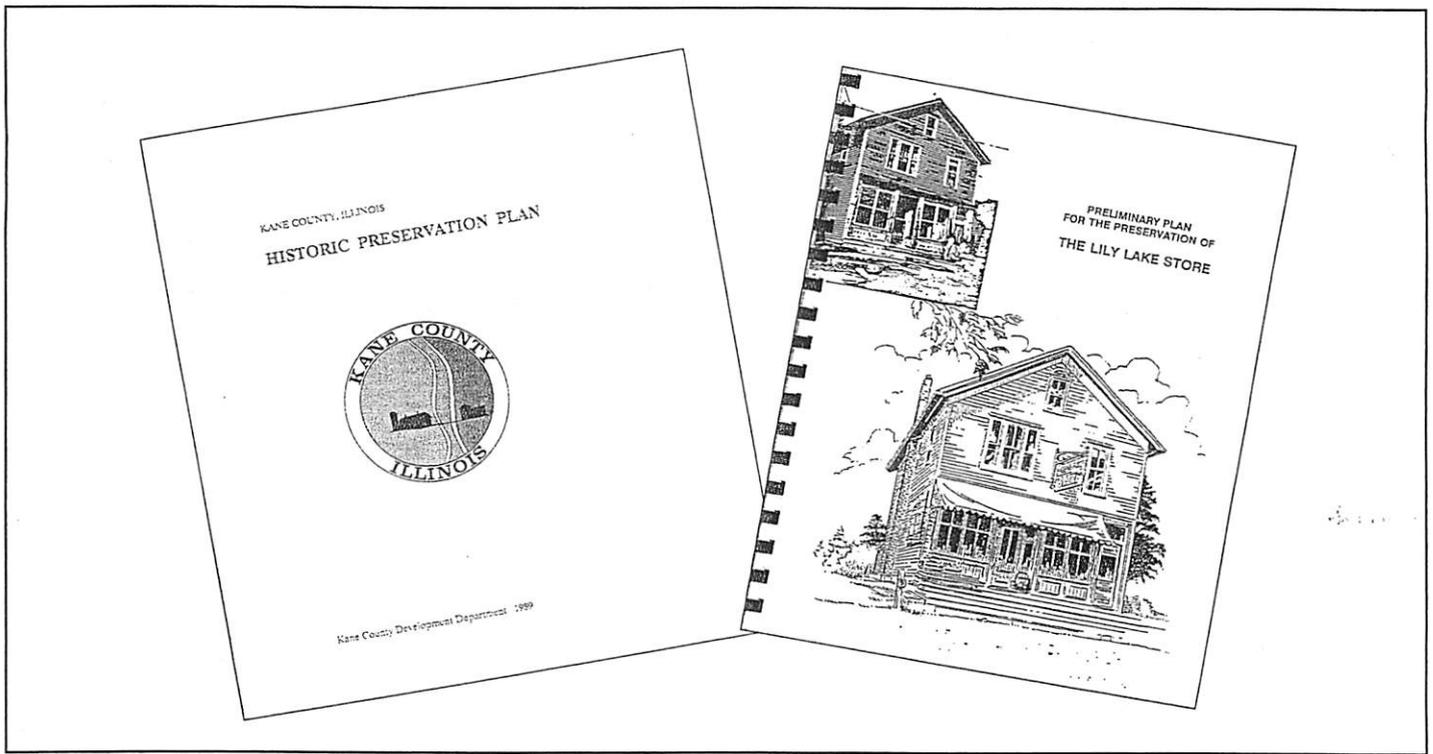
Finally, in 1978 the U.S. Supreme Court, in *Penn Central Transportation Company v. New York City*, upheld the city's right to designate historic properties. Penn

Central, owner of the landmark-designated Grand Central Station in New York, sought to build an office tower on the station. The New York Landmarks Preservation Commission denied the application, and the company sued, claiming that landmark designation was a taking of their property without just compensation, a violation of the Fifth Amendment of the U.S. Constitution. The Supreme Court upheld the landmarks commission's decision, establishing that landmark designation was not a "taking" provided all reasonable use of the property was not denied. That important ruling is the cornerstone of all local preservation legislation. Other important Supreme Court rulings were to have an impact on preservation law, but the basic tenets of *Penn Central* have been upheld.

The number of local preservation commissions grew nationally from fifty in 1965 to more than four hundred by 1975. In Illinois the number of commissions grew from five in 1969 to twenty-seven commissions in 1979. In recognition of the growing activity of local preservation commissions, Congress amended the National Historic Preservation Act in 1980 to provide official recognition to local government preservation programs. Named the Certified Local Government (CLG) program, it provides a national network of local commissions affiliated with state historic preservation offices and the National Park Service.

*East Lake Shore Drive in Chicago (Cook County) was designated a local historic district by the city's preservation commission. The Commission on Chicago Historical and Architectural Landmarks (now the Commission on Chicago Landmarks) was created by city ordinance in 1968. Chicago was among the first Illinois communities approved for participation in the Certified Local Government program in 1985. (Photo by Bob Thall, courtesy of Commission on Chicago Landmarks)*





*In 1988 Kane County established the first county preservation ordinance in the state. A year later the Kane County Development Department published its county historic preservation plan (left) as a "statement of Kane County's historic preservation goals, objectives, and strategies . . . as a guide for public improvement and land use decisions." Kane County planners prepared this preservation plan (right) for the old general store in Lily Lake, which was constructed in the late 1870s.*

### Types of Local Preservation Programs

Every local preservation program is established by a preservation ordinance whose authority arises from a variety of state enabling laws. As a result, communities have a great deal of freedom in shaping their preservation programs. The Illinois Historic Areas Protection Act (65 ILCS 5/11-48.2) states that municipalities "shall have the power to provide for official landmark designation by ordinance of areas, places, buildings, structures, works of art, and other objects having a special historical, community, or aesthetic interest or value." It also allows for the regulation of those designated properties. The Illinois Zoning Enabling Act (65 ILCS 5/11-13) includes a provision that allows municipalities "to insure and facilitate the preservation of sites, areas, and structures of historical, architectural, and aesthetic importance." Regulatory authority is also provided by the Zoning Act. Home rule units of government (defined in the Illinois Constitution as having more than 25,000 residents) may use that authority to enact local legislation.

In 1983 the Illinois County Preservation Act gave counties the authority to establish preservation programs. The act also includes provisions for incorporated communities to join the established county program. The County Preservation Act is so specific about the requirements for a preservation ordinance that the six county ordinances in force in Illinois are essentially identical.

Municipal preservation ordinances, however, vary greatly. Because the enabling acts range from the broad (home rule) to the specific (zoning), preservation statutes differ considerably from community to community. One advantage is that ordinances can be tailored to meet the particular needs and resources of an individual community.

### Components of an Ordinance

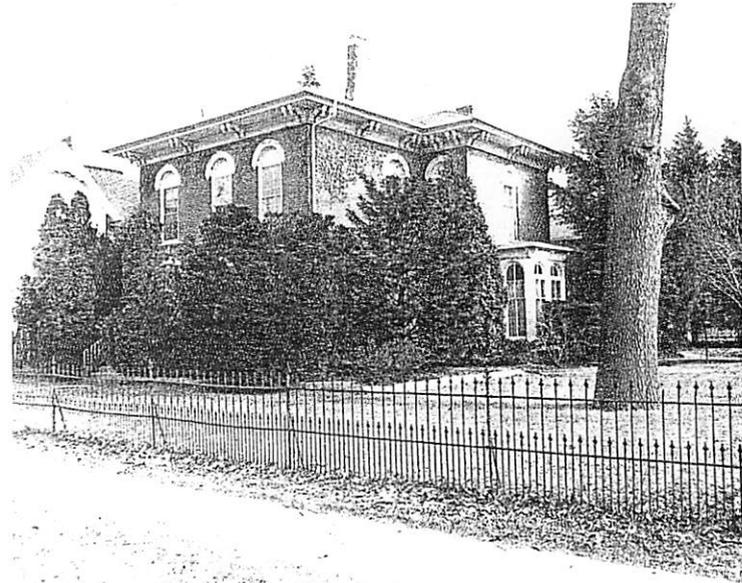
Typically, a preservation ordinance establishes a commission consisting of citizen volunteers to oversee the preservation program. In Illinois, such commissions have a variety of names, such as Danville Historic Preservation Commission, Elgin Heritage Commission, and DeKalb Landmarks Commission. All commissions are charged with basic powers and duties, with preservation advocacy most fundamental. An important role for all commissions is educating the community about the value of its historic and cultural heritage and how it is expressed in the community's buildings and neighborhoods.

Preservation ordinances may also assign additional powers and duties, such as authority to recommend the designation of landmarks and historic districts. A commission, using an established evaluation process and criteria, decides which properties are eligible for landmark status. A few ordinances require the consent of the owner

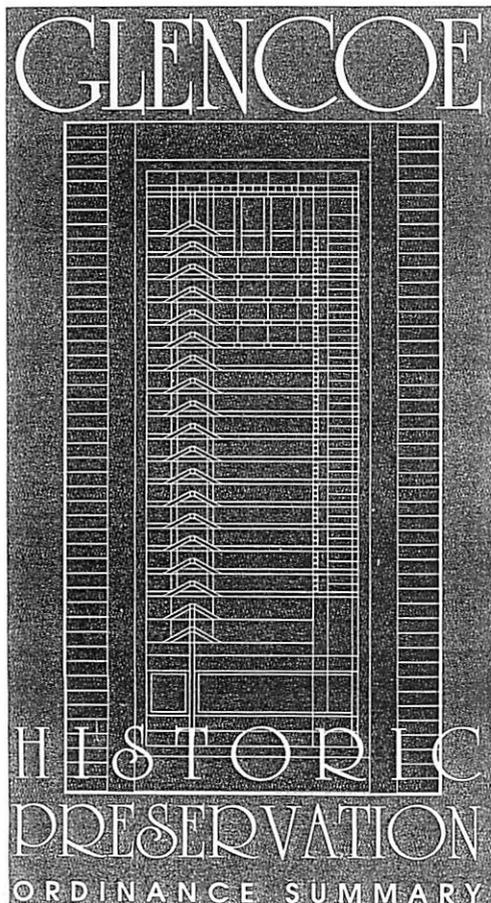
before designation can occur; however, most do not require owner consent, permitting properties to be evaluated solely on their significance.

Commissions may be given the additional power to review actions affecting designated properties. Typically, that takes the form of reviewing building, sign, and demolition permits, and issuing Certificates of Appropriateness. The certificate indicates that the proposed work is consistent with the established design guidelines and that the permit can be issued. In the permit process, local governments can wield more power than state or federal agencies; state enabling law gives municipalities and counties greater authority to prevent incompatible alterations and even to halt demolition.

The permit-review process—often classified as a “binding review” or an “advisory review”—can take many forms, depending upon the individual community. In binding-review communities, such as Galesburg and Bloomington, the commission reviews and approves all permits, and the property owner is bound by the commission’s decision. In binding-review situations, an appeal procedure is built into the process. Some commissions utilize an advisory review, where the commission’s comments are sought but need not be followed by the property owner. DeKalb and Mount Carroll have advisory-review ordinances. Other communities combine the



*Rockford's (Winnebago County) design criteria for historic districts (this home is in the city's Haight Village Historic District) address such physical elements as fences and satellite dishes.*



*The Village of Glencoe (Cook County) passed its preservation ordinance in 1990 that established the local historic preservation commission. This 1992 booklet summarizes the ordinance and outlines the landmark designation, advisory review, and certification processes.*

two. In Edwardsville, building permits are subject to an advisory review, while demolition permits are subject to a binding review. In Winnetka, a unique two-tiered system is used—designated landmarks are subject to an advisory design review. However, a property owner can elect to have his building “certified,” which makes it subject to the stronger binding-review process. No matter which process a community uses, it is important to review all permits according to objective criteria. Most communities utilize the Secretary of the Interior’s “Standards for Rehabilitation” in addition to specific design criteria that meet a community’s particular needs. For example, Rockford’s design criteria for historic districts addresses fences and satellite dishes.

Commissions may perform many functions and activities. They can be empowered to conduct surveys to identify potential landmarks and historic districts, accept grants, administer loans, and accept easements. Commissions may provide official comment on zoning cases affecting historic sites and prepare a preservation component for a community’s comprehensive plan. Many commissions establish resource libraries that provide technical information on rehabilitation and preservation techniques.

Historic preservation commissions are important links between community preservationists and preservationists at the local and state levels. With varied duties and responsibilities, commissions can assist residents and leaders in creating and perpetuating a community where historic preservation is an ongoing process with benefits for all.

## Case Studies

How do local preservation commissions carry out their mandates to identify and protect historic resources, educate the public, and promote historic preservation?

While commissions share common goals, they reach them through programs that are uniquely suited to their communities. The case studies that follow are a sampling of the many innovative, successful programs conducted by preservation commissions in Illinois.

The color sidebars describe specific resources available to local preservation commissions.

### The Commission

The preservation commission is responsible for implementing the city's historic preservation program. Appointed by the mayor and affirmed by the city council, these citizen volunteers lend their expertise on preservation-related issues. Commission members work closely with city attorneys, planners, engineers, zoning officers, and building inspectors. The typical commission has five to fifteen members drawn from various fields of expertise relating to historic preservation.

For example, the Orland Park preservation ordinance created the Historic Preservation Review Commission, which consists of seven members. All must be residents of the village. The ordinance requires that one member be a licensed real-estate broker/agent and another a representative of the Orland Historical Society. The third required member is to be chosen from the following fields: history, architectural history, architecture, historic architecture, planning, archaeology, real estate, historic preservation, or the adaptive redevelopment or reuse of older structures. The remaining four members are selected for their demon-

strated interest in historic preservation. Members serve three-year terms and may be re-appointed.

### Survey

A critical component of any preservation program is the historic resources survey. Compiling information about the built environment of the community serves multiple purposes. It provides the data needed to determine whether a property should be designated as a landmark, and it provides information about the growth and development of the community that can be used for comprehensive planning. Educational programs such as walking-tour brochures and school programs benefit from the data. The survey also provides a lasting archive of the community's resources for future scholars.

Commissions use different approaches when planning a survey. Most surveys are known as "windshield" surveys, since they only attempt to document the exterior appearance of buildings without attempting historical research on each property. Most surveys are long-term projects, determined by the size of the community, the number of buildings to be inventoried, and budget constraints. Some cities use college students or community volunteers to assist in survey efforts. For example, Peoria is enlisting the city's many neighborhood organizations to survey their neighborhoods. Members of the commission and city staff provide volunteer training and oversight.

But Elgin's approach is more typical. The Elgin Heritage Commission identified the Spring/Douglas streets neighborhood as a potential historic district. With the assistance of CLG grant funds, a consultant was hired to conduct the survey based upon the city's specifications. The area to be surveyed encompassed



*The Elgin Heritage Commission (Kane County) sponsored a survey of the nearly ninety-acre Spring/Douglas streets neighborhood in 1995. Each building was photographed, and information on its history and condition was recorded on standardized forms.*

*Houses in the locally designated Spring/Douglas Historic District represent a variety of shapes, sizes, and styles.*

**APPLICATION FOR DESIGNATION  
AS LOCAL HISTORIC LANDMARK**  
CITY OF PEORIA HISTORIC PRESERVATION COMMISSION

PLEASE NOTE: Failure to complete any item on this application will deem the application incomplete, and it will not be processed for review by the Historic Preservation Commission.

Pursuant to Chapter 15, Article IV, Section 15.05 of the Code of the City of Peoria, I submit the following:

**I. APPLICANT(S):**

A. Name: \_\_\_\_\_

B. Company/Neighborhood Association name: \_\_\_\_\_

C. Address: \_\_\_\_\_

D. City, State, Zip: \_\_\_\_\_

E. Daytime phone number: \_\_\_\_\_

F. Applicant(s) signature(s): \_\_\_\_\_

**II. OWNER(S) OF SUBJECT PROPERTY:**

A. Name: \_\_\_\_\_

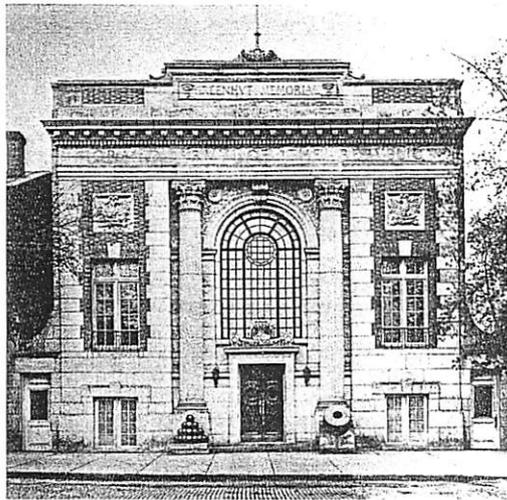
B. Company name: \_\_\_\_\_

C. Address: \_\_\_\_\_

D. City, State, Zip: \_\_\_\_\_

Does property owner consent to proposed designation? Yes  No

*Left: The landmarking process in Peoria (Peoria County) begins when a completed standard nomination form is sent to the Peoria Historic Preservation Commission. Below: Peoria's Grand Army of the Republic Memorial Hall, pictured in this historic photograph, is a designated Peoria landmark.*



eighty-nine acres with nearly three hundred buildings. The surveyor photographed each building and used a standardized form to record such information as building condition, overall description, approximate construction date, and identifiable alterations. After the field survey, researchers studied the history of the area. The completed survey project provided the heritage commission with the information it needed to initiate the local designation process. It also provided valuable information to property owners on their homes' history, and created a greater awareness of the area's special character. The Elgin City Council designated the Spring/Douglas Historic District as a local landmark in 1996.

### Landmark Designation

A primary responsibility of the preservation commission is to identify and recommend properties for landmark designation. Most Illinois preservation ordinances include a process for designating properties as local landmarks or historic districts. A typical process for designation is outlined in Peoria's preservation ordinance. To be landmarked, a property must meet at least one of nine designation criteria, including: be associated with a person or event of local, county, state, or national sig-

nificance; embody distinguishing characteristics of an architectural style; and be in a unique location or possess singular physical characteristics that make it an established or familiar visual feature.

Peoria's landmarking process is triggered when the commission or any person or association applies for designation. The commission supplies a standard nomination form available at city hall. Once a nomination is received, the commission conducts a preliminary review at its next meeting. The owner is notified, and comments on the nomination are solicited from city departments. At its meeting, the commission determines whether to deny the request or to hold a public hearing. If the commission votes to hold a hearing, the owner is notified and the general public is invited to comment. At the hearing, the applicant explains how the subject property meets the designation criteria. The owner is invited to speak, and members of the public may comment. The commission then has thirty days in which to grant, deny, or modify the designation. If granted, the property is approved by ordinance (by the city council), and a copy is filed with the county recorder of deeds.

### Design Review

Once a property has been designated, many commissions have authority to review and comment on actions affecting that property. The review authority may be either advisory or binding on the property owner. Evanston has used both types of review. The city's 1978 preservation



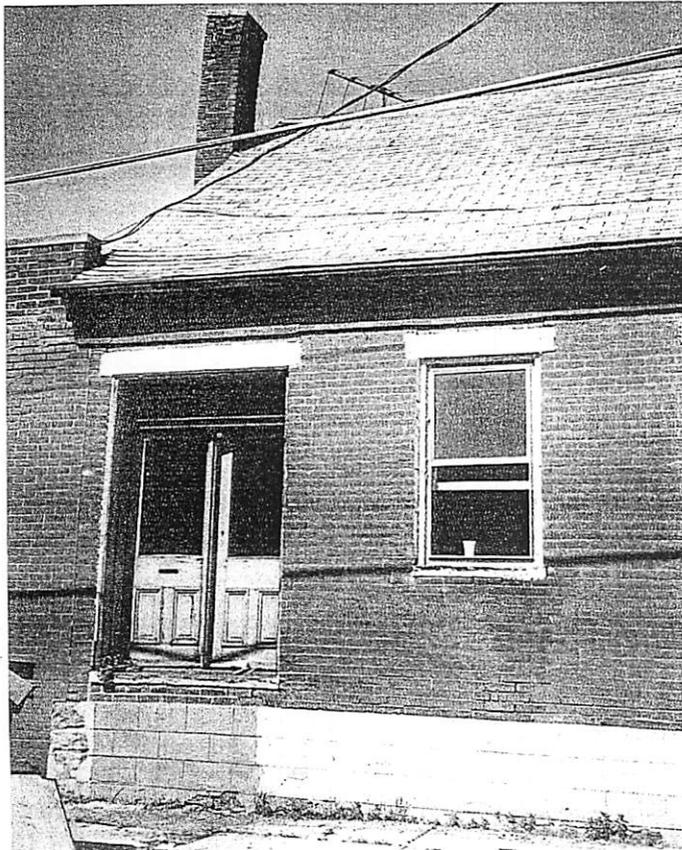
*Evanston's preservation commission has binding-review authority, which gives it the power to examine and approve plans to rehabilitate the exteriors of buildings that have been designated as local landmarks. Plans for the new roof and gutters on this older home in Evanston were approved by the city commission.*

ordinance, its first, provided an advisory review. But the city recognized the need for a stronger preservation ordinance, one that would provide the tools necessary to foster the city's growing preservation program. A new preservation ordinance enacted in 1994 gives the commission stronger binding-review authority.

Evanston's review process is typical of many preservation ordinances. A Certificate of Rehabilitation is required for actions affecting the exterior architectural appearance of any landmark or historic district property. This is further defined as any alteration, construction, or relocation requiring a building permit, any demolition in whole or in part requiring a permit, and any project that includes replacement of windows or doors. The commission provides a form for the applicant to complete. Applicants may also be asked to supply plans, drawings, elevations, specifications, and other pertinent information. The preservation commission has forty-five days to act on the request.

The commission examines the proposed work and applies the appropriate design standard. The goal is to allow for contemporary use of the building while protecting its significant architectural features. If the commission approves the work, the certificate is issued and the applicant may proceed with the project. If the request is denied, the applicant is notified and provided with a

*Das Belleville Haus, located in the Belleville Historic District, was threatened with demolition when the Belleville Preservation Commission stepped in to save it. Plans are underway to develop the site as a visitor center and museum.*



*Belleville Preservation Commission member Karl Carl assisted in the cleaning of Das Belleville Haus in Belleville (St. Clair County).*

series of recommendations that would bring the project into compliance. Once those are met, a certificate can be issued. However, the applicant may appeal to the city council the commission's decision to deny the permit. At that point, the city council must affirm, modify, or reverse the decision of the commission within forty-five days.

The ordinance requires the commission to confer with the applicant, offer technical assistance, and attempt to resolve differences that may arise during the review process. There are also provisions for an expedited review for certain routine or emergency work. Finally, an applicant who has been denied a certificate may apply for a Certificate of Economic Hardship. In this process, the Certificate of Appropriateness may be approved if the commission determines that the rejection has resulted in the denial of all reasonable use and return from the property.

### **Advocacy**

Preservation commissions, by working in conjunction with other private organizations, can play an important role in promoting the preservation of significant properties. A case in point is Belleville's rescue of the little building now known as Das Belleville Haus. Belleville is well known for its significant collection of brick cottages and commercial buildings built by German immigrants in the nineteenth century. "Das Belleville Haus" and the other structures are part of the Belleville Historic District, which was listed in the National Register of Historic Places in 1976.

Early in 1996 the Belleville Preservation Commission heard of the proposed demolition of the circa 1839 one-story cottage at 123 North Church. The new owners, the St. Clair County Transit District, proposed to clear the site for a bus-parking facility. Concerned that one of the city's earliest houses was in danger, the commission

enlisted the help of many organizations to determine if preservation was feasible. The transit district allowed the commission access to determine the property's structural stability, and the city's planning department made cost estimates for rehabilitation and adaptive use. The Downtown Development and Redevelopment Commission lent its support, and a plan was made to develop the site as a visitor center and labor/industry museum. Labor organizations and local industries expressed an interest in participating in the project. After consultation, the transit district agreed to sell the site to the city. Fundraising is currently underway to finance the building's adaptive use.

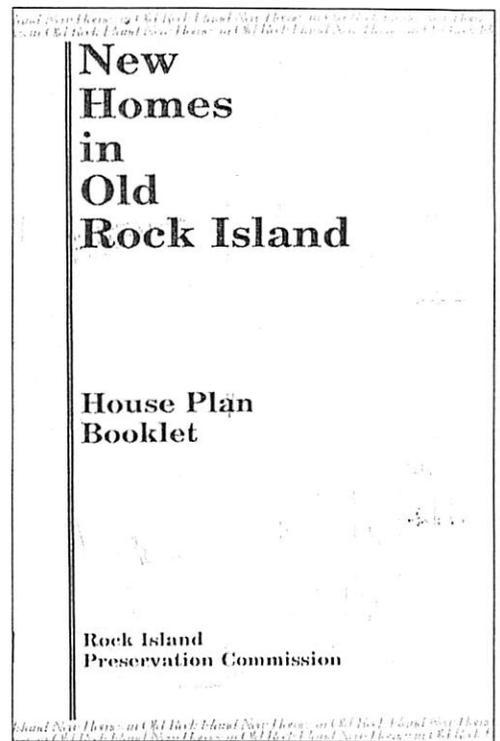
### Planning

Historic preservation is an important component in land-use planning. Landmark designation is one tool that planners can use to revitalize historic neighborhoods and commercial areas. It can also help to channel new growth and development while preserving the unique character of the community. Kane County is in the forefront of using historic preservation in its comprehensive planning. During 1986 and 1987 the county conducted a rural structures survey with financial and technical assistance from the Illinois Historic Preservation Agency and the Illinois State Museum. All structures built before 1945 in rural Kane County and in the unincorporated villages were inventoried. Architectural, historical, and archaeological data were gathered on buildings, sites, and structures.

In March 1987 the Kane County Historic Preservation Study Committee was established to oversee the Rural Structures Survey, to evaluate the historic resources identified, and to determine if action was needed to protect them. As a result of the committee's efforts, in 1988 the Kane County preservation ordinance became the first county ordinance established in the state. The Kane County Preservation Commission maintains the Kane County Register of Historic Places and advises the county on preservation activities. In 1989 the Kane County



*Above: New Homes in Old Rock Island was published to highlight the Rock Island Preservation Commission's competition for the design of appropriate "infill" houses —new houses compatible in size, scale, massing, and materials with existing older homes. Below: The contest's first-place design, with its contemporary look and Victorian flavor, complements the neighborhood.*



Historic Preservation Plan was adopted and incorporated into the county's comprehensive document.

On a municipal level, Rock Island has worked over the years to develop neighborhood plans. One such plan is for the Broadway Historic Area, an older residential neighborhood adjacent to the downtown business and entertainment district. Residents believed that a plan was essential to insure proper development. Simultaneously, the Rock Island Preservation Commission was interested in pursuing a plan that would highlight the historic aspects of a historic neighborhood. Those interests combined well with the city's initiative of developing neighborhood plans. A steering committee worked closely with city staff to develop the plan. The resulting document, issued in 1992, provides a framework for development in the area. The plan stresses the architectural significance of the area and calls for design guidelines and incentive programs to encourage building rehabilitation. It also addresses such quality-of-life issues as infrastructure, traffic, security, and noise. The Broadway Plan has become a model for the city, which has prepared similar planning documents for other neighborhoods.

### Education

The task of educating the public on the benefits of historic preservation and fostering an appreciation of a community's cultural heritage is a long-term process for any historic preservation commission. Preservation education can take many forms and target different audiences.

**Newsletters and brochures.** Newsletters are a popular means of conveying information to owners of historic

## Illinois Association of Historic Preservation Commissions

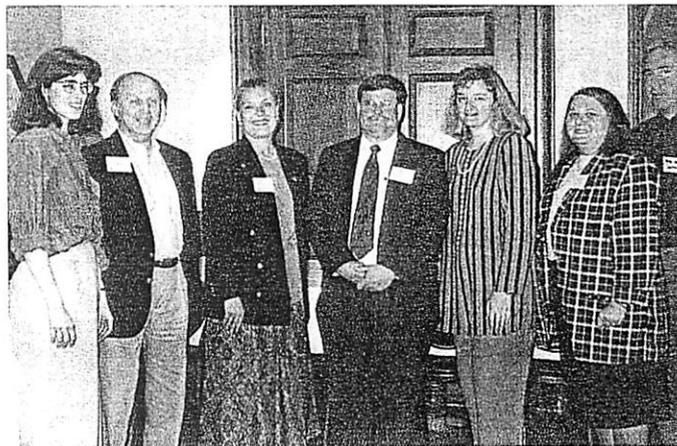
The Illinois Association of Historic Preservation Commissions (IAHPC) encourages local government participation in historic preservation and assists preservation commissions throughout the state. The nonprofit organization was established in 1982 to foster the growth of the newly formed CLG program and to create a statewide organization of preservation commissions.

To keep its members informed of preservation issues, the IAHPC offers several educational programs and materials. All members receive *The Commissioner*, a quarterly newsletter on local, state, and federal preservation news. Each issue contains a calendar of events providing information on workshops and other preservation-related activities. The newsletter also features a "spotlight" section that highlights the preservation efforts of a particular community.

Members also have access to the Resource Library, which includes examples of ordinances, design guidelines, brochures, and other publications produced by preservation commissions in Illinois. The library is located in the state historic preservation office (the Illinois Historic Preservation Agency) in Springfield. The IAHPC, with the help of the Illinois Historic Preservation Agency, has produced the Community Preservation Series. The first publication, *Developing Design Guidelines*, is a compilation of materials useful to commissions that wish to create preservation design guidelines for their own communities. *Landmark and Historic District Designation* assists commissions with gathering information on historic resources, developing new or assessing current procedures for designation and design review, and creating educational tools to promote historic preservation. The next handbook in the series will concentrate on surveying historic resources.

IAHPC-sponsored workshops at the annual Illinois Statewide Preservation Conference provide opportunities to ask questions, talk about preservation problems, and learn alternative solutions from other commissioners who may have dealt with similar issues in their hometowns.

For additional information, write Amy Slocombe, Local Government Services Manager, Illinois Historic Preservation Agency, 1 Old State Capitol Plaza, Springfield, IL 62701-1507, or phone 217-785-4512.



*Illinois Association of Historic Preservation Commissions 1996-97 officers: Lesley Gilmore, Oak Park, Vice President; Don Traux, Aurora, Director; Nan Greenough, Winnetka, Secretary/Treasurer; Roger Keys, DeKalb, outgoing President; Kim Aukamp, Decatur, Director; Linda Anderson, Rock Island, President; Mike Ward (Local Government Services Coordinator, Illinois Historic Preservation Agency), Director, Ex Officio. Not pictured: Peter Couri, Peoria, Director.*

properties. Belleville's commission issues a quarterly newsletter to residents of the historic district and other interested parties. The newsletter supplies current information about preservation programs and highlights successful rehabilitation projects. The Decatur commission also distributes a quarterly newsletter. Its mailing list includes historic property owners, affiliated groups such as the Macon County Heritage Network, and neighborhood organizations. The newsletter provides the commission an opportunity to inform the public of its activities and to promote preservation activities throughout the year. In both cases, the newsletters are provided free of charge and are financed and produced by the commissions.

Fact sheets and brochures that describe the preservation program can help lift the veil of mystery from the designation and design-review process. Clear, straightforward information in a user-friendly format can interpret the sometimes bureaucratic language in the ordinance. For example, the Carbondale Preservation Commission distributes a flow chart that illustrates each step of the designation and review processes. The Glencoe commission developed an attractive brochure in a question-and-answer format that explains all aspects of the local program, from "How do Glencoe properties become landmarks?" to "How are Glencoe landmarks protected?" The Lockport Heritage and Architecture Commission distributes a fifteen-page illustrated booklet, *A Heritage to Preserve*. It discusses the Lockport Historic District ordinance and preservation commission, provides a map of the Lockport Historic District, and explains how to request a Certificate of Appropriateness or landmark designation. National recognitions, such as National Register and certified local government designations, are also explained.

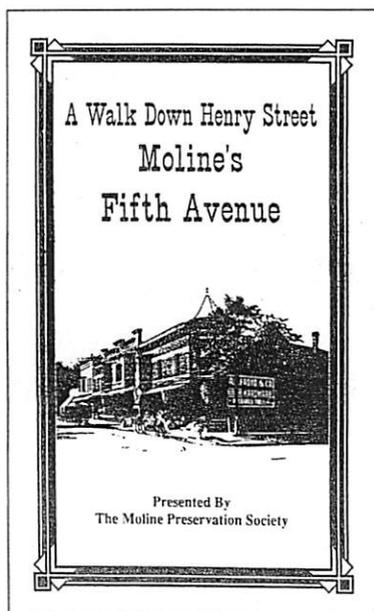
**Awards.** An awards program that recognizes significant contributions is an effective tool for historic preservation commissions. A pat on the back for a job well done does much to reward significant accomplishments and increase recognition for historic places.

Each year during National Historic Preservation Week in May, the Aurora Mayor's Awards are presented in a ceremony in a historic building. The Aurora Preservation Commission solicits nominations in the categories of Historic Preservation, Property Improvements, and New Construction/Landscaping. Recommendations are forwarded by the commission to the mayor, who makes the final selection. Each award winner receives a plaque featuring a photo of his property. A display of award winners is featured year-round in city hall.

The Decatur Historical and Architectural Sites Commission also presents its awards during Preservation Week. The commission's awards recognize many different building types. Winners could include a rehabilitated house, an adaptive-use project, or a restored church. Organizations and individuals are also recognized for their contributions to preservation in Decatur. The Alfred Ploeger Award (named for the commission's first chairman) is a special honor bestowed on an individual for lifetime achievement.

**Historical markers and signs.** Markers and signs provide a variety of educational opportunities. They can be used to identify a property's status as a local landmark and to provide an explanation of a property's significance. Markers mounted on street signs can delineate the boundaries of a historic district.

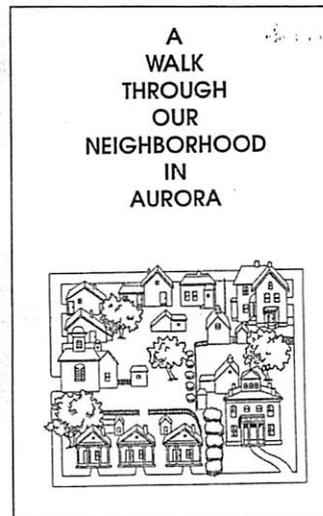
*Preservation commissions help fulfill their missions to educate and promote preservation by publishing a variety of materials, such as these walking-tour guides of Moline (Rock Island County) and Decatur (Macon County).*



## Certified Local Government Program

The Certified Local Government (CLG) Program recognizes local governments that, through their own initiative, have established local historic preservation programs. Since 1966 when Congress created a historic preservation program for the United States, the national preservation program has operated as a decentralized partnership of federal and state government. In 1980 Congress expanded the partnership to provide for the participation of local governments.

To qualify as a CLG, a municipality or a county must have a historic preservation ordinance, a preservation commission, a survey program, and provisions for public participation. The Illinois CLG program, which is managed by the Illinois Historic Preservation Agency (IHPA), offers its participants many benefits. All CLGs



are eligible for grants to assist in the execution of local preservation programs. The funds can be used to finance a variety of preservation-related activities, including survey work, education programs, publications, rehabilitation projects, and staff support. The IHPA also offers workshops, information materials, and training to CLGs.

CLGs also play an active role in protecting locally designated properties. CLGs may participate in the nomination process of the National Register of Historic Places. Preservation commissions and "chief elected officials" (mayors, for example) comment on properties in their community that are being considered for listing in the National Register.

For additional information, write Amy Slocombe, Local Government Services Manager, Illinois Historic Preservation Agency, 1 Old State Capitol Plaza, Springfield, IL 62701-1507, or phone 217-785-4512.

## Local Preservation Organizations

Local preservation organizations can provide valuable assistance to preservation commissions. Like commissions, they operate on a volunteer basis, and since they are not appointed by the government, their scope of activity may be broader. The focus of these organizations may vary from preservation advocacy to education.



The McHenry County Old House Support Group (OHSG) is a branch of the McHenry County Historic Preservation Commission. Founded in 1992, the organization is committed to helping owners of historic homes. Each month, except during the summer,

the OHSG sponsors workshops for its members. The workshops alternate between informative programs on restoration, and open houses, where attendees may see the results of someone's work. The educational sessions have discussed such topics as wood restoration, roofing problems, period interiors, and period landscaping.

The OHSG offers a non-dues membership, relying instead on donations to cover expenses. With the aid of the commission, the OHSG produces *Town and County*, a bimonthly newsletter for its members. The newsletter, which highlights OHSG activities and restoration issues, is distributed to more than two hundred subscribers, including all of the libraries, preservation commissions, and historical societies in the county.

Rock Island identifies its designated landmarks with terra-cotta markers. The design was the result of a competition in an art class in the city's high school. A minimal payment to cover production costs is requested. The Villa Park Historical Commission provides an eighteen-by-ten-inch aluminum marker for selected historic sites. A special committee, including local historical society and chamber of commerce representatives, assists the commission in reviewing applications and recommending markers. In Quincy, the bronze plaques provided for designated landmarks include the historic name, date of construction, architectural style, builder, and the date it was designated a landmark.

**Publications.** Publications that highlight local history and architecture are popular educational tools. Many commissions, including Decatur, Moline, and Edwardsville, publish walking-tour brochures that highlight historic neighborhoods. The Jacksonville Preservation Commission sponsored a publication that provides detailed histories of significant buildings identified in its historic resources survey. Many commissions, such as those in Chicago and Quincy, publish inventories and histories of their designated landmarks. Rockford, in conjunction with the local tourism and visitors bureau, created a unique multi-colored poster that promoted the city's historic resources to tourists.

**Workshops and seminars.** Workshops and seminars provide hands-on training to property owners, and they can be effective in increasing public awareness. The Wilmette Historic Preservation Board has sponsored a spring preservation workshop series, *Caring for Your Wilmette House*. The four sessions covered different aspects of historic building rehabilitation, with information on architectural styles and pre-construction preparation, case studies of on-going rehabilitation projects, and tips

*The Edwardsville Historic Preservation Commission created the ArchiRoom at the Edwardsville Public Library to support the teaching of local history and architecture.*

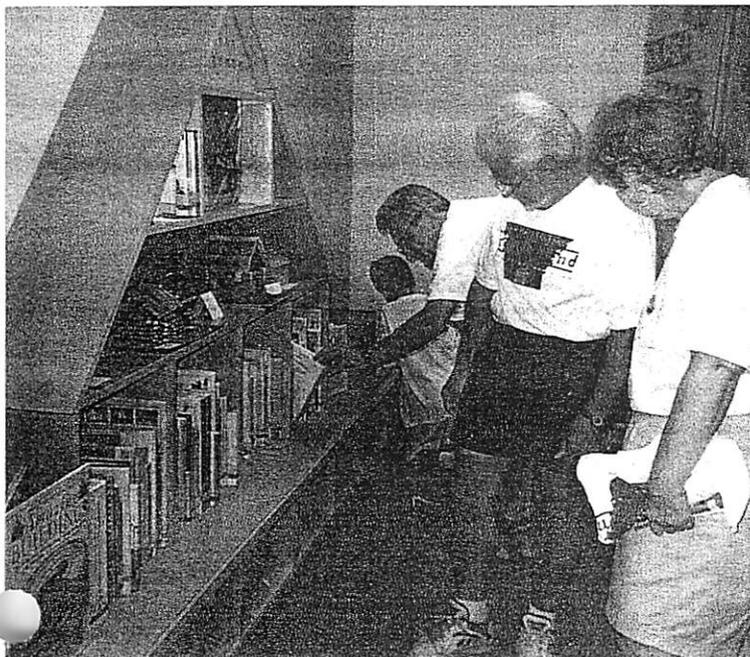


on where to go for technical and financial assistance. To encourage participation, the workshops were held in the evening and presented free of charge. The Village of Wilmette and the Illinois Association of Historic Preservation Commissions financed the workshops.

Preservation commissions seek to educate all levels of the community. While many programs target the historic property owner, many are aimed at school children. The Winnetka Preservation Commission prepared a coloring book of illustrations of Winnetka landmarks. Information about the buildings and Winnetka's history were also featured. Proceeds from sales of the coloring book go to the commission, which uses the money to help support future programming.

The Edwardsville Historic Preservation Commission created the "ArchiRoom" within the public library. Its purpose is to provide a user-friendly facility to teach children and adults about local history and architecture. Volunteers built display cabinets, designed a logo and signs, and constructed and painted architectural elements that decorated the room. A CLG grant was used to match city funds and volunteer donations. The ArchiRoom includes displays on Edwardsville history and hands-on activity areas where children can experiment with building blocks or use a drafting table to design a building. More than two hundred books as well as videos on history, architecture, and preservation were added to the permanent ArchiRoom collection. Librarians report that the collection is well used, and the room has been the scene of many school programs and special events. The preservation commission is pleased that the room is being used by adults as well as children.

*Children and adults enjoy the ArchiRoom collection of books and videos, which are housed in attractive displays that emphasize the room's historical and architectural themes.*



## Local Incentive Programs

Maintaining any property can be expensive. Fortunately, some Illinois communities offer financial relief in the form of tax incentives, low-interest loans, and grants to owners of historic businesses or residences. Many are funded through Community Development Block Grants or Tax Increment Financing districts.

The Town of Normal has implemented a grant program for locally designated properties funded through its general revenue fund. The program, which is administered by the Normal Historic Preservation Commission, is named after Dr. Robert G. Bone, the former president of Illinois State University and the first appointee to the historic preservation commission.

Each year the town council allocates \$10,000 to the grant program. Money not spent during the fiscal year is carried over to the following year. The maximum grant awarded is \$2,500. Grant recipients may use the money to fund up to half of the costs of an exterior restoration or other preservation project.



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continued on page 16

## Resources for Local Historic Preservation Commissions

Local historic preservation commissions may contact the following organizations for assistance:

Illinois Historic Preservation Agency  
Division of Preservation Services  
1 Old State Capitol Plaza  
Springfield, IL 62701-1507  
217-785-4512

Illinois Association of Historic Preservation  
Commissions  
P. O. Box 5337  
Springfield, IL 62705  
217-785-5042

Landmarks Preservation Council of Illinois  
53 West Jackson Boulevard  
Suite 752  
Chicago, IL 60604  
312-922-1742

National Trust for Historic Preservation  
Midwest Regional Office  
53 West Jackson Boulevard  
Suite 1135  
Chicago, IL 60604  
312-939-5547

National Alliance of Preservation Commissions  
Hall of States, Suite 342  
444 North Capitol Street  
Washington, D.C. 20001  
706-542-4731

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The Illinois Historic Preservation Agency does not discriminate on the basis of race, color, sex, national origin, age, or handicap in admission to, or treatment or employment in programs or activities in compliance with the Illinois Human Rights Act, Section 504 of the Rehabilitation Act of 1973 as amended and the U.S. Constitution. The Equal Employment Opportunity Officer is responsible for compliance and may be reached at 217-785-4512.

All public meetings conducted by the Illinois Historic Preservation Agency will be accessible to handicapped individuals, in compliance with Executive Order #5 and pertinent state and federal laws, upon notification of anticipated attendance. Handicapped persons planning to attend and needing special accommodations should inform the Historic Preservation Agency at least five days prior to the meeting by telephoning or writing Ednita Murdock, Illinois Historic Preservation Agency, 1 Old State Capitol Plaza, Springfield, IL 62701-1507, or phone 217-785-4512.

## For Further Reading

*continued from page 15*

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**Illinois Preservation Series**  
Illinois Historic Preservation Agency  
1 Old State Capitol Plaza  
Springfield, IL 62701-1509

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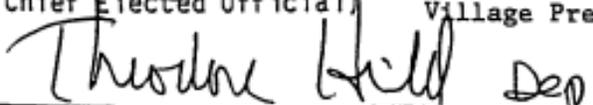
## **Certified Local Government Agreement Between the Village of Orland Park and the State Historic Preservation Office**

As discussed in Chapter 5, as a Certified Local Government (CLG), the Village of Orland Park is in charge of carrying out specific responsibilities in cooperation with the State Historic Preservation Office, through the Illinois Historic Preservation Agency. These responsibilities are outlined in the following agreement.

CERTIFIED LOCAL GOVERNMENT AGREEMENT  
BETWEEN  
THE VILLAGE OF ORLAND PARK  
AND  
THE ILLINOIS STATE HISTORIC PRESERVATION OFFICE

The Village of Orland Park in consideration of having been granted Certified Local Government status, agrees to carry out the following responsibilities as a Certified Local Government, in cooperation with the State Historic Preservation Office of the Illinois Historic Preservation Agency:

1. Enforce the local historic preservation ordinance for the designation and protection of local historic properties;
2. Maintain an adequate and qualified historic preservation commission established by local ordinance;
3. Maintain a system for the survey and inventory of historic properties;
4. Provide for adequate public participation in the local historic preservation program;
5. Review and comment upon nominations to the National Register of Historic Places for properties within its jurisdiction, and, within 60 days of receiving the nominations, submit to the State Historic Preservation Officer the written recommendations of the Commission and Chief Elected Official as to whether the property meets the criteria of the National Register;
6. Submit an annual report to the State Historic Preservation Officer of the historic commission's activities during the past year, within 60 days of the end of the local government's fiscal year;
7. Be represented at at least one informational meeting per year pertaining to the work and functions of the Commission or historic preservation;
8. Monitor and notify the State Historic Preservation Officer of any actual or proposed demolition or actual or proposed major alteration affecting any property within its jurisdiction listed on the Illinois Register of Historic Places or National Register of Historic Places;
9. Be responsible, in the case of nominations for historic districts, for verifying the names of owners of properties within the historic district, and providing for a public information meeting at mutually agreeable times and locations;
10. Carry out the general program procedures as outlined in "Certification and Transfer of Local Share of Historic Preservation Fund Allocation to Local Governments".

 _____ (Chief Elected Official)	Village President	April 6, 1987 Date
 _____ (State Historic Preservation Officer)		Apr 29, 1987 Date

## Historic Marker Program

Established in 2008, Orland Park's Historic Marker Program provides decorative bronze markers for buildings that are landmarks or contributing structures in the Old Orland district. The markers are meant to commemorate a building's significance to the community as a cultural, historic, and educational asset. In addition to improving the streetscape, the program enhances community recognition for past and present preservation efforts, promotes preservation through education, and improves the historic district walking tours conducted by the Orland Historical Society.

The historic markers are paid for by and are the property of the Village of Orland Park. Property owners are not be required to pay for the marker or its installation. The Village, however, does encourage cooperative day-to-day maintenance and cleaning of the markers.

The following documents are attached for review:

- **Orland Park Historic Marker Program Rules and Procedures:** The rules and procedures established a nomination and review process for the historic markers.
- **Orland Park Historic Marker Program Design Guidelines:** The design guidelines regulate the appearance of historic markers and aim to create a unique, uniform identity across the district and for landmarks buildings. It provides specific information on allowed height, width and length proportions, fonts, font sizes, text indentations, setbacks from property lines, credits, shape, and content.
- **Historic Market Nomination Form:** Historic sites and buildings can be nominated to receive a marker through the submittal of a nomination form to the Development Services Department.
- **Historic Market Program Phasing Plan:** The phasing plan provides information on the projected timeline and funding phases for deploying historic markets to the Village's historic buildings and sites.



## ORLAND PARK HISTORIC MARKER PROGRAM

### RULES AND PROCEDURES

Dated: 1-15-08

#### ***Intent***

The intent of the Village of Orland Park's Historic Marker Program is to mark the significance of sites and buildings in a historic district or at a landmark and educate the public on the community's local history. The Orland Park Historic Marker Program is open to designated contributing structures in a historic district like the Old Orland Historic District. The placement of markers will increase the awareness of the historic district(s) and landmark(s) in the community and also strengthen the cause for historic preservation and sustainable development.

#### ***Part One: Procedures***

##### **1. Nomination Submittals**

- a. To nominate a structure for a historical marker, the nominator must first complete an official Nomination form and submit it to the Development Services Department for processing and review.
  - i. Only one marker may be requested per nomination.
- b. The nominator must include the following items with the completed marker nomination.
  - i. Response to the completed form "Reason for a Marker".
  - ii. The list of Sources and Documentation (see: Relative Importance of Documentation below).
  - iii. Photocopies of locally available primary source material.
  - iv. An adequate description of the proposed marker location, along with the following items:
    1. At least one color photograph of the proposed marker location in order to demonstrate the appropriateness of the location for public access and safety considerations.
      - a. If a structure is being marked, photographs showing all sides of the complete structure must be provided.
    2. At least one detailed map clearly locating the proposed marker location, including compass and directional indications.
  - v. The Ownership and Permission form.
    1. The owner of the building or site must be informed of the marker and must give his/her permission to locate a marker on their property.
      - a. The Ownership and Permission form is a contract between the current owner of the building or site and the Village that the current owner will not remove the marker from the site.
  - vi. A written, signed and notarized correspondence verifying the validity of the primary and secondary sources provided to the Village of Orland Park Development Services Department.

## **2. The Historic Preservation Review Commission's Role in Nomination**

- a. The Historic Preservation Review Commission may submit nominations to fulfill annual or long term goals of the marker program in collaboration with individuals and/or organizations.

## **3. Additional Requirements for a Historic Marker**

- a. The Development Services Department or the Village Board of Trustees may require a change in location from the one proposed by the nominator before a marker is approved.
- b. Approval of all markers will be contingent upon receipt of permission from location owners.
- c. For the standard format/ design and proper placement of historic markers, refer to the Program Design Guidelines of the specific historic district. Markers must comply with the Program Design Guidelines and the format/ standard.

## **4. The Approval Process**

- a. Before a marker can be installed, it must be recommended for approval by the Historic Preservation Review Commission and then approved by the Village Board of Trustees.
  - i. The Historic Preservation Review Commission must conduct a review of the nomination before a recommendation for approval.
  - ii. The nomination will be reviewed by the HPRC and the Development Services Department for:
    1. Historical/ Architectural significance;
    2. Completed submissions of information and forms;
    3. Compliance with Program Design Guidelines and any other relevant evaluation factors, codes, policies, informational publications, and/ or instructions.
  - iii. If the Historic Preservation Review Commission believes the building or site has local or Village-wide historical and/or architectural significance and that there are/will be sufficient primary sources to prove that local or Village-wide significance, then it may recommend to the Village Board of Trustees approval of the proposed marker, its content, its location and installation without submitting the notarized statement.
  - iv. Approval from the Village Board of Trustees allows the ordering and installation of the marker.

## **5. Relocation, Removal, or Replacement of Historic Markers**

- a. Historic markers may be relocated or removed only with the permission of the Village Board of Trustees. Markers may be relocated,
  - i. Because of persistent vandalism;
  - ii. If a hazard to viewers may be reduced or eliminated;
  - iii. If a more accurate location has been determined;
  - iv. If a change in land use has occurred putting the marker in danger or rendered it inapplicable; or
  - v. Because of temporary construction work.
    1. The marker must be relocated as close to its original position as possible when the construction work is completed

- b. Administrative Approval for relocating, removing, or replacing historic markers may be issued by the Development Services Department for minor changes to the appearance, position, or text of the historic marker.
- c. Costs associated with relocation or removal of markers will be the responsibility of the petitioner seeking relocation or removal unless current placement is a hazard to the public or disadvantageous to the Village.
- d. When replacement of a Village historic marker is requested because it has been damaged/ vandalized or stolen, or because the text contains errors, the marker shall be reviewed by the HPRC according to the marker Program Design Guidelines in effect at the time replacement is requested. Some replacement markers may require the full nomination process for approval.

## **Part 2: Program Rules**

### **6. Relative Importance of Documentation**

- a. In determining the accuracy of facts or statements
  - i. Primary source documentation takes precedence over secondary source documentation in the evaluation and interpretation of information;
  - ii. Legal documents take precedence over private papers, such as letters or journals;
  - iii. Testimony from disinterested and authoritative sources takes precedence over testimony from interested individuals.

### **7. National Register Sites**

- a. Inclusion in the National Register of Historic Places (NRHP) does not automatically qualify an entity for a marker.
- b. When an entity listed in the NRHP or designated a National Historic Landmark is marked with an historic marker, the text of the marker shall include that fact.
- c. If an entity has a pending nomination for the NRHP, a Nomination for an historic marker will not be processed or approved until the pending nomination has been acted on by the Keeper of the NRHP.

### **8. Funding for the Historic Markers**

- a. A historic marker shall be purchased by the Village Board of Trustees. A Nominator may choose to contribute in the purchase and/or reimburse the Village partially or fully.
- b. Nominators may pay/ donate the full cost of a marker, which qualifies under the Program Design Guidelines of the specific historic district, and is approved through the above process. Such markers are still the property of the Village of Orland Park.
  - i. Markers completely paid for without using Village Board funds are not in approval competition with other nominations.
  - ii. Because Village funds are limited, nominators who are able to fund the full cost of the markers—or request fewer Village funds—are encouraged to do so. Such nominations take priority in the process and are expedited.
  - iii. In the event a nomination is made and no funds are available to proceed with the ordering and installation of a historic marker, markers will be ordered and installed in the order of their approval when funds are made available.

## 9. Ownership and Maintenance of Historic Markers

- a. All Village historic markers are the property of the Village of Orland Park.
- b. The Village encourages cooperative relationships for day-to-day site maintenance with other public or private entities on whose land a historic marker is installed.
- c. Any historic marker needing repairs must be reported to the Development Services Department. Marker repairs must conform to the official format outlined in the Program Design Guidelines of the specific historic district.
- d. Local site maintenance help for historic markers is desirable, but is not required for the approval of a marker.

## 10. Compliance with Program Design Guidelines

- a. Nominations for historic markers must comply with the Program Design Guidelines of the local historic district, any other relevant evaluation factors, codes, policies, informational publications, and instructions of the Orland Park Historic Marker Program, the Land Development Code, the Village Code and applicable state and federal laws.

## 11. Approval of Non-Village Format Historical Markers

- a. Parties seeking signage which may or may not amount to non-Village format markers are bound to the Land Development Code's sign regulations.
- b. Non-Village format markers are any sign which may display a date or the date of the building's construction, original use, architect, historical fact(s) and/or relevance, personal information, advertisement or message having to do with the historical or architectural quality of the site or building.

## 12. Eligible Sites for Review for an Historical Marker

- a. The following is a list of contributing buildings in the Old Orland Historic District that are currently (c. 2008) eligible to apply for consideration for Historic Markers by the above rules and procedures:
  - i. 9960 W 143<sup>rd</sup> Street
  - ii. 9999 W 143<sup>rd</sup> Street
  - iii. 9953 W 143<sup>rd</sup> Street
  - iv. 9925 W 143<sup>rd</sup> Street
  - v. 9917 W 143<sup>rd</sup> Street
  - vi. 14306-10 Union Avenue
  - vii. 14314 Union Avenue
  - viii. 9952 144<sup>th</sup> Street
  - ix. 9967 144<sup>th</sup> Street (NRHP)\*
  - x. 14316 Beacon Avenue
  - xi. 14320-24 Beacon Avenue
  - xii. 14330 Beacon Avenue
  - xiii. 14315 Beacon Avenue
  - xiv. 14339 Beacon Avenue
  - xv. 14420 Second Avenue
  - xvi. 9830 144<sup>th</sup> Place (NRHP, ISHS)†
- b. Buildings or sites that participated in a local, state, or national event of

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\* NRHP, National Register of Historic Places

† ISHS, Illinois State Historical Society

- importance or significance.
- c. Buildings or sites with landmark status per the requirements of the Orland Park Land Development Code (Section 5-110).
- d. Buildings or sites that are listed as contributing structures of the latest historic building survey of the Old Orland Historic District;
- e. Buildings or sites that are contributing structures of a Historic District other than the Old Orland Historic District as determined by a historic building survey.

### **13. Ineligible Sites for Review in the Nomination Process**

- a. Buildings less than 70 years old.
  - i. These properties are considered too recent to be properly evaluated for architectural and historical significance.
- b. Buildings or sites that are listed as non-contributing by a historic building survey of the Old Orland Historic District.
  - i. These are buildings or sites that are generally considered either too altered or lacking individual significance in terms of their contributions to the Old Orland Historic District.



## ORLAND PARK HISTORIC MARKER PROGRAM

### DESIGN GUIDELINES

**Dated: 1-15-08**

#### ***Intent***

The intent of the Orland Park Historic Marker Program is to mark the significance of landmark sites and buildings in the Village, including historic districts. It also the intent to educate the public on the community's local history. The Orland Park Historic Marker Program Design Guidelines is open to designated contributing structures in historic districts, like the Old Orland Historic District, and buildings/ sites designated as landmarks per Section 5-110 of the Land Development Code. The placement of markers will increase the awareness of the Historic District in the community and also strengthen the cause for historic preservation.

The intent of the following is also to guide the form and function of the historic markers in Orland Park and provide a template for historic district markers and landmark markers. It is also the intent of the following to establish a standard Village format marker for Orland Park.

#### **1. Appropriate Significance**

- a. Markers may cover events, individuals, buildings, sites, and other entities that have local and/or state significance; regional, national, and/or international significance will be recognized as well.
- b. The mere fact of existence of an entity generally will not constitute significance.
- c. The reason for a marker must be concisely described in the Nomination Form.
- d. The HPRC may recommend but the Village Board of Trustees may establish special initiatives to focus on specific topics for commemoration, alone or in collaboration with other entities. As needed, additional guidelines and/or formats may be approved for such special initiatives.

#### **2. Restrictions on Markers**

- a. No individual may be the topic of a marker until twenty years after his or her death, unless the Village Board of Trustees makes an exception for a deceased person of local, state, national, or international significance.
- b. Marker topics, other than individuals, generally should date from at least seventy years in the past unless otherwise determined.
- c. Neither restorers nor current owners of a historic structure may be named in the text of a local marker awarded to the structure.
- d. Individual fundraisers, contributors, or donors cannot be named on the marker, though they will be on record for their contributions.

#### **3. The Marker Text**

- a. The Village Board of Trustees has final authority for the text of an historic marker. The Village Board of Trustees shall approve the marker text.
- b. A marker will not include information in the text unless proof is presented

to the HPRC that will verify that information with appropriate documentation, provided by the nominator. See the Orland Park Historic Marker Program Rules and Procedures, Section 1.

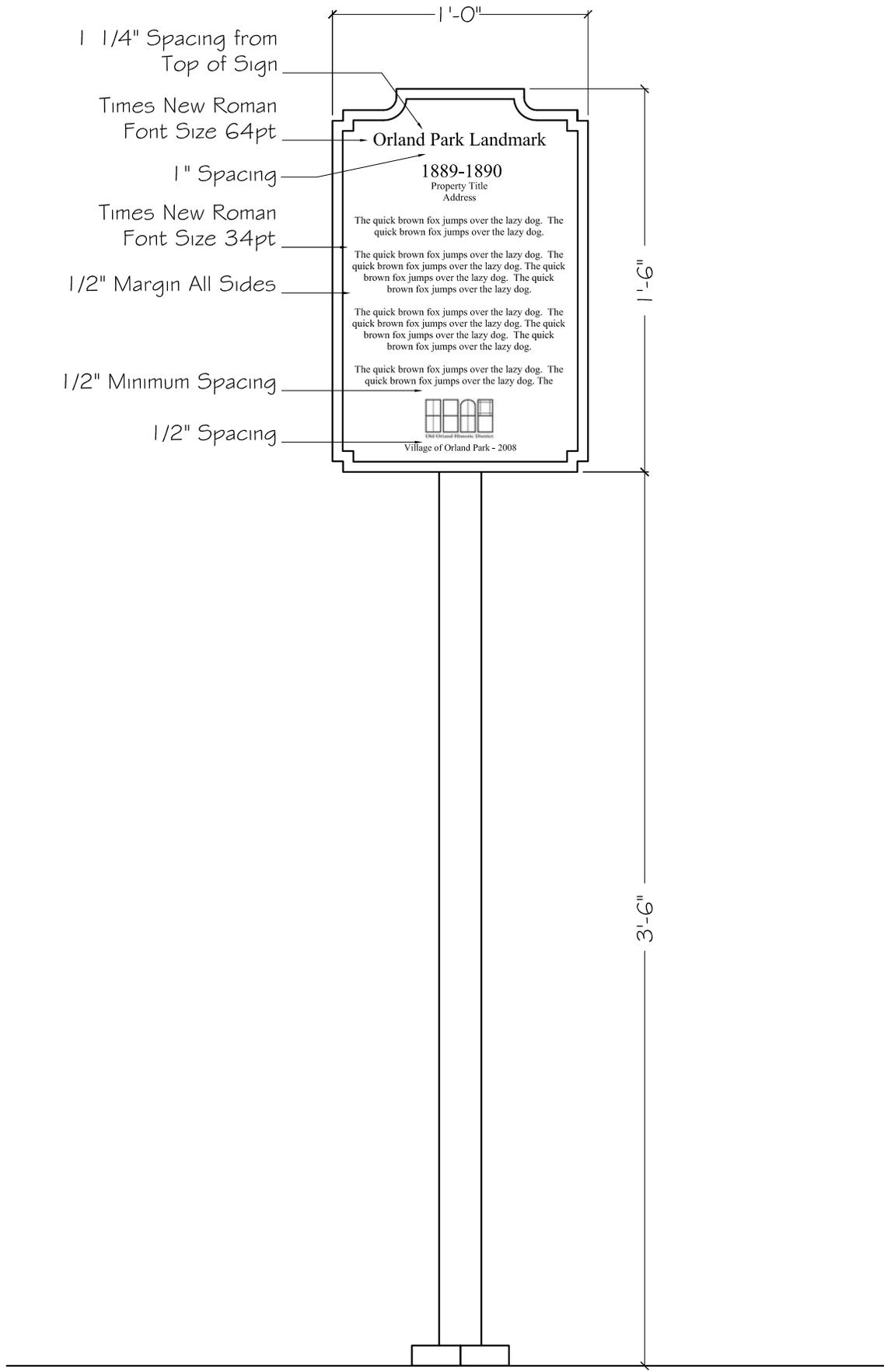
- c. If a topic or subject purports to be unique (one of a kind, the largest, smallest, oldest, first, etc.) there must be documentation—from unbiased and authoritative sources—which validates that claim.
- d. The HPRC will recommend the marker and its text to the Village Board of Trustees as part of the final approval process.

#### **4. Official Village-Format Historic Marker and Sign**

- a. The official Village-format historical marker design is distinguished by the words “Orland Park Landmark” at the top center of the marker per the specifications of Figure 1 below.
- b. Village Markers are 18 inches tall and 12 inches wide, with a black background, silver or gold lettering, and silver or gold-colored border mounted on a silver-colored metallic post that raises the marker’s bottom 42 inches off the ground and per the specifications of Figure 1.\*
- c. For Village-format markers in the Old Orland Historic District, the traditional “Windows” logo with the words “Old Orland Historic District” centered under the logo shall be located at the bottom of the marker above the Village credit line.
- d. Village-format markers for landmark buildings or sites that are associated with Village programs or initiatives that were responsible for preservation outside of Old Orland (i.e. Open Lands, Stellwagen Farm etc.) shall have the logo of the pertinent Village program or initiative locate at the bottom of the marker above the Village credit line.
- e. Village-format markers for landmark buildings or sites that are designated landmarks per Section 5-110 of the Land Development Code and are not associated with any Village program or initiative shall include the Village Seal or the Orland Park Landmark logo above the Village credit line at the bottom of the marker. See Figures 2 and 3 for logo customization.
- f. No other logo or emblem may be included on a Village historic marker, with the exception of state or federal agency logos or program logos. The Development Services Department shall determine the placement of these logos.
- g. Inclusion of artwork, a map, or a photograph on a marker may be approved only if the Village Board of Trustees, on the recommendation of the HPRC, judges that it is essential to clarify or enhance the interpretation of a marker topic. Extra costs for such non-standard markers must be paid by the marker nominator.
- h. The marker text shall include the following information in Times New Roman per the specifications of Figure 1.
  - i. “[Year], National Register of Historic Places” if applicable (centered at top beneath logo);
  - ii. The year/ era of construction (centered at top beneath logo and under NRHP credit if applicable);
  - iii. Address, Name of Building (if applicable);
  - iv. Architectural Style;
  - v. Brief history on original historic use; and/or a historical fact or

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\* Figures 1, 2, and 3 have an example pangram to demonstrate a distribution of letters and body text.



# Historic Marker Program Figure 1

Orland Park, Illinois



N.T.S.

# Orland Park Landmark

1889-1890

Property Title

Address

The quick brown fox jumps over the lazy dog. The quick brown fox jumps over the lazy dog.

The quick brown fox jumps over the lazy dog. The quick brown fox jumps over the lazy dog. The quick brown fox jumps over the lazy dog. The quick brown fox jumps over the lazy dog.

The quick brown fox jumps over the lazy dog. The quick brown fox jumps over the lazy dog. The quick brown fox jumps over the lazy dog. The quick brown fox jumps over the lazy dog.

The quick brown fox jumps over the lazy dog. The quick brown fox jumps over the lazy dog. The



Old Orland Historic District

Village of Orland Park - 2008



# Orland Park Landmark

1889-1890

Property Title

Address

The quick brown fox jumps over the lazy dog. The quick brown fox jumps over the lazy dog.

The quick brown fox jumps over the lazy dog. The quick brown fox jumps over the lazy dog. The quick brown fox jumps over the lazy dog. The quick brown fox jumps over the lazy dog.

The quick brown fox jumps over the lazy dog. The quick brown fox jumps over the lazy dog. The quick brown fox jumps over the lazy dog. The quick brown fox jumps over the lazy dog.

The quick brown fox jumps over the lazy dog. The quick brown fox jumps over the lazy dog. The quick brown fox jumps over the lazy dog.

Village of Orland Park - 2008



architectural highlight about the site or building, if applicable/  
appropriate;

- vi. Village of Orland Park credit line (centered at bottom);
- i. Markers will carry in the credit line in smaller legible font as follows:  
“Village of Orland Park – [Year]”.
- j. The text of a historic marker may either be in an outline format or in a paragraph format. The text must also leave enough space at the bottom of the marker to include the necessary program or district logos.
- k. The location of a Village-format historical marker should be called the “site of a historical marker” or “a historical marker site”. The location should NOT be called “a village historic site.”

## **5. Placement of Historic Markers**

- a. Historic markers should be installed in conspicuous places accessible to the public. Desirable locations are public right of ways, parks, city streets where persons can stop safely and read the text for its educational value.
- b. A marker must be installed according to the Village Board of Trustees approved plan.
- c. Installation of a marker shall follow the necessary codes and regulations adopted by the Village Board of Trustees in the Village Code, Land Development Code, Building Code and other applicable codes.
- d. Markers shall be placed a minimum distance of three (3) feet to a maximum distance of five (5) feet from the sidewalk in the front yard in order for the text to face the public right-of-way.
- e. Markers shall not be placed within five (5) feet of the property line of the side yard property lines.



# Nomination for an Historic Marker

## Orland Park Historic Marker Program

Historic Preservation Review Commission

Village of Orland Park, Mayor Daniel J. McLaughlin

File # assigned - office use
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Please read the Program Guidelines before completing this nomination.

*Submission of a nomination does not guarantee that a marker will be approved.*

**AUTHORITY:** The Village Board has authority in all matters of the historic marker program.

Village format historical markers must be approved and ordered by the Village Board.

<b>Section 1. PROPOSED MARKER INFORMATION</b>	
Suggested Marker Topic	_____
Installation Location:	Address _____
	PIN _____
	Zoning _____

<b>Section 2. NOMINATOR CONTACT INFORMATION</b>	
Nominating Organization	_____
Contact Name	_____ Phone # _____
E-Mail	_____
Street Address	_____
City	_____ State _____ ZIP _____
County	_____

<b>Section 3. SIGNIFICANCE OF PROPOSED MARKER</b>	
_____	<b>I have submitted the Statement of Significance of 250-500 words on a separate sheet of paper and provided endnotes; or</b>
_____	<b>Proposed building or site is listed on the Local Register of Significant Places (LDC 5-110.D).</b>
<i>This section is important in the evaluation process. Please review Program Guidelines 5, 6, 9, and 10. Be sure to provide enough information so that reviewers can clearly grasp the significance and meaning of the topic that you are proposing. Include major points in this statement that you believe are critical to the understanding and interpretation of your topic. Topics of local significance are encouraged.</i>	

<b>Section 4. SOURCES/ DOCUMENTATION</b>	
<b>Please review Program Guidelines 1, 5, 6 and 8 and "A Note about Sources" in the Nomination Information packet. Skip if building or site is listed on the Local Register of Significant Places.</b>	
Do not send copies of secondary sources, such as county histories or other general histories.	
_____	I have submitted a list of sources/ documentation on a separate sheet of paper.
_____	I have submitted photocopies of locally available primary source materials (copies of original documents) that are important to support my Statement of Significance.

**Section 5. FUNDING**

For questions regarding funding, please consult Program Guideline #. Markers are approved for not-for-profit or for-profit groups and individual nominators; private funds or combinations of public and private funds may be used to pay for approved markers.

\_\_\_\_\_ I am pledging to pay the full cost of the marker.

\_\_\_\_\_ I am requesting up to \$1,000 in Village funds to purchase the marker and pledging funding for the remainder of the cost of the marker.

\_\_\_\_\_ I am requesting up to \$500 in Village funds to purchase the marker and pledging funding for the remainder of the cost of the marker.

Please provide the names of those individuals or groups who may provide funding if the marker is approved.

\_\_\_\_\_  
\_\_\_\_\_

**Section 6. PROPOSED MARKER LOCATION**

Please review Program Guidelines 1.b.iv, 10, and 11.

\_\_\_\_\_ I have provided the description, photograph(s), map(s) as required by the Program Guidelines.

\_\_\_\_\_ I understand that a change of location could be required for approval of the application.

\_\_\_\_\_ If necessary, we/ I can recommend an alternate location for the marker

**Preferred Location** (*Provide exact address or directions*) : \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Section 7. Signature**

I, \_\_\_\_\_, confirm that the above information listed in this application is true to the best of my knowledge.

Signature: \_\_\_\_\_



# VILLAGE OF ORLAND PARK

14700 Ravinia Avenue  
Orland Park, IL 60462  
www.orland-park.il.us

## Department Requested Action

File Number: 2009-0141

**Agenda Date:**

**Version:** 3

**Status:** PASSED

**In Control:** Board of Trustees

**File Type:** MOTION

### **Title/Name/Summary**

Historic Marker Program Phasing Plan

### **History**

#### **PURPOSE:**

The purpose is to establish a Historic Marker Program Phasing Plan for the timely deployment of Historic Markers to the Village's historic buildings and sites.

#### **ATTACHMENTS:**

2008 RAI Survey Forms for the Following Properties:

- 9960 W 143rd Street "Orland Park School";
- 9952 W 144th Street "Loebe House";
- 14306-10 Union Avenue "Orland Park Hotel";
- 14320-24 Beacon Avenue "Commercial Emporium";
- 9917 W 143rd Street "Old Orland Park Library";
- 9925 W 143rd Street "Former Residence";
- 9953 W 143rd Street "Former Residence";
- 14330 Beacon Avenue "Former Residence";
- 14315 Beacon Avenue "Former Residence";
- 14339 Beacon Avenue "Residence/ Telegraph House";

#### **PLANNING OVERVIEW:**

Phase I of the Orland Park Historic Marker Program resulted in the installation of historic markers for the Twin Towers Sanctuary (9967 W 144th Street) and the Cox House (14420 Second Avenue). The marker for the former Christ Lutheran Church (9999 W 143rd Street), part of Phase I, has not yet been installed pending a license agreement. Recently the Village Board approved Phase II of the Historic Marker Program, which includes the Hostert Cabins (14701 S West Avenue), Union Avenue or Loebe Brothers General Store (14314 Union Avenue), and the Orland State Bank building (14316 Beacon Avenue). These markers are not yet installed but are under preliminary planning. The total budget for the program to date is \$9,369.00, with Phase I costing \$4,470.00 and Phase II estimated at \$4,899.00.

Future phases of the program are unfunded at this time. However, the Village of Orland Park Development Services Department has prepared the following Phasing Plan to deploy Historic Markers to historic buildings and sites around the Village in a timely manner. The intent of the phasing plan is to assist Village officials determine appropriate funding during the budget development process, and to let private stakeholders know when their markers should be expected.

The Orland Park Historic Marker Program allows private stakeholders to privately finance the development of public historic markers in the Village. Historic markers that are privately financed by private stakeholders would be expedited despite their position in the phasing plan.

#### Recommended Historic Marker Program Phases

The following is the order of deployment which the Development Services Department and the Historic Preservation Review Commission have determined based on the historic integrity of the structure and its significance in the community (per the 2008 Residential Area Intensive Survey). Scheduled times are provided in parentheses as a general timeline. Each phase shall depend on the funds available for deployment. The dates provided are tentative target dates that may change due to funding.

#### Phase III (FY 2010)

14330 Beacon Avenue "Former Residence";  
9960 W 143rd Street "Orland Park School";  
9952 W 144th Street "Loebe House";

#### Phase IV (FY 2010)

14339 Beacon Avenue "Telephone House";  
9953 W 143rd Street "Former Residence";  
9917 W 143rd Street "Orland Park Library";

#### Phase V (FY 2011)

9925 W 143rd Street "Former Residence";  
14315 Beacon Avenue "Former Residence";  
14306-10 Union Avenue "Orland Park Hotel";

#### Phase VI (FY 2011)

14320-24 Beacon Avenue "Commercial Emporium";  
17701 S 108th Avenue "Stellwagen Farm";  
8041 W 151st Street "Boley Farm";

#### Phase VII (FY 2012)

14700 S Ravinia Avenue "Frederick T. Owens Village Hall" and "Ara Pace Veteran's Memorial";  
14700 S Ravinia Avenue "William R. Vogel Orland Park Civic Center and Franklin E. Loebe Recreation Center";  
14500 S Ravinia Avenue "Limestone Building" and "Humphrey Woods";

#### Approximated Cost

Each phase above is comprised of three markers. The estimated cost of each phase is approximately \$4,500.00-based on Phases I and II estimates and expenditures (approximately \$9,369.00).

For Phases III through VII the Historic Marker Program will cost, in addition to Phase I and II costs, approximately \$22,500.00 to implement. The total program cost is estimated at \$32,000.00. This total does not consider buildings and sites which may

be landmarked in the future. The cost of placing historic markers on future landmarked buildings and sites will require additional funding for the program on a case by case basis. Potential future landmark sites include "Yunker School" (14299 S Wolf Road) and the Orland Park Chamber of Commerce "Former Orland Park High School" (8800 W 151st Street).

This plan is now before the Village Board of Trustees for final review and approval.

**Recommended Action/Motion**

I move to approve the Historic Marker Program Phasing Plan as described in the June 16, 2009 HPRC staff report titled "Historic Marker Program Phasing Plan", prepared by the Village of Orland Park Development Services Department, dated June 16, 2009 subject to the following conditions:

1. That each phase of the program is not commenced until necessary funds are raised or appropriated by either private stakeholders or the Village Board of Trustees; and
2. That all markers funded and installed by private stakeholders under the Historic Marker Program are Village-owned.

## Historic Preservation Awards Program

The Historic Preservation Awards Program was established to recognize property owners in Old Orland who have contributed to the preservation and enhancement of the Old Orland Historic District. Recipients are presented with the award at Village Board meetings.

Orland Park's Village Code authorizes the Historic Preservation Awards Committee. The specific language of the Code and the Committee's terms and duties are included below. The form and other criteria used to nominate properties for a Historic Preservation Award are available from the Development Services Department.

**ORLAND PARK VILLAGE CODE**

**TITLE 2 CHAPTER 16**

**HISTORIC PRESERVATION AWARDS COMMITTEE**

**SECTION:**

**2-16-1: Establishment:**

**2-16-2: Membership; Term:**

**2-16-3: Duties:**

**2-16-1: ESTABLISHMENT:**

The Historic Preservation Awards Program is hereby created to grant official public recognition to property owners who have contributed to the preservation and enhancement of the Old Orland Historic District and other historic landmarks in Orland Park through exemplary restoration of existing structures, sympathetic additions to existing structures, and compatible new development.

The Historic Preservation Awards Committee is hereby created to administer the Historic Preservation Awards Program.

**2-16-2: MEMBERSHIP; TERM:**

The Historic Preservation Awards Committee shall consist of nine members, including all seven members of the Historic Preservation Review Commission, a member of the board of the Orland Historical Society, and a member of the board of the Old Orland Heritage Foundation. The Orland Historical Society and the Old Orland Heritage Foundation will be responsible for selecting a representative from their boards to serve on the committee. The Chair of the Historic Preservation Awards Committee shall be the Chair of the Historic Preservation Review Commission.

Term of membership is one year. Members may serve additional consecutive terms.

Members of the awards committee are not eligible for historic preservation awards.

**2-16-3: DUTIES:**

The Historic Preservation Awards Committee shall annually be responsible for reviewing eligible projects and determining recipients of Historic Preservation Awards. Awards will be presented at a Village Board meeting. The Historic Preservation Awards Committee shall be responsible for establishing its own rules and criteria concerning meetings, award categories, nominations, judging, and timing of awards. The Community Development Department shall assist the Committee in establishing and implementing these rules and criteria.

## Historic Preservation Assistance

### *A List of Local, State and Federal Assistance Programs for Historic Preservation*

There are a variety of local, state and federal programs available to assist property owners in local historic preservation efforts. An overview of various programs are included in this chapter. It is important to note the following list is not comprehensive - additional assistance may be available and some programs listed may be inactive.

Additional preservation information and resources are available at:

- **Landmarks Illinois**  
<http://www.landmarks.org/incentives.htm>
- **Illinois Historic Preservation Agency (IHPA)**  
<https://www.illinois.gov/iHPA/Preserve/Pages/Funding.aspx>

### *Local Assistance*

- **Appearance Improvement Program (AIG)** – A financial assistance grant available to all commercial and landmark properties in the Village of Orland Park to help fund storefront and façade improvements. AIG will match 50% of the project costs up to \$20,000 per project. Grant funds may be used to cover architectural design fees, licensed contractor fees, procurement of materials and construction.
- **Cook County Class L Property Tax Incentive** – A property tax abatement program that provides a reduced property tax rate over 10 years for rehabilitating a landmark building for a commercial or industrial use. A minimum investment of at least 50% of the building’s assessed value (land subtracted from the total assessed value), as determined by the County Assessor, is required.
- **Preservation Easement Donation** – A one-time charitable federal income tax deduction equal to the appraised value of the preservation easement placed on the historic façade of the landmark building. A preservation easement is a legal agreement which assigns the right to review and approve alterations to a qualified non-profit organization for the purpose of preserving the property in perpetuity. Landmarks Illinois accepts easement donations.
- **Preservation Heritage Fund Grants** – A program that provides monetary assistance to preserve or protect significant structures or sites in Illinois that are under threat of demolition, imminent deterioration, or are of such architectural importance that their preservation will benefit the public and Illinois community. Grant funds can be used to stabilize deteriorated buildings, perform feasibility and engineering studies, conduct surveys, or obtain legal services. The program is administered by Landmarks Illinois.

### *State Assistance*

- **State Property Tax Assessment Freeze Program** – A program administered by IHPA to be used for owner-occupied, residential buildings (single family homes, condominiums, cooperatives, or multi-family building up to 6 units). The program freezes property tax assessments over a 12-year period after rehabilitation of the property. There is a minimum investment of 25% the property's market value, as determined by the County Assessor.

- **Illinois Transportation Enhancement Program (ITEP)** – An Illinois Department of Transportation program that provides funding for community-based projects that expand travel choices and cultural, historic, aesthetic and environmental aspects of transportation infrastructure. Projects must qualify as one of 12 eligible categories, must relate to surface transportation, and may receive up to 80% reimbursement for costs.
- **Certified Local Government Grants** – IHPA administered grants for Certified Local Governments, which can be used for a range of activities including historic resource inventory surveys, projects that involve planning, National Register listing, public outreach, and education.
- **Public Museums Grant Program** – An Illinois Department of Natural Resources grant program that provides operating and capital project funds to museums operated by or located on land owned by a unit of government.
- **Tourist Attraction Grant Program** – An Illinois Department of Commerce and Community Affairs grant for the development and promotion of tourism opportunities in the state. The grant includes a category for historic sites.
- **Illinois Clean Energy Community Foundation Grants** – An Illinois Clean Energy Community Foundation program which provides a variety of grants for public and non-profit organizations to upgrade energy efficiency and lighting as well as other construction and renovation projects.

Federal Assistance

- **Rehabilitation Investment Tax Credit** – A federal tax credit for income producing properties to reduce the amount of federal taxes owed by historic property owners whose buildings have been rehabilitated to meet certain criteria.
- **10% Rehabilitation Tax Credit for Non-Historic Buildings** – A federal income tax credit equal to 10% of the construction costs for rehabilitating an income producing, non-residential building constructed prior to 1936. Landmarks and contributing structures are ineligible for this credit. It is administered by the Internal Revenue Service (IRS).
- **20% Rehabilitation Tax Credit** – A federal income tax credit equal to 20% of the construction costs for rehabilitating an income producing, non-residential building or a residential rental building. It is administered jointly by the IHPA, the National Park Service and the IRS.
- **50% Disabled Access Tax Credit** – A federal tax credit for the rehabilitation of buildings that house small business that pay or incur expenses and have less than less \$1 million in gross receipts or less than 30 full time employees. The program reduces the building owners’ federal income taxes by 50% of the amount spent to make a business handicap accessible, to a maximum of \$5,000 of credit per year. Access improvements must meet current ADA standards.
- **Architectural and Transportation Barrier Removal Deduction** – A federal tax deduction for removing barriers and make a facility more accessible for the disabled and elderly, up to a maximum deduction of \$15,000 per year.
- **203(K) Rehabilitation Loan Program** – A U.S. Department of Housing and Urban Development program that allows a qualifying private owner to borrow a single, long-term mortgage loan to finance both the acquisition and rehabilitation of an older home.
- **New Markets Tax Credits** – A program that provides a credit to an investor that totals 39% of the cost of the investment and is claimed over a 7 year credit allowance period. The U.S. Treasury’s Community Development Financial Institutions Fund allocates the program, which permits taxpayers to receive a credit (typically 5% to 6% of the amount invested in a distressed area) against Federal income taxes for making qualified equity investments in designated Community Development Entities.

# The Secretary of the Interior's Standards for Rehabilitation

The U.S. Secretary of the Interior's Standards for Historic Preservation Projects were initially developed for use in evaluating the appropriateness of work proposed for properties listed in the National Register of Historic Places. Revised in 1990, the U.S. Secretary Standards for Rehabilitation are widely accepted as the basis for sound preservation practices. The Standards allow buildings to be changed to meet contemporary needs, while ensuring that those features that make buildings historically and architecturally distinctive are preserved.

The Standards *Guidelines for Rehabilitating Historic Buildings*, [Guidelines on Sustainability for Rehabilitating Historic Buildings](http://www.nps.gov/tps/standards.htm), and other treatment standards and guidelines are available online at <http://www.nps.gov/tps/standards.htm>

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall 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.

## Preservation Briefs

Preservation Briefs provide guidance on preserving, rehabilitating, and restoring historic buildings. These publications, provided by the National Park Service, help building owners, residents, professionals, and organizations recognize and resolve common problems prior to work. A variety of recommended methods and approaches for ensuring rehabilitation is consistent with a building's historic character are featured. The briefs listed below are available online at <http://www.nps.gov/tps/how-to-preserve/briefs.htm>

1. Cleaning and Water-Repellent Treatments for Historic Masonry Buildings
2. Repointing Mortar Joints in Historic Masonry Buildings
3. Improving Energy Efficiency in Historic Buildings
4. Roofing for Historic Buildings
5. The Preservation of Historic Adobe Buildings
6. Dangers of Abrasive Cleaning to Historic Buildings
7. The Preservation of Historic Glazed Architectural Terra-Cotta
8. Aluminum and Vinyl Siding on Historic Buildings: The Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame Buildings
9. The Repair of Historic Wooden Windows
10. Exterior Paint Problems on Historic Woodwork
11. Rehabilitating Historic Storefronts
12. The Preservation of Historic Pigmented Structural Glass (Vitrolite and Carrara Glass)
13. The Repair and Thermal Upgrading of Historic Steel Windows
14. New Exterior Additions to Historic Buildings: Preservation Concerns
15. Preservation of Historic Concrete
16. The Use of Substitute Materials on Historic Building Exteriors
17. Architectural Character—Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character
18. Rehabilitating Interiors in Historic Buildings—Identifying Character-Defining Elements
19. The Repair and Replacement of Historic Wooden Shingle Roofs
20. The Preservation of Historic Barns
21. Repairing Historic Flat Plaster—Walls and Ceilings
22. The Preservation and Repair of Historic Stucco
23. Preserving Historic Ornamental Plaster
24. Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches
25. The Preservation of Historic Signs
26. The Preservation and Repair of Historic Log Buildings
27. The Maintenance and Repair of Architectural Cast Iron
28. Painting Historic Interiors
29. The Repair, Replacement, and Maintenance of Historic Slate Roofs
30. The Preservation and Repair of Historic Clay Tile Roofs
31. Mothballing Historic Buildings
32. Making Historic Properties Accessible
33. The Preservation and Repair of Historic Stained and Leaded Glass
34. Applied Decoration for Historic Interiors: Preserving Historic Composition Ornament
35. Understanding Old Buildings: The Process of Architectural Investigation
36. Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes
37. Appropriate Methods of Reducing Lead-Paint Hazards in Historic Housing
38. Removing Graffiti from Historic Masonry
39. Holding the Line: Controlling Unwanted Moisture in Historic Buildings
40. Preserving Historic Ceramic Tile Floors
41. The Seismic Retrofit of Historic Buildings: Keeping Preservation in the Forefront
42. The Maintenance, Repair and Replacement of Historic Cast Stone
43. The Preparation and Use of Historic Structure Reports
44. The Use of Awnings on Historic Buildings: Repair, Replacement and New Design
45. Preserving Historic Wooden Porches
46. The Preservation and Reuse of Historic Gas Stations
47. Maintaining the Exterior of Small and Medium Size Historic Buildings

VILLAGE OF ORLAND PARK, DEVELOPMENT SERVICES DEPARTMENT

**PETITION FOR CERTIFICATE OF APPROPRIATENESS**

All information requested on this form **MUST** be provided. A petition will be considered incomplete if any information is missing. Following planning approval, a building permit is required.

<b>PROJECT NAME</b>			
<b>PETITIONER INFORMATION</b>			
<b>NAME</b>		<b>TITLE</b>	
<b>ADDRESS</b>		<b>CITY/STATE/ZIP</b>	
<b>PHONE</b>	<b>FAX</b>	<b>EMAIL</b>	
<b>RELATIONSHIP TO OWNER</b>			
<b>PROPERTY OWNER'S INFORMATION</b>			
<b>NAME</b>		<b>PHONE</b>	
<b>ADDRESS</b>		<b>CITY/STATE/ZIP</b>	
<b>PROJECT INFORMATION</b>			
<b>PROPERTY ADDRESS</b>			
<b>P.I.N. NUMBER</b>		<b>AREA OF PARCEL</b> <b>sf</b> <b>acres</b>	
<b>CURRENT USE OF SITE</b>		<b>EASEMENT</b>	
<b>PROJECT TEAM</b>	<b>NAME</b>	<b>PHONE/FAX</b>	<b>EMAIL</b>
<b>DEVELOPER</b>			
<b>ARCHITECT</b>			
<b>OTHER</b>			
<b>IMPROVEMENTS INCLUDE (CHECK ALL THAT APPLY)</b>			
<input type="checkbox"/> <b>NEW CONSTRUCTION</b>	<input type="checkbox"/> <b>ALTERATION</b>	<input type="checkbox"/> <b>DEMOLITION</b>	<input type="checkbox"/> <b>REMOVAL</b>

**DESCRIPTION OF PROPOSED IMPROVEMENTS:**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Signature of Petitioner \_\_\_\_\_ Date \_\_\_\_\_

Notary Signature \_\_\_\_\_ Date \_\_\_\_\_

Notary Seal  
Petition Must Be Notarized

<b>CERTIFICATE OF TRAINING (TO BE SIGNED AFTER COMPLETION)</b>	
<b>DATE COMPLETED</b>	<input type="checkbox"/> <b>RENEWAL</b>
I certify that I completed a one (1) hour Certificate of Appropriateness training session with Development Services Department staff covering the Village's historic preservation codes, requirements and policies related to the Old Orland Historic District or to Landmark buildings. I agree to faithfully execute any proposed projects according to the codes, requirements and policies of the Village's historic preservation program and to abide by any conditions stated in the COA. Failure to comply may result in project delays, fines, or other penalties.	
Signature of Petitioner _____ Date _____	

<b>FOR VILLAGE USE ONLY</b>	<b>PROJECT NO.</b>		<b>ASSIGNED TO</b>	
	<b>DATE COMPLETED</b>		<b>DEPARTMENT APPROVAL</b>	
<b>APPROVALS NEEDED:</b>	<input type="checkbox"/> <b>PRE-CONCEPT MEETING</b>	<input type="checkbox"/> <b>ADMINISTRATIVE</b>	<input type="checkbox"/> <b>PLAN COMMISSION</b>	<input type="checkbox"/> <b>VILLAGE BOARD</b>

See Reverse Side for Submittal Requirements

**VILLAGE OF ORLAND PARK, DEVELOPMENT SERVICES DEPARTMENT**

**SUBMITTAL REQUIREMENTS FOR CERTIFICATE OF APPROPRIATENESS**

REVIEW PROCESS		SUBMITTAL REQUIREMENTS	Submittal Information
<b>1</b>	<b>Pre-Concept Meeting(s)</b> with staff from Planning	Conceptual Building Elevations Conceptual Site Plan Aerials or other drawings showing location and adjacent conditions	<i>Materials are for discussion only, do not need to be submitted</i>
<b>2 &amp; 3</b>	<b>Submittal of Completed Petition Form and required materials for Planning Division Review</b>  <b>Submit to: Development Services Department, Planning Division</b>	Completed Petition Form	<i>See reverse side</i>
		Proof of ownership of property (i.e. title policy, deed, trust agreement)	PDF File & 1 copy*
		Plat of survey	PDF File & 1 copy*
		Architectural drawings of proposed improvements Building elevations (if applicable) Engineering drawings Site plan Photographs (existing site/building conditions) Specifications & Cut Sheets (if applicable) Sample of Materials and/or colors (if applicable)	PDF File & 1 copy*

\*All copies submitted to the Planning Division are to be folded.

**Certificate of Appropriateness Overview**

The Certificate of Appropriateness (COA) review process is designed to protect historic properties from insensitive alterations and to ensure new buildings are compatible in design with older buildings in the Old Orland Historic District. Per the Village of Orland Park's *Land Development Code*, a COA must be obtained before the construction, alteration, demolition, or removal of any structure within the District.

Prior to applying for a COA, petitioners must meet with Development Services Department staff to discuss the proposed project and complete a one (1) credit hour training session covering the Village's historic preservation codes, requirements and policies. The credit hour of training can be earned by reading the Historic Preservation Resident Handbook and signing a Certificate of Appropriateness Training affidavit. The affidavit is a binding acknowledgement by the petitioner to faithfully execute the proposed project according to the historic preservation requirements, codes, and guidelines in addition to abiding by the conditions stated in the COA. One (1) credit hour of training places a petitioner in good-standing with the Village's historic preservation program for one (1) calendar year, in which time any number of approved projects or improvements may be undertaken by the petitioner.

Depending on the scope of work, a COA may either be administratively reviewed and approved by the Development Services Department or taken before the Plan Commission for an advisory recommendation. For applications requiring additional approval, the Plan Commission weighs the proposal against the Land Development Code and Village Code then votes on a recommendation for the Committee of Trustees. The Committee reviews the project and provides an additional recommendation to the Board of Trustees. The Board of Trustees considers the staff, Plan Commission, and Committee recommendations, then decides to approve or deny a COA in a final review.

A complete COA petition must be received by the Development Services Department no fewer than twenty (20) business days prior to the next Plan Commission meeting in order to be scheduled for review. Plan Commission meetings are generally held on the second and fourth Tuesday of every month.

All work must be performed as specified in the conditions of the COA. Proposed changes or modifications to the work must be reviewed by the Plan Commission before those changes can be made. Failure to comply with the Village codes, requirements and policies shall result in the removal of any inappropriate materials, designs or other changes at the petitioner's expense and/or additional penalties or fines.

If you have any questions about the historic review process, please contact the Development Services Department at (708) 403-5300.

## Review Process for Certificates of Appropriateness

The tables below outline the Certificate of Appropriateness review and approval process for the three categories of buildings in the OOH District and landmarks and are followed by descriptions of the terms used. Once the required review and approval is obtained, building permits must be procured from the Village before the proposed work begins.

Review and Approval Process for Contributing Structures and Landmarks					
	Public Hearing	Plan Commission	Committee of Trustees	Board of Trustees	Administrative Review
Major Change (All)	X	X	X	X	
Minor Change (Landmarks)		X	X	X	
Minor Change (Contributing Structures)					X
Routine Maintenance					X
COA for Demolition	X	X	X	X	

Review and Approval Process for Non-Contributing Structures and New Construction					
	Public Hearing	Plan Commission	Committee of Trustees	Board of Trustees	Administrative Review
Major Change (All)					X
Minor Change (All)					X
Routine Maintenance					X
COA for Demolition (All)					Not Required
New Construction (Freestanding Residential)					X

**Contributing Structures:** Any building that reinforces the historic, cultural or architectural significance of the Historic District, and retains a significant portion of its architectural or design integrity. Contributing Structures in the Old Orland Historic District are identified in Map 1 of the Land Development Code Section 6-209.

**Landmarks:** Any building listed on the Local Register of Significant Places in Section 5-110 of the Land Development Code that reinforces the historic, cultural or architectural significance of Orland Park, and retains a significant portion of its architectural or design integrity.

**Non-Contributing Structure:** Any building that does not reinforce the historic, cultural or architectural significance of the Historic District.

**New Construction:** The construction of a freestanding structure on any developable lot, including new construction that involves additions to existing buildings.

**Major Change:** Substantial change to the exterior appearance of a structure, or any change to the impervious coverage on the site, including but not limited to:

- New construction or additions, including new decks, porches, driveways etc.
- Demolition of any contributing structure or any part of a contributing structure
- Relocation of buildings
- Significant alteration/ removal of historical or architectural features

All changes considered "Major" by the Development Services Department shall require a Public Notice prior to the Plan Commission meeting, as defined in the tables.

**Minor Change:** 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.

**Routine Maintenance:** Includes repair or replacement of exterior elements where there is no change in the design, materials, or appearance of the structure or property such as gutters and downspouts, drive-ways etc. Landscape changes for gardens, planting beds, new trees, outdoor lighting for single family homes etc. will be considered as routine maintenance.

**Determination of Type of Change:** Any proposed changes to existing buildings and sites in the Old Orland Historic District will be considered a Major Change, a Minor Change or Routine Maintenance per the determination of the Development Services Department on a case by case basis, applying the above definitions.