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# ORLAND PARK

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## Staff Report to the Board of Trustees

Prepared: 10/14/24

### TITLE & SUMMARY

**Project:** 2024-0719 – Anna B Antique's – Tear off and Re-Roof**Petitioner:** David & Nila Rundle**Purpose:** The petitioner is seeking approval of a Certificate of Appropriateness for minor work on a landmark structure.**Location:** 14330 Beacon Avenue**P.I.N.:** 27-09-216-051-0000

### SUMMARY & BACKGROUND

14330 Beacon Avenue is a local Orland Park Landmark according to the Local Register of Significant Places in Section 5-110 Landmarks Designation of the Land Development Code. It is also a contributing structure to the Old Orland Historic District.

The building is a well preserved wood frame building that was likely constructed in the late 1880's or early 1890's. The wealth of Queen Anne decorations has survived since the house was built.

#### Comprehensive Plan

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

#### COMPREHENSIVE PLAN

<b>Planning District</b>	Downtown Planning District
<b>Planning Land Use Designation</b>	Neighborhood Mixed Use

#### ZONING DISTRICT

<b>Existing</b>	Old Orland Historic
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#### LAND USES

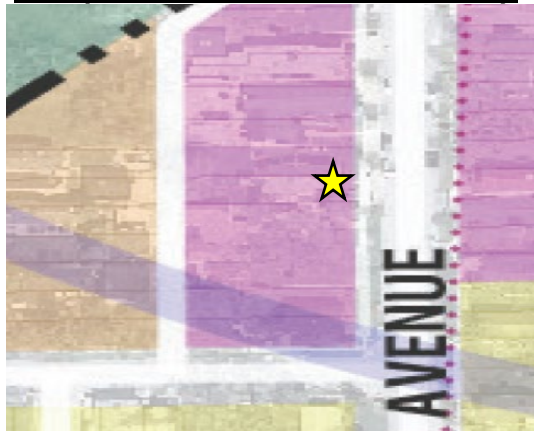
<b>Existing</b>	Mixed Use
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#### ADJACENT PROPERTIES

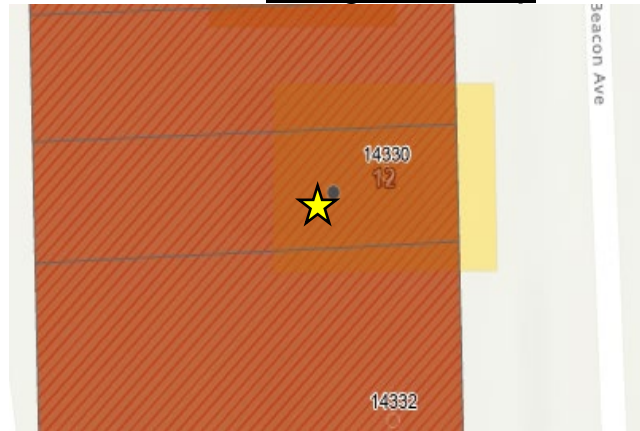
	<b>Zoning District</b>	<b>Land Use</b>
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<b>North</b>	OOH – Old Orland Historic	Retail
<b>East</b>	OOH – Old Orland Historic	Residential
<b>South</b>	OOH – Old Orland Historic	Vacant Lot
<b>West</b>	OOH – Old Orland Historic	Residential

**Comprehensive Plan Land Use Map**



**Zoning District Map**



## **DETAILED PLANNING DISCUSSION**

### **Old Orland Historic District**

The petitioner proposes to replace the existing cedar shingle roof on the building with like materials, so appearance will not change.

Section 6-209.F.3.e.1 states "New or replacement roofs of wood or asphalt shingles are appropriate...Asphalt shingles should be simple, flat and smooth, and in an appropriate color." The proposed replacement roof material is appropriate and is similar in appearance to the existing shingles.

Per Section 6-209.G.1., changes to roofs are considered a minor change, which requires Plan Commission and Board of Trustees approval for Landmark Structures in the OOH District.

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

## **PLAN COMMISSION DISCUSSION**

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Present at the Plan Commission were 5 commissioners in person, 2 commissioners absent, the petitioner, and members of staff. Discussion included project history and scope of work. Overall, the commissioners expressed support for the project. The Plan Commission approved the project unanimously per the Staff Recommended Action.

## **PLAN COMMISSION RECOMMENDED ACTION**

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Regarding Case Number 2024-0719, also known as Anna B's Antiques – Tear off and Re-Roof, Staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated September 26, 2024;

And

Staff recommends that the Plan Commission approve a Certificate of Appropriateness.

## **BOARD OF TRUSTEES RECOMMENDED ACTION**

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Regarding Case Number 2024-0719, also known as Anna B's Antiques – Tear off and Re-Roof, I move to approve the Plan Commission Recommended Action for this case.