



# VILLAGE OF ORLAND PARK

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

## Department Requested Action

File Number: 2018-0166

**Agenda Date:**

**Version:** 0

**Status:** PLACED ON FILE

**In Control:** Board of Trustees

**File Type:** MOTION

### Title/Name/Summary

9925 143rd Street - On the Road Again Re-Roof - COA

### History

#### **QUICKFACTS**

#### **Project**

9925 143rd Street - On the Road Again Re-Roof - COA  
2018-0166

#### **Petitioner**

Chris Abott

#### **Planner**

Melissa King

#### **Purpose**

The petitioner proposes to re-roof the contributing structure located at 9925 W. 143rd Street.

*Requested Actions:* Certificate of Appropriateness

#### **Project Attributes**

*Address:* 9925 W. 143rd Street

*P.I.N.(s):* 27-09-201-001; -002; -003

#### **Size:**

Lot: 7,500 square feet

Building: 1,700 square feet

*Comprehensive Plan Planning District:* Downtown Planning District

*Comprehensive Land Designation:* Neighborhood Mixed Use

*Existing Zoning:* OOH Old Orland Historic District

*Existing Land Use:* Commercial Retail / Office

*Surrounding Land Use:*

North: BIZ General Business District - School / Institutional

South: OOH Old Orland Historic District - (across alley) Single Family Home / Commercial Office

East: OOH Old Orland Historic District - Commercial Office

West: OOH Old Orland Historic District - (across Brook Avenue) Commercial Office / Single Family Home

**OVERVIEW**

According to the 2008 Residential Area Intensive Survey (RAI), the building at 9925 W. 143rd Street is a two-story Italianate structure in good condition with medium integrity. It was constructed circa 1885. The RAI lists this building as a contributing structure to the Old Orland Historic District. The structure is also listed as an Orland Park Landmark on the Local Register of Significant Places in Section 5-110 Landmarks of the Land Development Code. The building was originally constructed as a residence, but is now used for commercial retail. The RAI indicates minor alterations have taken place, including the installment of composition siding and non-original shutters.

The proposed improvements are considered to be “Routine Maintenance” for the contributing structure/Landmark according to Section 6-209.G.6, which states 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...” The changes do not change the appearance, materials or design of the structure in any significant way. According to Table 6-209.G.1, Routine Maintenance to contributing structures/Landmarks require an administrative review.

**BACKGROUND**

In 2012, a Certificate of Appropriateness was approved to construct a 450 square foot deck expansion to the existing rear deck and a new picket fence in the side yard area. (2012-0133)

In 2015, a previous tenant replaced the roof on the front porch and partially painted the building without prior building permit or Certificate of Appropriateness approvals. The exterior alterations were considered a minor change to a contributing structure, subject to an administrative review. The minor changes were addressed in a Certificate of Appropriateness approved September 17, 2015. (2015-0578)

In 2016, two new tenants occupied the building. The first floor is now occupied by Sugabakers Inc., owned by Laura Murphy and is a commercial retail business offering home goods, housewares, and antiques. Additionally, MEM Design Inc., a commercial design office firm, is located on the second floor.

In 2016, the petitioner proposed to repaint the entire façade, complete minor repairs to the building’s siding and trim where needed, and reface the existing freestanding sign in the front of the building, (2016-0657). The petitioner applied for AIG Funding for the

painting, siding and trim work and for the signage work. AIG funds were approved by the Board of Trustees in the amount of \$3,987.50 on October 3, 2016. (2016-0658)

In 2017, MEM Design and Sugarbaker's located at 9925 W 14rd Street were listed as one of twelve (12) businesses to receive the Business Improvement Pride Award from the Mayor. This award was given to selected Villages businesses and developers in recognition of their outstanding efforts to improve the built environment of Orland park through site and façade enhancements. (2017-0225)

To date, all work proposed has been completed.

The property owner Nancy Plesha has applied to the Appearance Improvement Grant Program for funding assistance to complete the re-roof of the commercial structure located at 9925 W 143rd Street. The re-roofing is scheduled to commence in Spring of 2018.

### **PROJECT DESCRIPTION & CONTEXT**

The petitioner is proposing to tear off and remove the existing shingles of the primary structure, install roofing felt, install a new layer of Ice and Water Shield at least 24" up slope from the vertical projection of a line from the nearest exterior wall and install new asphalt shingles as part of the new roofing system. The new asphalt shingles will match the existing shingles on the front porch in color, size and texture. The proposed replacement asphalt shingle roofing material is a standard 3-tab shingle by "CertainTeed", Model: Landmark in the "Heather Blend" color. As the front porch roof was replaced in 2015, the new roof should match the existing shingles on the front porch in color, size and texture. The brand of shingle used on the front porch in 2015 was documented in the COA as Cambridge/Equality in a grey tone. After a site visit, by Village staff, the front porch shingles have some brown tones and some grey tones. Due to differing colors in brands, it will be necessary for the petitioner to provide a sample for approval.

Section 6-209.C.3.e notes that "New or replacement roofs of wood or asphalt shingles are appropriate" for the Historic District. The same section notes that "asphalt shingles with rough, thick texture made to replicate shakes, clay or synthetic tile, slate, and asphalt shingles in the color of new wood" are not permitted in the Historic District. The proposed materials for the primary structure comply with Historic District standards and guidelines.

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

### **Recommended Action/Motion**

The Certificate of Appropriateness to replace the roof of the commercial structure located at 9925 W. 143rd Street, as depicted in the attached photographs and on the application prepared by the petitioner and received on March 6, 2018, was administratively approved on March 14 2018, subject to the following conditions and instructions:

1. Meet all Building and Land Development Code requirements, and obtain the

- necessary permits from the Village's Building Division prior to initiating work, and;
2. Replace or Repair all landscaping that is disturbed by the construction process, and;
  3. Any changes to approved work will require Village notification and an additional administrative review before proceeding, and;
  4. Provide the planning department with a sample of the proposed asphalt shingles for approval.