

MAYOR

James Dodge

VILLAGE CLERK

Mary Ryan Norwell

14700 S. Ravinia Avenue
Orland Park, IL 60462
(708)403-6100
orlandpark.org



**ORLAND
PARK**

DEVELOPMENT SERVICES

TRUSTEES

William R. Healy

Cynthia Nelson Katsenes

Michael R. Milani

Dina M. Lawrence

John Lawler

Joanna M. Liotine Leafblad

Staff Report to the Board of Trustees

Twin Towers Chapel Exterior Work – Certificate of Appropriateness

Prepared: 10/13/2025

Prepared by: Hailey Gorman, Associate Planner

Project: Twin Towers Chapel Exterior Work – Certificate of Appropriateness

Case Number: 2025-0707

Petitioner: Mikolaj Chlopicki, Elite Exteriors LLC (Contractor)

Purpose: The petitioner is seeking approval of a Certificate of Appropriateness for minor work on a landmark and contributing structure in the Old Orland Historic District.

Address: 9967 W. 144th Street, Orland Park, IL (also known as 9955 144th Street)

P.I.N.s: 27-09-205-012-0000 & 27-09-205-013-0000

Parcel Size: 2.24 acres (combined)

BACKGROUND

According to the 2008 Residential Area Intensive Survey by McGuire Igleski and Associates, the Twin Towers Sanctuary (c. 1898 by William Arthur Bennett) is a contributing structure to the Old Orland Historic District in the Queen Anne style and is listed in good condition with a high degree of integrity. The building is also an Orland Park Landmark and is listed on the National Register of Historic Places.

The Old Orland Heritage Foundation has rehabilitated and maintained the Twin Towers chapel over the years. From 2013 to 2019, they obtained Certificates of Appropriateness for maintenance work to re-paint the siding on the chapel and front doors, repair stairwells and the foundation, and re-roof the two steeples among other maintenance work. Overall, the building have been kept in good condition.

PLAN COMMISSION DISCUSSION

Present at the September 16, 2025, Plan Commission were 7 commissioners, the petitioner, members of the public, and staff. One of the commissioners joined the meeting virtually. The petitioner presented their project to Plan Commission and let them know that they were interested in changing their scope of work to include painting all four sides of the building; whereas, the insurance had only approved funding for painting two sides of the building. Following the staff presentation, the commissioners had a lengthy discussion about the project scope and whether or not the painting of only two sides of the building would have an impact on the structure’s appearance and historic character. Since painting was not originally within the scope of work, the Plan Commission decided to amend the Staff Recommended Action as written in the Staff Report to the Plan Commission to add a condition that the entire building be repainted. Overall, they were supportive of the proposal as it will not change the appearance of the structure and is necessary maintenance work to preserve one of the Village’s most prominent landmarks.

The Plan Commission unanimously recommended approval of the Certificate of Appropriateness with a condition that the entire building be repainted, with 7 ayes and 0 nays. This item is now before the Board for consideration.

DETAILED PLANNING DISCUSSION

Per Section 6-209.G.1, the review and approval process for Contributing Structures and Landmarks for minor work require Plan Commission and Board approval. Minor work is defined as changes that do not have a substantial impact on the exterior appearance of the structure or site, including alteration, addition, or removal of exterior architectural elements such as doors, windows, fences, skylights, siding, exterior stairs, roofs, tuck-pointing etc. The proposed work includes a complete tear-off and re-roof, replacing the gutters and downspouts, replacing the siding in certain areas (with the primary focus on the cedar shakes on the towers), and painting the siding. The current scope of work only includes the newly replaced siding and the siding on two sides of the building to be painted. However, as discussed at the Plan Commission meeting on September 16, 2025, the petitioner would prefer to paint the siding on all four sides of the building.

The existing asphalt shingles are a dark gray color, and the proposed shingles will be Owens Corning shingles in the color Estate Gray. The gutters and downspouts will remain white to match the existing as well. The siding will only be replaced on the top of the steeples. Cedar siding will be used. The new siding will be painted to match the existing. All materials will match existing and the appearance of the building will not be changed.

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

PLAN COMMISSION RECOMMENDED ACTION

Regarding Case Number 2025-0707, also known as Twin Towers Chapel Exterior Work, I move to approve the Staff Recommended Action as amended during the presentation and as read into the record.

BOARD OF TRUSTEES RECOMMENDED MOTION

Regarding Case Number 2025-0707, also known as Twin Towers Chapel Exterior Work, I move to approve the Plan Commission Recommended Action for this case;

And,

I move to approve a Certificate of Appropriateness with a condition that the entire building be repainted.