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Staff Report to the Plan Commission

Prepared: 09/17/2024

TITLE & SUMMARY

Project: 2024-0715 – Abood Medical Spa Re-roof

Petitioner: Alex Lebloch

Purpose: The petitioner is seeking approval of a Certificate of Appropriateness for minor work on a landmark and contributing structure.

Location: 9953 W. 143rd St, Orland Park, IL

P.I.N.: 27-09-200-017

PROJECT DESCRIPTION & CONTEXT

According to the 2008 Residential Area Intensive Survey by McGuire Igleski and Associates, 9953 W. 143rd Street is classified as a contributing structure to the Historic District. The integrity of the building is listed as high and the condition excellent. This small, simple frame building was built around 1890 and has had minor improvements in 2004 including a new front door, window replacements, and a new concrete ramp from the sidewalk to the front door. 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. The building is a landmark.

COMPREHENSIVE PLAN

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

COMPREHENSIVE PLAN

Planning District	Downtown Planning District
Planning Land Use Designation	Neighborhood Mixed Use

ZONING DISTRICT

Existing	Old Orland Historic District
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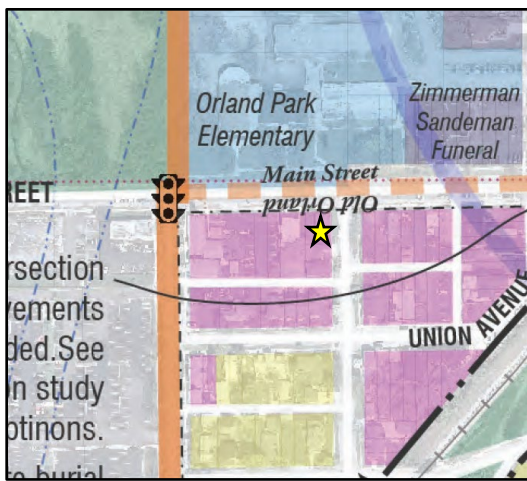
LAND USES

Existing	Personal Service Establishment (Medical Spa)
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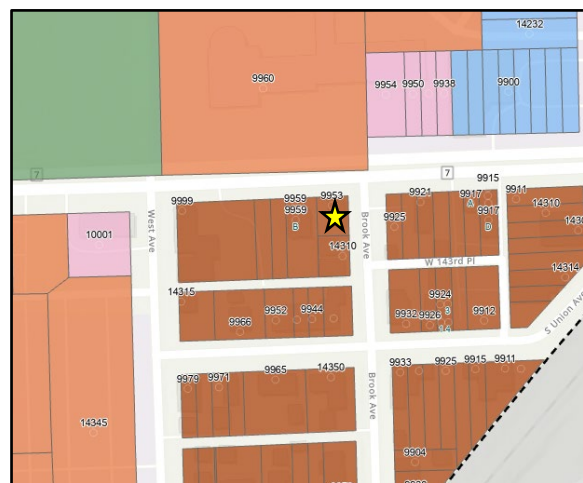
ADJACENT PROPERTIES

	Zoning District	Land Use
North	R3 – Residential	Orland Park Elementary School
East	OOH – Old Orland Historic	Commercial Retail Establishment (NiteLights)
South	OOH – Old Orland Historic	Single-Family Detached Residential
West	OOH – Old Orland Historic	Mixed Use: 2nd Floor Residential, 1st Floor Commercial

Comprehensive Plan Land Use Map



Zoning District Map



DETAILED PLANNING DISCUSSION

Old Orland Historic District

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

The proposed work is to perform a tear off and reroof. The existing asphalt shingles are a dark gray color, and the proposed shingles will be OC Duration shingles in the color Sierra Gray. All like materials will be used and the appearance of the building will not be substantially changed.

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

STAFF RECOMMENDED ACTION

Regarding Case Number 2024-0715, also known as Abood Medical Spa 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 17, 2024;

And

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

PLAN COMMISSON RECOMMENDED ACTION/MOTION

Regarding Case Number 2024-0715, also known as Abood Medical Spa Re-roof, I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case.