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# ORLAND PARK

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## Staff Report to the Plan Commission

### Twin Towers Chapel Exterior Work – Certificate of Appropriateness

Prepared: 9/11/2025

Prepared by: Hailey Gorman, Associate Planner

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**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. 144<sup>th</sup> Street, Orland Park, IL (also known as 9955 144<sup>th</sup> Street)**P.I.N.s:** 27-09-205-012-0000 & 27-09-205-013-0000**Parcel Size:** 2.24 acres (combined)

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## 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 buildings have been kept in good condition.

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## 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. The subject property is within the Old Orland Subdistrict, which includes the Old Orland Historic District, an established neighborhood immediately to the south of the 143<sup>rd</sup> Street Metra station which served as the original downtown of Orland Park. This area developed primarily as single-family homes but also includes small scale multi-family buildings, mixed use, commercial and office uses. The Comprehensive Plan identifies community and institutional as an ideal use for this site. Overall, the proposed use is consistent with the intent of the Comprehensive Plan for this area.

### COMPREHENSIVE PLAN

<b>Planning District</b>	Downtown Planning District; Old Orland Subdistrict
<b>Planning Land Use Designation</b>	Community & Institutional

## ZONING DISTRICT

<b>Existing</b>	Old Orland Historic District
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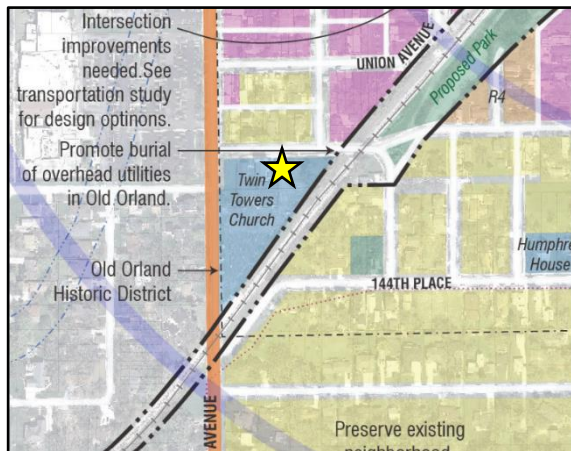
## LAND USE

<b>Existing</b>	Place of Worship
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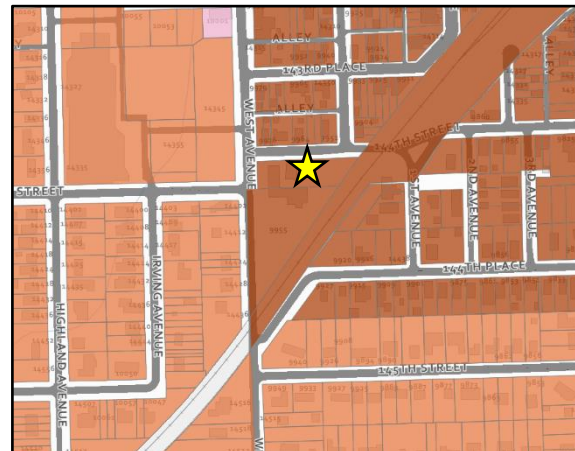
## ADJACENT PROPERTIES

	Zoning District	Land Use
<b>North</b>	OOH Old Orland Historic	Single-Family Detached Residential
<b>East</b>	OOH Old Orland Historic	Single-Family Detached Residential
<b>South</b>	OOH Old Orland Historic R-3 Residential	Single-Family Detached Residential
<b>West</b>	R-3 Residential	Single-Family Detached Residential Place of Worship (St. Michael Parish)

### Comprehensive Plan Land Use Map



### Zoning District Map



## 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, and painting the new siding.

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.

**STAFF RECOMMENDED ACTION**

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Regarding Case Number 2025-0707, also known as Twin Towers Chapel Exterior Work, Staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated September 11, 2025;

And

Staff recommends the Plan Commission approve a Certificate of Appropriateness.

**PLAN COMMISSION RECOMMENDED MOTION**

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