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ORLAND PARK

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Staff Report to the Board of Trustees

Joseph Kobel Tear off and Re-Roof

Prepared: 09/09/24

TITLE & SUMMARY

Project: 2024-0613 – Joseph Kobel Tear off and Re-Roof**Petitioner:** Joseph Kobel, Owner**Purpose:** The petitioner is seeking approval of a Certificate of Appropriateness for minor work on a landmark structure.**Location:** 9917-9915 143rd Street**P.I.N.:** 27-09-201-007-0000, 27-09-201-005-0000

SUMMARY & BACKGROUND

According to the 2008 Residential Area Intensive Survey by McGuire Igleski and Associates, 9917 W. 143rd Street is classified as a contributing structure to the Historic District. The integrity of the building is listed as medium and the condition good. The 1916 building contains elements that were remodeled in 1925. These include window openings on the sides of the building. There have been more recent improvements which included window repairs in 2012, and repair to the gutters, fascia, and siding in 2017. The building is also a landmark building and served as Orland Park's first library.

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
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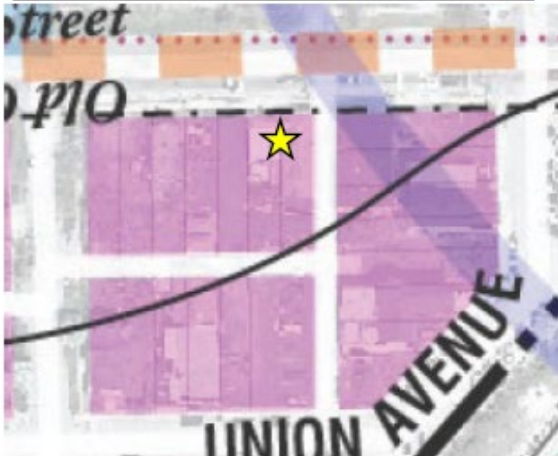
LAND USES

Existing	Commercial
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ADJACENT PROPERTIES

	Zoning District	Land Use
North	VCD – Village Center	Orland Funeral Home
East	OOH – Old Orland Historic	Orland Oasis
South	OOH – Old Orland Historic	Parking Lot
West	OOH – Old Orland Historic	Nite Lights

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 shingle color is in Beachwood, and the proposed shingles will be IKO Cambridge shingles in the color Dual Black. 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.

PLAN COMMISSION DISCUSSION

Present at the Plan Commission were 6 commissioners in person, the petitioner, and members of staff. Discussion included project details, brief history of site, 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

Regarding Case Number 2024-0359, also known as Joseph Kobel 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 August 30, 2024;

And

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

BOARD OF TRUSTEES RECOMMENDED ACTION

Regarding Case Number 2024-0613, also known as Joseph Kobel Tear off and Re-Roof, I move to approve the Plan Commission Recommended Action for this case.