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Staff Report to the Plan Commission

Prepared: 09/26/24

TITLE & SUMMARY

Project: 2024-0719 – Anna B Antique's – Tear off and Re-Roof

Petitioner: David & Nila Rundle

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

Location: 14330 Beacon Avenue

P.I.N.s: 27-09-216-051-0000

OVERVIEW AND BACKGROUND

14330 Beacon Avenue is a local Orland Park Landmark according to the Local Register of Significant Places in Section 5-110 Landmarks Designation of the Land Development Code. It is also a contributing structure to the Old Orland Historic District.

The building is a well preserved wood frame building that was likely constructed in the late 1880's or early 1890's. The wealth of Queen Anne decorations has survived since the house was built.

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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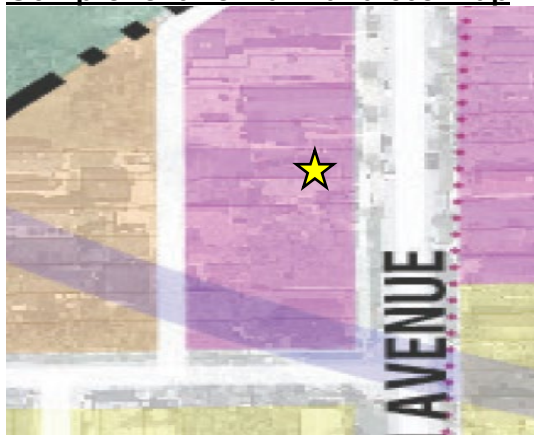
LAND USES

Existing	Mixed Use
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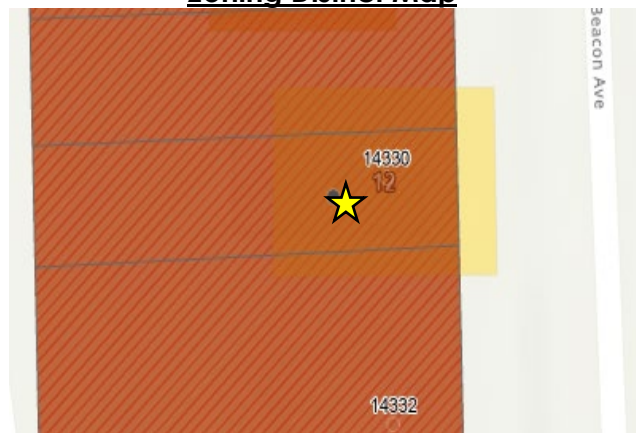
ADJACENT PROPERTIES

	Zoning District	Land Use
North	OOH – Old Orland Historic	Restaurant (Old Orland Oasis)
East	OOH– Old Orland Historic	Railroad Right-of-Way
South	OOH – Old Orland Historic	Commercial Retail/ Railroad Right-of-Way
West	OOH – Old Orland Historic	Parking Lot

Comprehensive Plan Land Use Map



Zoning District Map



DETAILED PLANNING DISCUSSION

Old Orland Historic District

The petitioner proposes to replace the existing cedar shingle roof on the building with like materials, so appearance will not change.

Section 6-209.F.3.e.1 states “New or replacement roofs of wood or asphalt shingles are appropriate...Asphalt shingles should be simple, flat and smooth, and in an appropriate color.” The proposed replacement roof material is appropriate and is similar in appearance to the existing shingles.

Per Section 6-209.G.1., changes to roofs are considered a minor change, which requires Plan Commission and Board of Trustees approval for Landmark Structures in the OOH District.

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

STAFF RECOMMENDED ACTION

Regarding Case Number 2024-0719, also known as Anna B's Antiques – 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 September 26, 2024;

And

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

PLAN COMMISSION RECOMMENDED ACTION/MOTION

Regarding Case Number 2024-0714, also known as Anna B's Antiques – Tear off and Re-Roof, I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case.