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Staff Report to the Plan Commission

9830 144th Place John Humphrey House

Prepared: 07/10/2025

Title/Name/Summary

Certificate of Appropriateness for Accessibility and other Improvements to a Landmark Structure - John Humphrey House - 9830 W. 144th Place

Project: Humphrey House accessibility, waterproofing, and maintenance improvements.

Case Number: 2025-0553

Petitioner: Greg Bruggeman – Orland Historical Society; Jimmy Hirsch – Krause Construction

Project Representative: Greg Bruggeman

Purpose: The Petitioner proposes to improve accessibility by widening the main entrance and widening the existing walkway.

Address: 9830 144th Place

P.I.N.: 27-09-212-007-0000; 27-09-212-008-0000; 27-09-212-009-0000; 27-09-212-010-0000; 27-09-212-011-0000; 27-09-212-012-0000; 27-09-212-013-0000

Parcel Size: ~1 acre

BACKGROUND

COMPREHENSIVE PLAN

Planning District	Downtown Planning District
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Planning Land Use Designation	Community and Institutional
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ZONING DISTRICT

Existing	OOH Old Orland Historic District
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Proposed	OOH Old Orland Historic District
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ADJACENT PROPERTIES

	Zoning District	Land Use
North	OOH Old Orland Historic District	Single Family Residential
East	OOH Old Orland Historic District OS Open Space	Single Family Residential Civic

South	OOH Old Orland Historic District	Single Family Residential
West	OOH Old Orland Historic District	Single Family Residential

PLANNING DISCUSSION

The home of John Humphrey was constructed in 1881 and stands at its original location at 9830 W. 144th Place. The house is a stately National Style four-over-four with a two-story wing at the rear creating a T-form and is believed to be the first house built in Orland Park. The building's foundation is limestone, the sides feature wood clapboard siding. Windows feature a simple wood hood ornament and are 2/2 double hung with glass leaded transoms. Some non-original elements of the structure include the wood steps to the front porch, shutters, and multiple rear additions.

The Humphrey House is listed in Section 5-110 and Section 6-209 as both a contributing structure to the Old Orland Historic District as well as a Local Landmark. The interior has been restored with authentic furnishings and is maintained by the Orland Historical Society. In addition, the Humphrey House was listed on the National Register of Historic Places in 2005.

Previous work on the structure includes a roof and gutter replacement (1995-0686) and replacement of the wood trim along the eaves (1996-0646). An exterior rehabilitation in 2006 of the main residence alongside the demolition of a barn and construction of a detached garage and a walkway to the principal structure was also approved (2006-0113). Also in 2006, a low retaining wall along the south and southwest sides of the property was constructed of limestone and carefully designed to match the existing retaining wall on the property. This was to preserve the existing grade of the lot following the construction of a sidewalk along the southwest edge of the property (2006-0237). The structure was repainted in 2009, matching the existing historic color scheme (2009-0450). In 2020, another gutter and roof replacement was performed alongside some waterproofing work and chimney repairs (2020-0450).

The Orland Historical Society proposes a series of minor work items on the Humphrey House. The east vestibule expansion, the main entry door widenings on the eastern façade, HVAC installation, and the walkway expansion and replacement connecting the parking lot along Beacon Avenue to the main entrance for ADA compliance, require a Certificate of Appropriateness approval and are the focus of this report. Please see case 2025-0332 for the complete project work scope.

The Humphrey House is a protected landmark which requires both Plan Commission and Board of Trustees approval for minor changes which are defined as "changes that do not have a substantial impact on the exterior appearance of the structure of the site, including alteration, addition or removal of exterior architectural elements such as doors, windows, fences, skylights, siding, exterior stairs, roofs, tuckpointing, etc."

The proposal is to remove the existing door, salvage it and return it to the Orland Historical Society. Once removed, the door's casing is to be carefully removed and repaired as needed to be reused on the replacement. The door dimension is proposed to enlarge from 2' 6" to 3' in width for ADA compliance. The replacement door will be

painted to match existing and the door's detailing will also be replicated to match existing. The hardware for the door is to be transferred to the new door. Once widened, the top and side casings for the doorway will re-installed using the existing casings wherever possible and using salvaged wood for an authentic like-for-like replacement as needed.

The external walkway is proposed to be constructed on concrete and is to widen from its current width of 2'-4" to an ADA-compliant 4'. The walkway's route is to match existing.

Additionally, the parking lot is currently unstriped. The Petitioner proposes to re-stripe the lot establishing the southernmost space as handicap accessible. The handicap accessible space will measure 11' x 18' and provide a 5' wide access lane along the southern edge directly connected to the walkway. Other spaces will measure 8' x 18'. The proposed dimensions are 1' short of the prescribed dimensions for parking spaces in the Land Development Code of 9' x 18'.

The HVAC system will be mostly interior work but will require a condensing unit to be placed outside the property. The Petitioner is agreeable to either re-locating to the proposed placement to the northern façade or screening it appropriately with landscaping if it cannot be re-located.

STAFF RECOMMENDED ACTION

Regarding Case Number 2025-0553, Staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated July 10, 2025;

And

Staff recommends that the Plan Commission approve a Certificate of Appropriateness for Krause Construction to perform the scope of work detailed within this report for the John Humphrey House at 9830 144th Place.

RECOMMENDED MOTION

Regarding Case Number 2025-0553, I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case.