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**ORLAND
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Staff Report to the Plan Commission

Prepared: 05/29/24

TITLE & SUMMARY

Project: 2024-0415 – 9952 144th Street – Replace Roof and Siding

Petitioner: Robert and Marion Wilson

Purpose: The petitioner is seeking approval of a Certificate of Appropriateness to replace the roof and siding on the house and garage due to hail damage.

Location: 9952 144th Street

P.I.N.:

27-09-203-021-0000

27-09-203-020-0000

27-09-203-019-0000

Parcel Size:

5,161 Square Feet

2,364 Square Feet

2,501 Square Feet

SUMMARY & BACKGROUND

The Loebe House, located at 9952 144th Street, is a large residence from about 1895 located in the Old Orland Historic District. The structure is built in the Queen Anne style. The house shows typical features of Queen Anne houses in the use of bay windows, patterned shingle along the sides and gables, and a tower to break the flat wall surfaces.

The purpose of the Old Orland Historic District (OOH) is to retain the commercial and residential character of the original core of Orland Park. It is also the purpose of this district to encourage the restoration and preservation of historically and architecturally significant structures that are an important part of the Village's heritage.

The structure has been marked a landmark structure as well as a contributing structure. The purpose of a landmark designation shall be to preserve, rehabilitate and/ or restore a site, place, building, structure, improvement, archaeological site, work of art, or other object within the corporate limits of the Village of Orland Park which may have historic, cultural, archaeological or architectural significance in accordance with criteria set forth in this section. The preservation, rehabilitation and restoration of historically and architecturally significant structures, sites, etc. are important activities for the Village's cultural heritage and character. All Contributing structures, and additions to Contributing Structures, must comply with the Design Standards outlined in this section in order to maintain and improve the accuracy and integrity of the exterior of the building only.

COMPREHENSIVE PLAN

Planning District	Downtown Planning District
Planning Land Use Designation	Single Family Residential

ZONING DISTRICT

Existing	Old Orland Historic District
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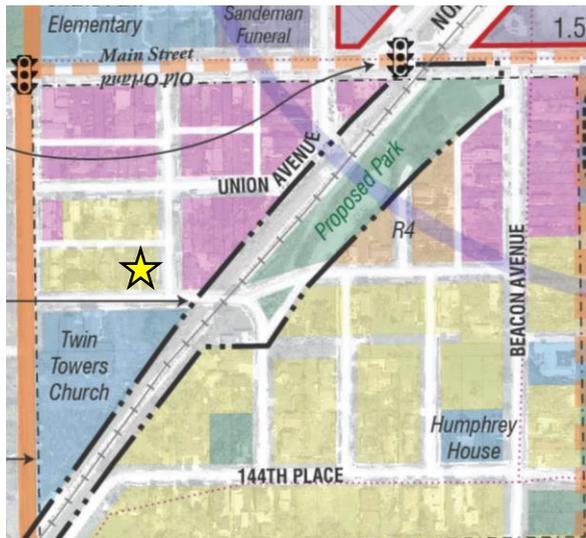
LAND USES

Loebe House (9952 W. 144th Street)	Landmark Structure & Contributing Structure
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ADJACENT PROPERTIES

	Zoning District	Land Use
North	OOH- Old Orland Historic	Single Family Residential
East	OOH- Old Orland Historic	Single Family Residential
South	OOH- Old Orland Historic	Hope Covenant Church
West	OOH- Old Orland Historic	Single Family Residential

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 involves removing and replacing the siding on the house as well as removing and replacing the roof on the house and the detached garage. The existing roof and siding sustained hail damage from a storm. The total scope of work includes removing the siding,

installing a HardieWrap weather barrier on the house, then installing the Hardie Plank Lap Siding. The Hardie Plank Lap Siding will be the Select Cedarmill style planks and will be 5/16in thickness, 5.25in wide, and 12ft long planks. The cedar shingles on the structure will be replaced with new cedar shingles to match the existing features and will be painted green. The roof on the house and garage will be replaced with Owens Corning TruDefinition Duration shingles in the estate gray color.

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

STAFF RECOMMENDED ACTION

Regarding Case Number 2024-0415, also known as 9952 144th Street Roof and Siding Replacement, Staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated May 29, 2024;

And

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

Recommended Motion

Regarding Case Number 2024-0415, also known as 9952 144th Street Roof and Siding Replacement, I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case.