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Staff Report to the Plan Commission

Prepared: 09/23/2024

TITLE & SUMMARY

Project: 2024-0720 – Shutay Realty Executives Re-Roof**Petitioner:** Robert Shutay**Purpose:** The petitioner is seeking approval of a Certificate of Appropriateness for minor work on a landmark and contributing structure.**Location:** 9999 W. 143rd St, Orland Park, IL**P.I.N.:** 27-09-200-001; -002; & -003

OVERVIEW & BACKGROUND

According to the 2008 Residential Area Intensive Survey by McGuire Igleski and Associates, 9999 W. 143rd Street is classified as a contributing structure to the Historic District. There are two buildings on the property, the former Christ Evangelical Lutheran Church and a single-family home. The former church was built in 1898, and the last congregation was the Presbyterian Church which purchased the building in 1975. The single-family home was built in 1903 and served as the rectory for the church. Both buildings are currently used as office space for Realty Executives. The integrity of the former church building is listed as medium and the condition good. The integrity of the single-family home is listed as high and the condition excellent. Both buildings are designated as landmarks.

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 District
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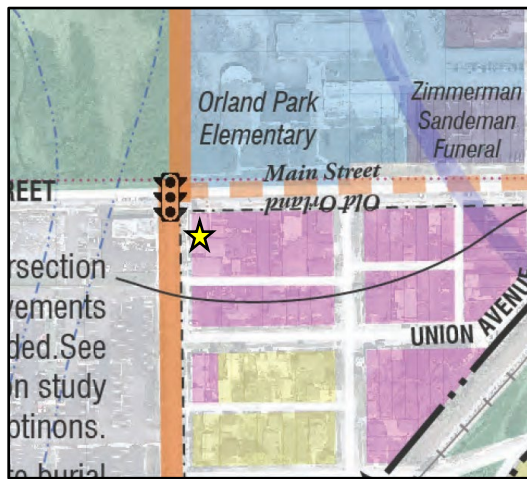
LAND USES

Existing	Office
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ADJACENT PROPERTIES

	Zoning District	Land Use
North	R3 – Residential	Orland Park Elementary School
East	OOH – Old Orland Historic	Mixed Use: 2 nd Floor Residential, 1 st Floor Commercial
South	OOH – Old Orland Historic	Personal Service Establishment (Bill's Barber Shop)
West	BIZ – General Business	Multi-Tenant Commercial

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 of both the church, single-family home, and detached garage. The existing asphalt shingles are a dark gray color, and the proposed shingles will be CertainTeed Landmark shingles in the color Georgetown Gray. They will also be replacing the gutters on all three structures, which will remain white. 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.

STAFF RECOMMENDED ACTION

Regarding Case Number 2024-0720, also known as Shutay Realty Executives 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 23, 2024;

And

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

PLAN COMMISSON RECOMMENDED ACTION/MOTION

Regarding Case Number 2024-0720, also known as Shutay Realty Executives Re-Roof, I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case.