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Staff Report to the Plan Commission

Old Orland Park Public Library Exterior Work – Certificate of Appropriateness

Prepared: 11/14/2025

Prepared by: Rob Fischer, Associate Planner

Project: Old Orland Park Public Library Exterior Work – Certificate of Appropriateness**Case Number:** 2025-0708**Petitioner:** Rafael Rosales, Rosales Roofing LLC (Contractor)**Purpose:** The purpose of this petition is to obtain a Certificate of Appropriateness (COA) for exterior cladding and roof-edge component replacements at 9915 - 9917 143rd Street within the Old Orland Historic (OOH) District.**Address:** 9915 - 9917 143rd Street, Orland Park, IL**P.I.N.s:** 27-09-201-006 & 27-09-201-007**Parcel Size:** 5353.64 SF (Combined)

BACKGROUND

According to the 2008 Residential Area Intensive Survey by McGuire Igleski and Associates, The Old Orland Park Public Library (c. 1916 by William Mahaffey) is a contributing structure to the Old Orland Historic District in the Tudor Revival style (1890-1940) and is listed in good condition with a medium degree of integrity. The building is also an Orland Park Landmark.

The building was remodeled in 1925 by architect James Pomeroy and subsequently served as Orland Park's first Public Library from 1937-1974. More recently, the building experienced gutter, fascia, and siding maintenance in 2017, as well as a re-roof in 2024.

Currently, the building is home to MPerfect Med Spa and Wellness at 9915 143rd Street and Jeanes Construction Co., Inc., at 9917 143rd Street.

COMPREHENSIVE PLAN

Downtown Orland Park is centered around LaGrange Road and 143rd Street intersection and served by the 143rd Street Metra station. Downtown is separated into four Character Districts, each with a distinct identity, but all integrated via a well-connected transportation network. The subject property is within the Old Orland Subdistrict, which includes the Old Orland Historic District. This established neighborhood is immediately south of the 143rd Street Metra station and served as the original downtown of Orland Park. This area developed primarily as single-family homes but also includes small-scale multi-family buildings, mixed-use, commercial, and office uses. The Comprehensive Plan identifies community commercial and office employment as a suitable use and an ideal use, respectively, for this site. Overall, the proposed use is consistent with the intent of the Comprehensive Plan for this area.

COMPREHENSIVE PLAN

Planning District	Downtown Planning District; Old Orland Subdistrict
Planning Land Use Designation	Neighborhood Mixed Use

ZONING DISTRICT

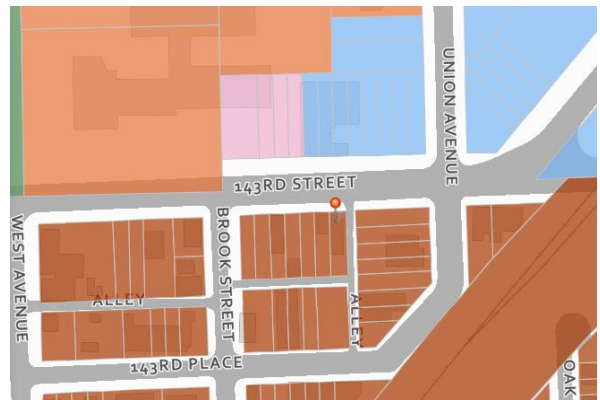
Existing	Old Orland Historic District
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LAND USE

Existing	Commercial
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ADJACENT PROPERTIES

	Zoning District	Land Use
North	BIZ General Business VCD Village Center District	Orland Park Elementary School Funeral Home
East	OOH Old Orland Historic	Commercial
South	OOH Old Orland Historic	Mixed Use
West	OOH Old Orland Historic	Commercial



Comprehensive Plan Land Use Map



Zoning District Map

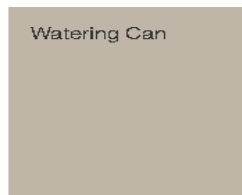


DETAILED PLANNING DISCUSSION

Per Section 6-209.G of the Village's Land Development Code, the review and approval process for minor work on Contributing Structures and Landmarks requires approval from both the Plan Commission and the Village Board. 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 scope of work includes replacing the exterior siding and roof-edge components on the rear portion and sides of the building to improve the building's longevity and appearance, as well as painting the window trim and corners. Submittals included a signed contractor scope and pricing, identifying fiber-cement plank siding with trim, aluminum soffit/fascia, and a 6-inch aluminum gutter system with 3-inch by 4-inch downspouts. Color selections were subsequently clarified via email.

The existing siding panels are beige, white, and dark brown color. The proposed replacement fiber-cement siding will be James Hardie Dream Collection in the color "Watering Can," which closely resembles the existing siding color. The window trim and corners, which are currently painted white, will be painted Midnight Black. The fascia, soffit, and gutters will be black aluminum, replacing the existing brown aluminum components. The overall appearance of the front of the building will otherwise not be changed.



In addition, the petitioner seeks to add a centrally-located window to the Western elevation. Currently, the wall has no windows.

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

STAFF RECOMMENDED ACTION

Regarding Case Number 2025-0708, also known as Old Orland Park Public Library Exterior Work, Staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated November 14, 2025;

And

Staff recommends the Plan Commission approve a Certificate of Appropriateness.

STAFF RECOMMENDED MOTION

Regarding Case Number 2025-0708, also known as Old Orland Park Public Library Exterior Work, I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case.