



VILLAGE OF ORLAND PARK

14700 S. Ravinia Avenue
Orland Park, IL 60462
www.orlandpark.org

Department Requested Action

File Number: 2025-0708

Agenda Date:

Version: 0

Status: PLACED ON FILE

In Control: Committee of the Whole

File Type: MOTION

Title/Name/Summary

9917 W. 143rd Street - Old Orland/Old Library - Exterior Work (Siding, Soffit, Fascia, Gutters) - Certificate of Appropriateness

History

QUICKFACTS

Project

9917 W. 143rd Street - Exterior Work (replacement of siding, soffit, fascia, and gutters) - Certificate of Appropriateness

Legistar ID: 2025-0708

Project ID: PPA-25-0033

Petitioner

Rafael Rosales, Rosales Roofing LLC (on behalf of 9917 W 143rd LLC / Owner: Scott Neil)

Purpose

The purpose of this petition is to obtain a Certificate of Appropriateness (COA) for exterior cladding and roof-edge component replacements at 9917 W. 143rd Street within the Old Orland Historic (OOH) District.

Requested Actions: Certificate of Appropriateness

Project Attributes

Address: 9917 W. 143rd Street, Orland Park, IL 60462

P.I.N.(s): 27-09-201-006 & 27-09-201-007

Comprehensive Plan Planning District: Downtown Planning District

Comprehensive Plan Designation: Neighborhood Mixed Use

Existing Zoning: OOH - Old Orland Historic District

Contributing Structure: Yes

Landmark: Yes

Existing Land Use: Commercial

Surrounding Zoning/Land Use:

North: BIZ - General Business - Orland Park Elementary School & VCD - Village Center District - Funeral Home

South: OOH - Old Orland Historic District - Mixed commercial/residential

East: OOH - Old Orland Historic District - Mixed commercial/residential

West: OOH - Old Orland Historic District - Mixed commercial/residential

OVERVIEW AND BACKGROUND

This commercial building with Tudor styling was built in 1937 and once served as Orland Park's first public library. The petitioner seeks approval for replacement of exterior siding and roof-edge components to improve building longevity and appearance. Submittals include a signed contractor scope and pricing, identifying fiber-cement plank siding with trim, aluminum soffit/fascia, and a 6" aluminum gutter system with 3"x4" downspouts; color selections were subsequently clarified by email.

PROJECT DESCRIPTION & CONTEXT

The petitioner is proposing the following regular maintenance work to the exterior of the structure

- Remove existing stucco where present and install James Hardie HZ5 plank siding with trim; limited Hardie shingles where shown; flashing and other manufacturer flashing details.
- Replace aluminum soffit (triple-4; vented at intake, solid elsewhere) and custom bent aluminum fascia (profile to match existing).
- Install 6" K-style aluminum gutters with 3"x4" downspouts (generally in existing locations).
- Colors: Siding Watering Can; trim/corners Midnight Black; fascia/soffit/gutters black aluminum.

Section 6-209. F.3.f.1 states "Narrow wood clapboard siding with 4-inch exposure or wide wood clapboard siding with 8-inch exposure is appropriate for the District. Light paint colors should be used for the siding that will not conceal the shadow lines of the narrow clapboards and the decorative trim." The proposed replacement roof material is appropriate, and the color will match the existing.

Section 6-209.G states that changes to siding are considered minor changes, which require an administrative Certificate of Appropriateness review for landmark structures in the OOH District, as well as approval from the Planning Commission and the Village Board of Trustees.

As proposed, the exterior work meets the requirements of the Land Development Code and is compatible in character, color, and texture with that of the district. The replacements will improve the appearance of the building and create a more harmonious design that is compatible with the character of the Old Orland Historic District.

Recommended Action/Motion

The Certificate of Appropriateness for exterior work at 9917 W. 143rd Street, as depicted

in the petitioner's scope and specification sheets submitted by the petitioner, case number 2025-0708, was administratively approved on September 19, 2025, subject to the following conditions:

- 1) Meet all Building and Land Development Code requirements.
- 2) Obtain a building permit prior to construction.
- 3) Approval by the Planning Commission and subsequently the Village Board of Trustees. Per Section 6-209.G.1, the review and approval process for contributing structures and landmarks requires that the project be presented to the Planning Commission for recommendation to the Village Board for their approval.