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## Staff Report to the Plan Commission

Prepared: 09/24/24

### **TITLE & SUMMARY**

**Project:** 2024-0714 – Lukasik Yoga & Wellbeing Center – Re-roof and Siding

**Petitioner:** Ed & Susan Lukasik

**Purpose:** The petitioner is seeking approval of a Certificate of Appropriateness for minor work on landmark structure.

**Location:** 14314 Union Avenue

**P.I.N.s:** 27-09-201-020-0000

### **OVERVIEW AND BACKGROUND**

This was the first general store in Orland Park. The building appears to be a series of buildings that were added onto each other. Most of them appear to date from the early 1880's to mid-1890's. The front is particularly well preserved.

According to the 2008 Residential Area Intensive Survey (RAI), the building at 14314 Union Avenue is a two-story Italianate structure in good condition with medium integrity. It was constructed circa 1885. The RAI lists this building as a contributing structure to the Old Orland Historic District. The structure is also listed as an Orland Park Landmark on the Local Register of Significant Places in Section 5-110 Landmarks of the Land Development Code. The building was originally constructed for commercial retail and now acts as a mixed-use property with commercial retail on the main floor and two apartments on the second. The RAI indicates minor alterations have taken place, including the installment of synthetic siding, altered storefront, altered doors, and the covering of the transom over the door facing Union Avenue.

### **COMPREHENSIVE PLAN**

Downtown Orland Park is centered around the Lagrange Road and 143<sup>rd</sup> Street intersection and served by the 143<sup>rd</sup> 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

<b>Planning District</b>	Downtown Planning District
<b>Planning Land Use Designation</b>	Neighborhood Mixed Use

#### ZONING DISTRICT

<b>Existing</b>	Old Orland Historic
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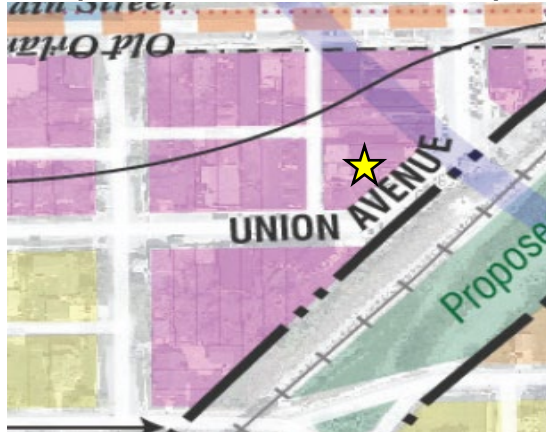
#### LAND USES

<b>Existing</b>	Mixed Use
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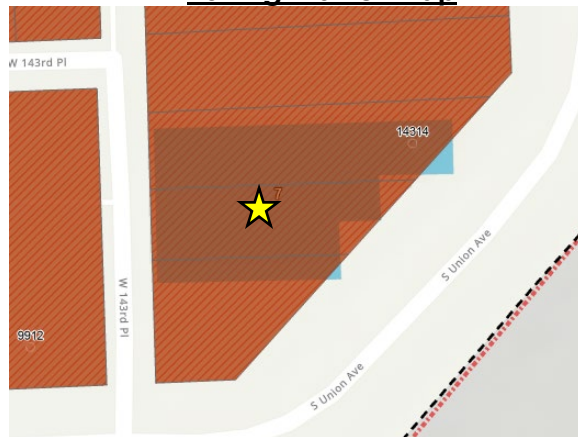
#### ADJACENT PROPERTIES

	<b>Zoning District</b>	<b>Land Use</b>
<b>North</b>	OOH – Old Orland Historic	Restaurant (Old Orland Oasis)
<b>East</b>	OOH– Old Orland Historic	Railroad Right-of-Way
<b>South</b>	OOH – Old Orland Historic	Commercial Retail/ Railroad Right-of-Way
<b>West</b>	OOH – Old Orland Historic	Parking Lot

**Comprehensive Plan Land Use Map**



**Zoning District Map**



#### **DETAILED PLANNING DISCUSSION** Old Orland Historic District

The petitioner proposes to replace the existing gray asphalt shingle roof on the house with Owens Corning shingles in the color Peppercorn, which is a dark gray color and similar to the existing roof. The siding, gutters, and downspouts are also going to be replaced. The siding will be vinyl siding with a wood grain texture in the color Light Maple which is similar to what is existing.

Section 6-209.F.3.e.1 states "New or replacement roofs of wood or asphalt shingles are appropriate...Asphalt shingles should be simple, flat and smooth, and in an appropriate color." The proposed replacement roof material is appropriate and is similar in appearance to the existing shingles.

Per Section 6-209.G.1., changes to roofs are considered a minor change, which requires Plan Commission and Board of Trustees approval for Landmark Structures in the OOH District.

Overall, the project conforms to the Village's Comprehensive Plan, Land Development Codes and policies for this area.

**STAFF RECOMMENDED ACTION**

Regarding Case Number 2024-0714, also known as Lukasik Yoga & Wellbeing Center – Re-Roof and Siding, Staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated September 24, 2024;

And

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

**PLAN COMMISSION RECOMMENDED ACTION/MOTION**

Regarding Case Number 2024-0714, also known as Lukasik Yoga & Wellbeing Center – Re-Roof and Siding, I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case.