



VILLAGE OF ORLAND PARK

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

Department Requested Action

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In Control: Board of Trustees

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Title/Name/Summary

McDuffy Beacon Avenue Development - Site Plan Review, Elevations Review

History

The petitioner proposes to demolish the existing single family home at 14332 Beacon Avenue and replace it with a new 14,820 square foot mixed-use building that will have two commercial spaces on the ground floor and four (4) residential units on the second and third floors. The proposed building will have a footprint of 4,940 square feet. No variances or special use permits are required for this project.

The existing single family home at 14332 Beacon Avenue is located within the permitted commercial area as outlined by Section 6-209 of the Land Development Code for Beacon Avenue. The Code permits "residential units above retail or commercial establishments" on Beacon Avenue between 143rd Street and 144th Street. The proposed mixed-use building is a conforming use for the area. (The Old Orland Historic District, as a zoning district, contains two commercial sub-districts wherein non-residential and mixed-use development is permitted. These are located along Beacon Avenue and Union Avenue).

The petitioner appeared before two advisory bodies, the Plan Commission and the Historic Preservation Review Commission. The Plan Commission only considered the site plan of the proposed redevelopment, since the elevations of the building were within the purview of the Historic Preservation Review Commission's (HPRC) architectural review responsibilities for the Historic District. The petition's site plan was also reviewed by the Development Services and Planning Committee of Trustees.

Below is a summary of the motions.

On January 11, 2011, the Plan Commission moved 6-0 to recommend to the Village Board of Trustees to approve the site plan titled "Mixed Use Building for McDuffy's Beacon St. Condominiums Orland Park, Illinois", prepared by W.K. Olson Architects Inc., dated 10/16/06, project number 260450, sheet number A-1, subject to the following conditions:

1. That the petitioner verifies the species of tree and the diameters of the trees currently present on the subject lot to determine Heritage Tree status and tree mitigation requirements, if any, prior to Committee;
2. That the turret at the northeast corner of the building does not encroach more than

- three (3) feet into the side yard setback and the site plan confirms this with a note;
3. That the gabled parapet on the rear elevation of the building is replaced with a flatter parapet style to meet the 37 foot height limitation;
4. That all the height issues identified in this report be resolved before presenting the elevations to the HPRC;
5. That the petitioner provides a no parking loading zone sign along Beacon Avenue for a specific time of day (morning or evening) to accommodate any loading activities on-street;
6. That the site plan be updated to show Beacon Avenue's commercial area sidewalk and brick-paved parkway (including the tree grates/wells) extended and continued through the frontage of the subject site;
7. That a bicycle rack for at least three (3) bicycles is installed on site near the main entrance;
8. That a landscape plan is submitted for separate review and approval;
9. That all Building Code related items are met and all necessary building permits are obtained.

At the Plan Commission, the petitioner noted that he would work with his architect to resolve the north side-yard setback issue regarding the turret and the issue with the mean height of the turret's conical roof (it was above the maximum height allowance in the Historic District at the time). The petitioner was able to resolve both of these issues before attending the Historic Preservation Review Commission's meeting.

On January 17, 2011, the Development Services and Planning Committee of Trustees moved 2-0 to recommend to the Village Board of Trustees to approve the site plan titled "Mixed Use Building for McDuffy's Beacon St. Condominiums Orland Park, Illinois", prepared by W.K. Olson Architects Inc., dated 10/16/06, project number 260450, sheet number A-1, subject to the following conditions:

1. That the petitioner verifies the species of tree and the diameters of the trees currently present on the subject lot to determine Heritage Tree status and tree mitigation requirements, if any, prior to Village Board approval;
2. That the turret at the northeast corner of the building does not encroach more than three (3) feet into the side yard setback and the site plan confirms this with a note;
3. That the gabled parapet on the rear elevation of the building is replaced with a flatter parapet style to meet the 37 foot height limitation;
4. That all the height issues identified in this report be resolved before presenting the elevations to the HPRC;
5. That the petitioner provides a no parking loading zone sign along Beacon Avenue for a specific time of day (morning or evening) to accommodate any loading activities on-street;
6. That the site plan be updated to show Beacon Avenue's commercial area sidewalk and brick-paved parkway (including the tree grates/wells) extended and continued through the frontage of the subject site;
7. That a bicycle rack for at least three (3) bicycles is installed on site near the main entrance;
8. That a landscape plan is submitted for separate review and approval;

9. That all Building Code related items are met and all necessary building permits are obtained.

The same conditions were attached to the Committee recommendation due to the preparation of the Committee agenda the next day following Plan Commission. The petitioner did not have enough time to accomplish the conditions and reflect them on the site plan. However, since the Committee meeting, conditions 1, 2, 3, 4, 6, and 7 have been met. Conditions 5 and 9 will be met at a later date during/ after construction, while condition 8 is a typical condition requiring separate review for landscaping. Tree mitigation requirements, per Condition 1, will be met via the landscape plan review process. The petitioner has submitted a tree survey indicating the status of the trees currently on site.

On January 18, 2011, the Historic Preservation Review Commission moved 2-1 with one abstention to recommend to the Village Board of Trustees to approve a Certificate of Appropriateness for the elevation drawings titled "Mixed Use Building For McDuffy's Beacon St. Condominiums Orland Park, Illinois", prepared by W.K. Olson Architects Inc., dated 10/16/06, project number 260450, sheet numbers A-1, A-2, A-3 and A-4, subject to the following conditions:

1. That all conditions outlined by the Plan Commission on January 11, 2011 are met;
2. That the material of the turret on the northeast corner of the building be compatible with the Queen Anne Style;
3. That all the windows identified in this report as inappropriate window types for the Historic District be duly changed to the appropriate window types as prescribed by Section 6-209 of the Land Development Code;
4. That the garbage enclosure be made of masonry materials that match the principle building in style and color, is six (6) feet tall, and has a solid 100% opaque enclosure door made of wood or non-white vinyl;
5. That a garbage pick-up schedule takes the neighboring single family home residential properties into consideration;
6. That all utility conduits are screened from view of neighboring properties and public rights-of-way, including the alley.

Since the January 18, 2011 HPRC meeting, conditions 2 and 3 have been met. Condition 1 is a general condition meant to tie the HPRC recommendation to the Plan Commission recommendation. Conditions 4 and 5 will remain as these will be met at a later date. Condition 6 is a general condition.

The Historic Preservation Review Commission Chairwoman, Rosemary Estand, voted in opposition to the proposed redevelopment on account of the height of the project. The Chairwoman indicated that she was voting nay for consistency because she had opposed the Brooke Avenue Townhomes redevelopment due to its height (also 37 feet). The Chairwoman believes the building is too high despite the project meeting zoning height requirements.

Commissioner Joe Gleiter abstained from voting on account of the materials used on the

elevations. The Commissioner noted that wood materials were more appropriate for the building not the masonry. The argument was despite there being other masonry commercial/ mixed-use buildings on Beacon Avenue (e.g. Orland State Bank, a landmark building) and else where in the Historic District. Additionally, all mixed-use/ commercial buildings in the Village must be non-combustible (exterior) per the Village's current Building Code.

Development Review Process and Public Comments

While the project did not require any public hearings, during the development review process-at Plan Commission and at the HPRC-members of the public that live near the subject redevelopment voiced some opposition to some of the features presented in the site plan and elevation drawings. Their opposition included the following issues: height, resident and commercial parking, storm water management, alley accessibility, scale and density. Beacon Avenue businesses generally favored the project, while the business immediately north of the subject site (Anna B's) was primarily concerned with the scale of the building and its proximity to their building-despite the proposed building meeting all setback requirements.

Area residents expressing concern over this project were from Oak Avenue, across the alley to the west. While 37 feet is what zoning allows, residents thought the building was too high and was out of character with the Beacon Avenue streetscape since no building on Beacon Avenue was three stories tall. Concern over residential parking was expressed due to limited alley accessibility from 144th Street at the south (the alley is technically a dead-end at the north). Residents opposed commercial parking potentially spilling into the streets in front of their homes, particularly on Oak Avenue. At close to 90% lot coverage (permitted in Old Orland), residents also had concern regarding storm water and flooding due to the development. Currently, the site is mostly pervious and does not send storm water toward the alley and homes beyond. Lastly, resident opposition was expressed to the scale and density of the site. Residents believed four dwelling units was too much for the site and that one story should be removed from the proposed building to settle scale, density and height issues at least.

Responses to Public Comments

It was illustrated to the public present at the meetings that the zoning district permits a maximum height of 37 feet, which the building meets. The scale of the building is directly dependant on the building envelope established by the zoning district setback parameters. In this case, the scale of the structure is a result of the building being built to the maximum setback and height requirements permitted on all sides, including the top.

As for parking, the project meets the Code required residential parking quota with an additional two spaces for potential guest parking (ten in all). Residents were concerned with the alley being too narrow to have cars turn into the proposed drive-ways at the rear of the building, particularly with respect to the location of the garbage enclosure. The alley is approximately sixteen (16) feet wide. The minimum drive-aisle permitted by the Land Development Code for parking lots is twelve (12) feet, which allows functional accessibility to perpendicular parking. Based on this comparison, the alley is sufficiently wide enough to handle the proposed parking arrangement at the rear of the building.

Nevertheless, to address resident concern, a condition is added to the below motion to provide parking mitigation on the alley. If it is too difficult for cars to access the proposed drive-ways due to the presence of the garbage enclosure and the width of the alley, then the two guest parking spaces are to be eliminated and the drive-ways for each residential unit expanded for improved turn movements.

With regard to commercial parking, it was clarified that public parking lots are available at the Old Metra lot as well as the Old Village Hall. On-street parking along Beacon Avenue and 144th Street is also available. Beacon Avenue parking restrictions are to be revised to include 2-hour parking limits rather than parking prohibitions between certain hours (originally meant to deter Metra commuters from parking freely all day along Beacon Avenue).

The extensive infrastructure work completed in Old Orland a few years ago addressed most storm water issues for the area. This project is also located at a higher elevation than much of Old Orland. Nevertheless, the petitioner has agreed to reconstruct the alley behind his property through to 144th Street once the project is fully built. Reconstruction of the alley will include a potential extension of the water main stub, which is located at the intersection with 144th Street. This will include coordination with the Public Works Department. Upon reconstruction, the petitioner has agreed to pitch the alley away from the residents to the west and redirect storm water flows from his site to the center of the alley where it will travel north to 143rd Street and south to 144th Street storm water systems. A condition is added to the below motion to reflect this.

Lastly, with four (4) dwelling units (DU) above two (2) commercial tenant spaces, the proposed building is neither the only mixed-use nor the only four (4) DU building in Old Orland. According to data collected via the Rental Housing Ordinance, four other buildings in Old Orland have four (4) DU on a similar sized lot-the closest being on the southeast corner of Third Avenue and 144th Street. In addition to this, mixed use developments of higher density have been approved at Southwest Highway and 143rd Street (Bob Hansen's development- 4 stories mixed-use) and on Ravinia Court (Biltmore Towers- 4 stories mixed-use). The Main Street Triangle, across from the Old Orland Historic District's Beacon Avenue business area, will also be a large mixed-use development. Therefore, there is past and present precedence for such density in the area. There is also future intent for higher density development.

Financial Impact

There is no immediate financial impact to the Village. Nevertheless, building permits and fees will be required of this project, as will tap-in fees for water and sanitary service. In addition, this project is expected to increase property values, boosting property and potential sales tax revenues.

This case is now before the Board of Trustees for final review/approval.

Recommended Action/Motion

I move to approve the mixed-use redevelopment of 14332 Beacon Avenue per the site plan and elevations titled "Mixed Use Building for McDuffy's Beacon St. Condominiums

Orland Park, Illinois” as indicated in the attached fully referenced motion.

THIS SECTION FOR REFERENCE ONLY (NOT NECESSARY TO BE READ)

I move to approve the site plan titled “Mixed Use Building for McDuffy’s Beacon St. Condominiums Orland Park, Illinois”, prepared by W.K. Olson Architects Inc., dated 10/16/06, dated received 1/31/11 project number 260450, sheet number A-1, and the elevations titled “Mixed Use Building For McDuffy’s Beacon St. Condominiums Orland Park, Illinois”, prepared by W.K. Olson Architects Inc., dated 10/16/06, dated received 1/31/11 project number 260450, sheet numbers A-2, A-3, A-4 and A-5, subject to the following conditions:

1. That the petitioner provides a no parking loading zone sign along Beacon Avenue for a specific time of day (morning or evening) to accommodate any loading activities on-street;
2. That the garbage enclosure be made of masonry materials that match the principle building in style and color, is six (6) feet tall, and has a solid 100% opaque enclosure door made of wood or non-white vinyl;
3. That a garbage pick-up schedule takes the neighboring single family home residential properties into consideration;
4. That if turning into the drive-ways proves to be difficult for future residents, the two guest parking spaces at the rear of the building should be removed to expand the width of the four required drive-ways;
5. That the petitioner reconstructs the alley behind the subject property through to 144th Street, subject to Village approval of Final Engineering;
6. That all utility conduits are screened from view of neighboring properties and public rights-of-way, including the alley.
7. That a landscape plan is submitted for separate review and approval;
8. That all Building Code related items are met and all necessary building permits are obtained.