



# VILLAGE OF ORLAND PARK

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

## Department Requested Action

File Number: 2010-0616

**Agenda Date:** 8/15/2011

**Version:** 2

**Status:** PASSED

**In Control:** Board of Trustees

**File Type:** ORDINANCE

### Title/Name/Summary

McDuffy Development - Elevations Review

### History

#### PROJECT:

McDuffy Development - 2010-0616

#### PETITIONER:

Phillip Duffy;

#### REQUESTED ACTION:

Elevations Review

#### PURPOSE:

The purpose of this petition is to redevelop a single family home lot and construct a three-story, 14,820 square foot mixed-use building on a commercial lot in the Old Orland Historic District.

#### LOCATION:

14332 Beacon Avenue;

#### P.I.N. NUMBER:

27-09-207-022;

#### ATTACHMENTS:

Site Plan

Elevations

Plan Commission Staff Report (Copy)

#### SIZE:

14,820 total square feet;

4,940 square foot footprint;

7,500 square foot lot;

#### EXISTING ZONING:

OOH Old Orland Historic District;

#### EXISTING LAND USE:

Single-Family Home;

**SURROUNDING ZONING AND LAND USE:**

North: OOH Old Orland Historic District - 14330 Beacon Avenue (Landmark)/ Retail;

South: OOH Old Orland Historic District - Office;

East: OOH Old Orland Historic District - 14339 Beacon Avenue (Landmark)/ Single Family Home;

West: OOH Old Orland Historic District - Single-Family Homes (across alley);

**PLANNING OVERVIEW:**

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.

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 development is permitted. These are located along Beacon Avenue and Union Avenue).

According to the 2008 Residential Area Intensive Survey (RAIS, historic building survey) the existing single family home at 14332 Beacon Avenue is constructed in the National: Gable-Front style, built circa 1940 (some time between 1931 and 1949). The survey calls out the large circular ditch in the front yard area noting that the “Remnant foundation at [the] front of the lot is from an early commercial building with residential above, that burned in February of 1931” (RAIS). According to anecdotal testimonies from residents that have lived in the area during the Historic District’s period of significance, the building that burned in 1931 was a mixed-use building that included a butcher shop on the bottom floor and residential units above. The current house was once the coach house that has been modified to a larger house over the years.

This site was included in numerous Old Orland walking tours and has been referred to as “Site number 14, the Hole in the Ground”. The historic building survey classifies this site as non-contributing to the Historic District and Section 6-209 of the Land Development Code does not recognize this site as contributing or historically significant.

**Plan Commission**

This project was reviewed at a public meeting by the Plan Commission on January 11, 2011. This project is one of the first mixed-use commercial redevelopment proposals in almost a century for the Historic District. The Land Development Code requires that commercial development/ redevelopment and land use proposals etc. undergo a site plan review at the Plan Commission. The Plan Commission moved 6-0 to recommend approval of this project to the Village Board of Trustees.

The Plan Commission report/ motion and the site plan are attached as a point of reference for the HPRC.

#### Development Services and Planning Committee of Trustees

This project was also reviewed by the three Trustees that comprise the Development Services and Planning Committee on January 17, 2011. The Committee also reviewed the site plan and land use proposal as well as the Plan Commission's recommendation and motion. Results of that meeting were not available as of the writing of this report, however an update will be provided at the HPRC meeting.

#### Historic Preservation Review Commission

The petition before the HPRC will only consider the elevations of the proposed redevelopment, since architectural review in the Historic District is the regulatory realm of the HPRC and since the Plan Commission and Committee of Trustees have reviewed the site plan.

#### Village Board of Trustees

Following the HPRC, the site plan and the elevations, along with all the recommendations and conditions from the Plan Commission, the Committee of Trustees and the HPRC, will be sent to the Village Board as a complete package for final review and decision.

#### DISCUSSION: Building Elevations

##### East Elevation (Beacon Avenue)

The proposed building elevations facing Beacon Avenue are divided into four (4) main architectural components: the turret, the north façade, the central façade and the south façade.

##### Turret

In the Plan Commission report dated January 11, 2011, the turret was defined as two bay windows meeting at the corner of the building. The proposed turret is located on the northeast corner of the building above the northern commercial unit's main entrance. The architectural style of the turret is in the Queen Anne style similar to the Loebe House (Landmark) turret/ tower and the Twin Towers Chapel's (Landmark) two towers. It is octagonal in style with a cone rooftop, though only six facades of the turret will be visible (the last two being absorbed by the building's corner). The turret is also similar to some of the single family homes' (e.g. 9901 144th Place) bay windows and turrets along 144th Place and First Avenue.

Unlike the Loebe House and the Twin Towers, the proposed turret will not be made of siding or have fish scales. The petitioner proposes a uniform appearance to the material of the turret. The color is proposed to be a taupe similar to that of the color of limestone, which is proposed for the storefronts of the building. The material on the turret is not identified on the elevation drawings. Nevertheless, EIFS material is not an appropriate material for the Historic District per Section 6-209.F.2.i and 6-209.F.2.l. The turret's material should be of a masonry or limestone quality similar to that of other mixed-use

turret buildings in the region.

The proposed windows for the turret are two-over-one single hung windows, which is not a window style that is typical in the Historic District. The windows should be changed to a simple one-over-one style similar to the windows present on the building at 14316 Beacon Avenue, the Orland State Bank (Landmark) building.

#### North Façade

The north façade is the part of the building directly adjacent to the turret and facing Beacon Avenue. The style of this façade is in the 20th Century Commercial Vernacular style. The façade is characterized by a red face-brick masonry veneer similar to Orland State Bank. Four windows are located on this façade on the upper floors. At the top of each window is a voussoir with a centered keystone. At the top of the façade is a masonry soldier course that is in design (but not material) similar to that found on 14314 Union Avenue, Loebe Bros. General Store (Landmark).

The proposed windows are the same as those found on the turret. These windows should be changed to match the Code appropriate windows for the turret.

At street level of the north façade, commercial window frontage will face Beacon Avenue. The proposed commercial façade is consistent with the picture window storefronts prescribed by Section 6-209.F.3.g. The proposed storefront will be made of masonry materials and the petitioner has noted that it will be limestone. Limestone is a material that is historically common in the Historic District. EIFS is not an appropriate material and is not permitted.

#### Central Façade

The elevations indicate that the central façade, located in the middle of the east elevation, projects out from the building to set it apart from the other two facades and give the appearance of another building. The central façade is essentially split in half on each floor between each of the residential units (two on each floor) but appears from the street as one uniform building front. The elevations indicate four sets of windows, two each on the second and third floors. Thin vertical bands of masonry courses as well as a solid horizontal soldier course "intel" above frame each window. Under the windows three dentils are added like supports for the window.

At the top, three layers of masonry design are added to the building for ornamental effect. Immediately above the third floor windows a masonry cornice spanning the central façade is proposed. Above that a simple rectangular soldier course. At the very top, a corbelled soldier course caps the building.

The entire central façade is proposed to be a salmon pink masonry color. The color is similar to the north façade, but lighter to further set it apart.

The windows proposed for the upper levels of the central facade are single hung eight-over-eight windows. Section 6-209.F.3.a prohibits multi-light windows. A more appropriate design for this part of the building would be one-over-one or two-over-two

lights. If a more detailed window design is sought, a Craftsman window style with at least the bottom frame being one light could potentially work for each window per the same Land Development Code section.

At street level, the central façade appears like another storefront. The north picture window of the central façade belongs to the north commercial tenant space. The central door with transom light above is the residential entry to a corridor that leads upstairs to the residential units. The south picture window belongs to the south commercial tenant space. Nevertheless, in keeping with the design as a single façade, the street level façade appears as a uniform commercial storefront that complies with the storefront types prescribed in Section 6-209.F.3.g. The central façade also has a soldier course just above its storefront window area.

#### South Façade

The style of the south façade is similar in appearance to that of 14306 Union Avenue, Orland Park Hotel (Landmark). However, unlike the Orland Park Hotel landmark building, this façade will be masonry in material. Like the other two facades, this is a Commercial Vernacular style façade. It is the most ornate of the three facades for this elevation. There are eight windows proposed for this part of the building. Each window is capped by an arched voussoir brow, with the two interior window sets of each floor closer on the center of the façade.

The elevations indicate that spanning the bottom of the windows across each floor are corbelled bricks capped by a band meant to look as if supporting the floor line of the windows. Approximately 7/8ths of the way up the windows is another masonry formation also spanning the length of the façade best described as two bands of solid masonry (limestone) sandwiching a brick soldier course. The windows are arched at the top and are proposed to be six-over-six single hung. Again, the number of lights per window pane should be limited to the established light patterns mentioned above on the other facades and in Section 6-209 of the Land Development Code.

While at the north end of the building the main feature is the turret, the south façade's main feature is mostly on the third story surrounding the centered windows. Two engaged columns frame the centered windows on either side. The base on the columns are corbelled and the elevations indicate that the masonry designs above the windows continue the banding, are corbelled, and form part of the dentil and soldier course schemes to the top of the façade. In addition to this, the elevations indicate that this set up projects out from the façade like an ornate bay window. An extended gabled parapet highlights this configuration. The color of this façade is proposed to be the same red brick as the north façade.

At street level, the second commercial tenant space is framed by another storefront that is slightly different from the other two. Above the main entrance, an arched transom is present and over the two picture windows, three-light transoms provide additional variation. Like the other storefronts, limestone is used to frame the base of the building.

In all, the east elevation of the building includes three variations of the Commercial

Vernacular style that is present in the Historic District. With exception to the window types and minor details, the elevation meets the Historic District's design guidelines.

#### North and South Elevations (Sides)

The north façade (marked as Right Elevation) faces 14330 Beacon Avenue (Landmark). It is not ornate like the main east façade facing Beacon Avenue. The façade is of masonry materials again, as is evidenced by the soldier courses above each of the windows. The four eastern most windows toward Beacon Avenue are similar in style to that of the turret's windows. As mentioned before, the window styles should match the appropriate window types prescribed for the turret earlier in this report. The remaining windows, including those on the ground level, are appropriate styles for the District.

The south façade (marked as Left Elevation) is the same as the north façade. The same window patterns exist for this façade as on the north. The eastern most windows toward Beacon Avenue are similar in style to those windows present on the south façade of the east elevation. As mentioned before, the window styles should match the appropriate window types prescribed for the south façade of the east elevation earlier in this report. The remaining windows, including those on the ground level, are appropriate styles for the District.

#### West Elevation (Alley Side)

The west elevation is also characterized by masonry as evidenced by soldier courses above each of the building openings (doors and windows). The west elevations are the rear façade of the building. As such the elevation is distinguished as a service elevation for the residential uses proposed on the second and third stories of the building. This includes the residential garages on the ground level and two rear access doorways as well as the balcony decks for each residential unit. The decks will be made of wood. A central staircase, described in the Plan Commission report as a point of rear egress/ fire escape, is centered on the rear façade between the residential units providing uniform access. A gabled roof cap above the fire escape provides for some architectural detailing on the rear of the building. Extended parapets are included to block any rooftop mechanicals from neighboring views.

The Plan Commission report identifies that the deck system will extend 10 feet into the rear setback area. This is a permitted encroachment for the accessory use.

#### Window and Storefront Colors

On the north facade, the color of the window frames and voussoir are taupe. On the central façade, the color of the window frames is green. On the south façade, the color of the window frames is white. The color of the storefronts will be limestone colored.

#### Garbage Enclosure

While the garbage enclosure was on the site plan for the Plan Commission to review, it was deemed to be located in the most efficient location on the lot-particularly when considering the placement of parking spaces, garage doors and other exterior building features (stairs and decks). The elevation drawings do not include any information regarding the appearance of the garbage enclosure, however.

The purpose of alleys in this region has traditionally been to provide access for municipal services such as waste collection and utility connections. This alley is no different than any other. As a result, the garbage enclosure for the development is located at the property line. This is a typical configuration for alleys.

Even so, the enclosure for this mixed-use development will be located close to the rear yards of the single family home residential properties to the west on Oak Avenue. This is unique in that other mixed-use developments along Beacon Avenue are not immediately across from single family homes. Because of this, the garbage enclosure must be made of masonry materials that match the materials and colors of the primary building. The enclosure must also have a solid, opaque gate that remains shut at all times to control litter. The enclosure should be at least six (6) feet tall. A garbage pick-up schedule for the commercial units should be made with consideration to the single family homes along Oak Avenue.

#### Lighting

On the east, north and south elevations, lights are not proposed for the building. On the west elevation, typical residential outdoor lighting is proposed. Spot or fog lights are not permitted in the Historic District since such lights are uncharacteristic of the period of significance and since the tight confines of the neighborhood may cause a nuisance to neighboring properties, particularly the single family homes.

Energy efficient lighting with motion sensors can mitigate external lighting requirements for the building without causing disturbance to neighboring properties.

#### Utility Conduits

All utility conduits should be screened from view of neighboring properties and the public rights-of-way, including the alley.

This case will go before the Board of Trustees for final review/approval.

#### Recommended Action/Motion

I move to accept as findings of fact of this Historic Preservation Review Commission the findings of fact set forth in this staff report dated January 18, 2011

and

I move 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 of masonry or

limestone quality;

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.