



VILLAGE OF ORLAND PARK

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

Department Requested Action

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TRUSTEES

In Control: Board of Trustees

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Title/Name/Summary

Townhomes at Colette Highlands - Appearance Review

History

QUICKFACTS

Project

Townhomes at Colette Highlands - 2016-0709

Petitioner

John Schiess, Architect
Park Station Boulevard Condominium LLC

Purpose

The purpose of this petition is to administratively review revisions to the elevations from what was previously approved by the Board of Trustees in case number 2015-0516.

Requested Actions: Appearance Review

Project Attributes

Address: 15608 - 15624 Park Station Boulevard

P.I.N.(s): 27-17-404-037; -038; and -039

Size: 3.6 acres

Comprehensive Plan Planning District: Centennial Planning District

Comprehensive Land Designation: Mixed Residential

Existing Zoning: R-4 Residential District

Proposed Zoning: N/A

Existing Land Use: Multi-Family Residential/ Vacant

Proposed Land Use: Multi-Family Residential

Surrounding Land Use:

North: OL Open Lands District - (across Park Station Boulevard) Metra Commuter Parking

Lot

South: R-4 Residential District - Multi-Family Residential (Condo building)

East: OL Open Lands District - (across Park Station Boulevard) Centennial Park West/
Recreation Park

West: R-3 Residential District - Single Family Residential

Preliminary Engineering: N/A

OVERVIEW AND BACKGROUND

On December 28, 2015, the Village Board of Trustees approved a 60 unit development on the remaining 3.6 acres of the former Colette Highlands Condominiums property (northwest corner of Park Station Boulevard and Somer Glen Lane). This was done via special use permit for a planned unit development, including site plan and elevations review. The case number for the original approval is 2015-0516.

Also, on January 18, 2016, the Village Board of Trustees approved the nine (9) lot subdivision for this project.

REVISION FOR END UNITS: On November 3, 2016, the petitioner's representative and architect for the project, John Schiess, met with members of the various Colette Highlands HOAs to discuss proposed changes to the elevations of the buildings that were approved by the Board in December of 2015. The architect noted that no site plan changes were made and introduced the concept of the rooftop patios or roof-decks. The change was proposed to improve the marketability of the units and to give them a unique quality missing in the Orland Park market.

During the meeting with the Associations feedback was gathered by the architect from area residents regarding potential nuisances related to parties, storage of things, overlooking private property etc.

In subsequent meetings on January 12, 2017, the development team and the HOAs reached a compromise solution to meet resident concerns. The compromise solution is to remove the rooftop patios from the three (3) western-most units in Buildings C, D, E, F and G and the six (6) southern-most units from Building A. The remaining units in each building can keep the rooftop patios. Buildings B and H are unaffected and can have the rooftop patios.

A copy of the stakeholder's meeting summary is attached for further reference.

A revision note with a title "**REVISION FOR END UNITS**" is added in the text below to reference the compromise struck in relation to the appearance of the rooftop patios.

PROJECT DESCRIPTION & CONTEXT

The proposed revisions to the Board approved elevations for this townhome subdivision can be categorized into two parts. The first part is the adjustment of the front elevations' width. The second part is the addition of a fourth level rooftop patio on the rear elevation of every unit.

No variances are proposed for this project, not even from the Building Code, to achieve these changes.

The recommendation motion includes the following conditions:

1. Include a window in each building rooftop access stairwell to provide natural light into the stairwells and visual interest to the top level of the rear elevations.
2. Disregard the original page SK9 from the approval of Oct. 12, 2016 and replace with the new page SK9 last dated December 13, 2016.
3. Continue the revision noted on the new page SK9 on pages SK10 through SK15, which are the rear elevations of the various building types.

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

SITE PLAN

No changes are proposed to the Board approved site plan.

Because this is an administrative review of the proposed rooftop patios, it is important to remember that the rooftop patios do not face neighboring properties. All of the rooftops face interior to the site and will not look out upon neighboring properties. This is possible because of the east-west orientation of each building along the west property line and the north-south orientation of each building along Park Station Boulevard. The backsides to all eight (8) buildings face interior to the site.

The Board approved site plan is attached for reference.

BUILDING ELEVATIONS

In 2015-0516, a general discussion of the various elevations was made. Each elevation was not individually discussed as there are eight (8) buildings of varying lengths and each building had a different façade pattern from the next. The elevation drawing itself was used to demonstrate the proposed appearance.

The following discussion will do the same as in the original review and provide a brief overview of the main aspects of the elevations in terms of themes presented. It will follow the same presentation format as the original review for ease of comparison.

The attached building elevation drawing set includes the Board Approved elevation at the top, titled "BEFORE", and the proposed revisions, titled "AFTER" at the bottom for easy comparison.

Front Elevation (SK1 thru SK7)

The proposed front building elevations for the townhome buildings are mainly characterized by four levels with fenestration on each level. The first and second levels carry the most fenestration with various types of bay windows present along the midsection of the elevations. Entrances are also highlighted with covered porches. The elevations provide a variety of porch types with gabled and non-gabled roofs held up by columns. The variety represents building options from which prospective homebuyers will select, resulting in a diverse appearance for the townhome

community.

The elevations also demonstrate variety in building design through alternating use of materials such as masonry and siding. Some units will be entirely brick based while others will have siding, providing distinction within the building facades. All of these options will vary on a building by building basis.

There are three main differences between the revised drawings and the Board approved drawings. The first difference is the width of each unit. Each unit's width has shrunk by one to two feet to accommodate construction constraints.

The second difference is noticeable on either end of each building. At the roof level on each end appears a "hipped" building extension off the side. This is related to the rooftop patios on the rear elevation as the building is "elongated" at roof level to accommodate a standard given space for each unit. On the front, the extensions appear higher than what was approved by the Board in December 2015 (the profile then being much smaller and indistinguishable for the same "hipped" piece).

REVISION FOR END UNITS: As of 1/30/17, the petitioner has revised the west end of each building (C, D, E, F, and G) and the south end of Building A to reflect the compromise solution and lowered the hipped profile to the original height on the east end of the building as was originally approved by the Village Board.

The third difference is also due to the rooftop patios on the rear of the elevation. In order to provide access to a rooftop patio a stairwell must be added to the rooftop, which means the height of the roof itself is increased. The before top of roof elevation was 41 feet 6 inches at the tips of the larger gables. The proposed top of roof elevation is 41 feet 6 inches across the length of the building. The overall roof height was increased to match the tip of the gables. This has resulted in a more subtle roof variation from unit to unit but the height remains within the confines of the originally approved building height.

But for these differences, the elevations look identical to the Board approved.

Rear Elevations (SK9 thru SK11)

The rear elevations are mainly characterized by two-car garages over which will be private balconies and patio doors and bedroom windows on the upper levels.

For each of the buildings, a fourth level is added in the form of rooftop patios. The drawings indicate that rooftop patios that are divided from each other by partition walls and surrounded by pressure treated guardrails. Behind the guardrails, and therefore behind the patio areas themselves, the building's rear elevation is extended up. All of the building's extended elevations to the fourth level are characterized by the same siding across the building despite the elevation differences present below (colors and materials).

This portion of the façade appears monotonous across the top. To mitigate the appearance of long blank wall surfaces, the petitioner has agreed to add a single

window to each of these stairwell walls. The walls are the backsides of the stairwells which provide access to the rooftop patios from inside the units. The stairwells are not a habitable space and contain only the stairs. The windows would allow natural light to enter the stairwell and provide some visual interest/ variation to the top level elevations of each building.

REVISION FOR END UNITS: As of 1/30/17, the petitioner has revised the rooftops of each building and removed the roof decks for the remaining eastern-most units on each building (C, D, E, F and G) and the northern-most units on Building A. The end result is that a gabled roof will be at the east and north ends of the respective buildings.

Side Elevations (SK8)

The proposed revised side elevations show the most change to each of the buildings. One visual change to the elevations is the adjustment of the side windows. Each of the end units have side windows. The organization of the windows have changed from the Board approved plans, with the larger windows moved toward the front of the building and a single vertical window changed to a horizontal window. These are presumably done in response to interior layout adjustments.

The second and bigger visual change to the elevations is the adjustment of the roofline on the side. Whereas before the roofline was dominated by the side of a gabled roof spanning the width of the building, the proposed elevations indicate a much shortened gabled roof side at the front of the building, a raised and taller dormer or bay projection at the center (with window like before) and then the flat rooftop, indicating the location of the rooftop patios on the rear end of the elevation.

REVISION FOR END UNITS: Due to the 1/30/17 revision to remove the rooftop patios from the western and southern most units of the noted buildings, the roofline of those side elevations reverts back to the original side roofline approved by the Board of Trustees in December of 2015 for those facades.

The new side elevations show an expanse of the first and second levels without windows. Before, this area on the midsection of the building had a window to break-up the expanse. This new condition can be mitigated via the addition of landscaping to block the views from the neighboring properties.

The first two floors of the front rear and side elevations meet masonry requirements from the Building Code.

The color scheme for these buildings is attempting to be similar to surrounding color schemes from Sheffield Square and the existing townhomes in Colette Highlands. The color scheme is related to an earth tone color palette. Like the building options, color palettes will likely be optional to prospective homebuyers resulting in color variation through the community.

BUILDING CODE

The proposed rooftop patio additions do not constitute a 4th floor or level to the building according to the Village Building Code and the Illinois Accessibility Code. If it

did, it would have triggered additional building code requirements regarding the 4th level, changing the construction type of the building to 3B and potentially making it infeasible.

As presented, the construction type remains 5A, which was always the case.

Recommended Action/Motion

The Administrative Review for Townhomes at Colette Highlands, case number 2016-0709, as indicated in the elevation drawings titled "Townhomes at Colette Highlands 15608-24 Park Station Blvd. Orland Park, Illinois", prepared by John Conrad Schiess Architect, pages SK1 through SK15, was administratively approved on October 12, 2016 subject to the following condition:

1. Include a window in each building rooftop access stairwell to provide natural light into the stairwells and visual interest to the top level of the rear elevations.

REVISED AMENDMENT:

The Administrative Review for Townhomes at Colette Highlands, case number 2016-0709, as noted in the above motion, was revised on December 13, 2016 to remove the rooftop patios from the end units of each building per the rear elevations titled "Townhomes at Colette Highlands 15608-24 Park Station Blvd. Orland Park, Illinois," prepared by John Conrad Schiess Architect, new page SK9, last revised December 13, 2016, subject to the following conditions:

1. Disregard the original page SK9 from the approval of Oct. 12, 2016 and replace with the new page SK9 last dated December 13, 2016.
2. Continue the revision noted on the new page SK9 on pages SK10 through SK15, which are the rear elevations of the various building types.
3. Obtain Board Approval for the revisions of 1/30/17 as indicated in the exhibit titled "Site Diagram - Roof Deck Options", prepared by John Schiess Architect, sheet SK000, last revised 1/16/17 and the revised elevation drawings titled "Townhomes at Colette Highlands 15608-24 Park Station Blvd. Orland Park, Illinois", prepared by John Schiess Architect, sheet SK8.1, last revised 1/30/17.