



VILLAGE OF ORLAND PARK

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

Department Requested Action

File Number: 2016-0837

Agenda Date:

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In Control: No body

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Title/Name/Summary

The Residences of Southbridge - Appearance Review

History

QUICKFACTS

Project

Residences of Southbridge - 2016-0837

Petitioner

Paul Swanson

Purpose

The purpose of this Appearance Review is to revise the architectural renderings of the Board Approved elevations for the townhomes proposed at 15500 73rd Avenue and to adjust the footprint of the same proposed townhomes.

Requested Actions: Administrative Review

Project Attributes

Address: 15500 73rd Avenue

P.I.N.(s): 27-13-201-014; -015 (as revised by subdivision approval)

Size: 53,000 square feet

Comprehensive Plan Planning District: Silver Lake South

Comprehensive Land Designation: Community & Institutional

Existing Zoning: RSB Residential Supporting Business District

Proposed Zoning: R-4 Residential District (Board approved)

OVERVIEW AND BACKGROUND

This Appearance Review references the original approval in case number 2015-0659.

PROJECT DESCRIPTION & CONTEXT

The petitioner is requesting to change the appearance of the Board approved elevations for the proposed townhomes because a new developer was brought on to the project and has slightly different prototypes than the original proposal. As a result, the footprint of the townhome buildings will change due to the new prototypes.

The new prototypes live within the same parameters as were approved by the Village Board in the original proposal.

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

SITE PLAN

While each of the four buildings is elongated by three feet (from 106 feet to 109 feet), the width is narrowed by four feet (from 40 feet to 36 feet). The consequence of this footprint change (aside from the architectural impacts) is that the new footprints combine for an overall reduction in lot coverage by 1,306 square feet.

The change in footprint means that the north side-yard setback is reduced from twelve (12) feet to ten (10) feet (the Board approved a variance for 9.69 feet).

Additionally the south bufferyard near the intersection with 73rd Avenue is reduced to five (5) feet (the Board approved a variance to reduce the south bufferyard from 15 feet to 4 feet).

Lastly, the drive-aisle width near the cross-access with Southbridge Church at the west end of the property is reduced from 26 feet to 22 feet.

BUILDING ELEVATIONS

The overall height of the buildings remains unchanged at 36 feet from the Board approved plans.

The proposed prototype is mainly characterized by masonry on the ground and middle floors and siding on the upper floor. Each unit for each of the buildings also has a two-story projection window bay that is clad in siding to match the upper level. The middle units will have a projection window bay only on the upper level to add variety to the building's appearance. Each projection window bay is capped by a gabled roof projecting from the side-gable of each townhouse. Each unit also has a hipped stoup over the main entrance.

The sides of the buildings are also clad in masonry from ground floor to the middle floors with siding on the upper floors. Three (3) windows exist on the side facades creating large expanses of disinterest. The original approval for the project had the same condition, which will be settled through the strategic use of landscape screening.

The rear elevations are marked by gables for every other unit. Two-car garages and a full width balcony with window and door exist for each unit as originally approved by the Board.

The proposed color scheme of the elevations stay within the color family as the original proposal: red brick, white trim board, white/ tan siding, grey/black shingles for the roof.

Recommended Action/Motion

The Appearance Review for case number 2016-0837, the Residences at Southbridge, amending the appearance of the proposed elevations and the footprint of the site plan as indicated on the elevations titled “Residences of Southbridge - Townhomes”, prepared by Paul Swanson, dated 11/8/16, and the site plan titled “The Residences of Southbridge Revised Site Plan”, prepared by Paul Swanson, dated 9/12/16, was administratively approved on 12/5/16 subject to the following condition:

1. Screen large surfaces of blank masonry with tall landscape materials.