



VILLAGE OF ORLAND PARK

14700 Ravinia Avenue
Orland Park, IL 60462
www.orland-park.il.us

Department Requested Action

File Number: 2012-0201

Introduced: 4/1/2012

Current Status: IN COMMITTEE
/COMMISSION

Version: 0

Matter Type: MOTION

Title/Name/Summary

9869 W. 144th Place New Residence

History

QUICKFACTS

Project

9869 W. 144th Place New Residence - 2012-0201

Petitioner

John Kelly
Ulverton Builders

Purpose

The purpose of this petition is to construct a two-story 3,084 square foot single family home in the Old Orland Historic District.

Requested Actions: Site Plan, Elevations, Certificate of Appropriateness

Project Attributes

Address: 9869 W. 144th Place

P.I.N.(s): 27-09-216-010

Size: 6,254 square feet

Comprehensive Land Designation: Low Intensity Population

Existing Zoning: Old Orland Historic District

Existing Land Use: Vacant/ Private Open Space/ Community Garden

Proposed Land Use: Single Family Home

Surrounding Land Use:

North: Old Orland Historic District - (across 144th Place) Single Family Home

South: R-3 Residential District - Single Family Home

East: Old Orland Historic District - Single Family Home

West: Old Orland Historic District - vacant/ private open space/ community garden

OVERVIEW AND BACKGROUND

The petitioner proposes to construct a 3,084 square foot two-story single family home on a vacant residential lot in the Old Orland Historic District. The lot was previously the location of a non-contributing ranch house that was demolished in 2007. The 2008 Residential Area Intensive Survey (RAI) identified this lot as vacant with no historic information for the site. Since the demolition, this lot has functioned as a de facto private open space with a local community garden. The site, however, was not intended for any other land use but residential.

The proposed single family home is in the same character style that has previously been approved by the Village for new construction in the Historic District's 144th Place row, specifically at 9867 W. 144th Place-which was completed in 2011 and is adjacent to the east-and 9857 W. 144th Place further east on the block.

The proposed home is petitioned as 9871 W. 144th Place. However, as recently as August 2011, address number 9871 was used for the lot with PIN 27-09-216-009, which is adjacent to the west of the subject lot. Because there is a recent approval on the books with this address on a different lot, the petitioner must re-address the subject lot/ project (27-09-216-010) to 9869.

It is important for the addresses and PINs to be consistent in the approval process so that information is conveyed accurately to the Village Board concerning approvals in Old Orland. The lot to the west (-009) until now has had two differently addressed homes proposed on it: 9875 in case number 2007-0498 and 9871 in case number 2011-0769. Neither of these homes were built but the changing addresses have resulted in previous confusion for the reviewing bodies (HPRC and Village Board).

This petition is similar to the petition for 9875 W. 144th Place (2012-0229). The petitioner owns both properties and would like to construct both houses at the same time.

PROJECT DESCRIPTION & CONTEXT

The proposed single family home is modeled in the National architectural style that is prevalent in the historic district and is scaled similarly to the other homes along 144th Place, continuing the definitive street edge that has come to define this part of Old Orland. As such both the proposed land use and design are compatible with the historic district.

The petitioner is not requesting any variances with the proposed project.

The recommendation motion includes the following conditions:

- 1) All building code related items must be met.
- 2) The sidewalk on 144th Place must be fully restored post construction.
- 3) Correct the transom window in the upper story window on the front façade so that it appears as a separate window.
- 4) Remove all references to "asphalt shingles" as appropriate siding on the proposed elevation drawings.
- 5) All mechanical systems must be screened at grade level.

- 6) The address for this home is recorded as 9869 W. 144th Place.
- 7) The overhead door for the detached garage must be updated to reflect the petitioner's intent for a single overhead door versus two overhead doors.

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

SITE PLAN

The proposed site plan indicates that the principle structure will be located along the street with a drive-way to the east of the building. A detached garage will locate to the rear of the site. The rear of the site is lower than the front. As a result, site work related to grading is proposed to correct storm water flow away from the house and detached garage. The engineering for this site has been preliminarily approved.

The site plan indicates that a front porch area will exist at the front of the building. The porch comes within 20 feet of the property line, while the porch steps are within 10 feet. The proposed building meets the front setback requirement (8-15 feet).

The site plan also indicates that a patio area is located at the rear of the structure, to be built approximately 6 feet off the west property line. The west property line setback per Section 6-209.C.4.a.2 is a minimum of 5 feet, which the patio meets. The building itself is set back 5.5 feet of the property line, also meeting the same setback requirement.

All other setbacks are in order per historic district requirements, including the setbacks for the detached garage, which is permitted to come within 5 feet of property lines per Section 6-302.C.13.b.

BUILDING ELEVATIONS

As noted earlier, the proposed building elevations are modeled in the National architectural style, which is prevalent in the historic district, particularly in the subarea around First Avenue/Second Avenue and 144th Place. As a result, the architectural style of the structure and its accessory detached garage is compatible with the surrounding homes in terms of design and scale, while still affording it a unique appearance along the street. The color scheme for this house is proposed to be green and turquoise.

North Elevation - Sheet A-1.0

The north elevation is characterized by the dominant front porch at ground level. The porch's hipped side-gable style roof is supported by two ornamental wood columns at either end of the roof. Under the porch are two 1-over-1 and a single 2-over-2 National windows as well as the door. Above the porch is a single 1-over-1 National window on the west end and a 2-over-2 National window with a transom. The addition of the transom over the window makes the window appear as a 2-over-3 window, which gives it a gallery window appearance and is not permitted by Code.

The petitioner must correct the transom by either eliminating it or separating it structurally from the rest of the window to reduce the appearance of a large non-conforming window. While not typical for the historic district, the transom can remain on the front of the new

home so long as it meets typical design standards for National style transoms (a 1-over-1 National window essentially turned on its side).

Besides the porch and windows, a defining feature for all the elevations is the proposed siding proposed on the upper story, which is different than the standard clapboard siding on the lower story.

The upper story siding is proposed to be a 6 inch wide vinyl or aluminum clapboard siding (e.g. Hardie board). The siding design includes vertical separations that give the appearance of short overlapping clapboards similar to shingles. The main difference is the flat nature of the clapboard versus the textured shake and the installation as a single siding board across the wall instead of many individual shingles aligned in pattern. This type of siding gives the building a refined appearance since it distinguishes between two different siding types for each level of the building-the standard clapboard on the lower story and the shaked clapboard on the upper story. Most homes only have one siding style or type in similar or different colors.

Also prominent on the north elevation is the masonry chimney on the east side of the building and the double gabled style appearance with roof dormers under the eaves.

South Elevation - Sheet A-1.0

The south elevation is characterized by similar architectural elements in terms of the windows, doors, and siding. The main feature of the south elevation is the inset rear porch area at the southwest corner of the home, creating a balcony-like indoor/outdoor space. The rear elevation also indicates that a basement is proposed for the building.

East and West Elevations - Sheet A-1.0

Similar to the north and south elevations, the east and west elevations carry the same architectural elements, including windows and the dual siding. On the east elevation the most prominent feature is the masonry chimney. On the west elevation is located a bay that extends out from the building. The bay has a hipped roof over it and frames the inset balcony area on the south elevation.

Under the eaves of the east and west elevations are ornamental supports or brackets that appear to hold the gabled rooftop as the eaves extend from the building. These trusses provide the building an aesthetic quality in terms of design and repeats patterns from recent new architecture in the district as well as reference roofline ornamentation as noted on the Orland Park Hotel landmark at 14306 Union Avenue.

Additionally, on the east elevation, horizontally oriented windows appear on the upper level toward the rear of the house. While these windows are technically non-conforming by Code, they appear at the rear of the building and so are not visible from the street. The building elements that are not visible from the street have typically not been regulated to meet the strict standards of the historic district. All other windows on the building are conforming.

Garage Elevations - Sheet A-3.1

The garage elevations carry the same architectural patterns as the principal structure. However, there are no windows proposed for the garage. The elevations depict a two car garage with two separate overhead doors. Since submittal, the petitioner changed the design from two separate overhead doors to a single overhead door, which is more typical of detached garages.

A reference tag on the garage elevation indicates that the upper level siding is "asphalt shingles". This reference is inconsistent with the explanation provided to the Village and should be removed from the plans.

DETAILED PLANNING DISCUSSION

Preliminary Engineering

Preliminary engineering has been granted for this project. It is worth noting that the grading for this site respects neighboring properties. On the west property line, a grading encroachment is present on the neighboring lot. This lot, however, is owned by the developer and is not considered intrusive since that grade will be used in the development of the last 144th Place lot.

The petitioner has noted that the existing driveway curb-cut will be removed when the new driveway is constructed. The parkway, sidewalk and the curb, as well as the street, will be restored following installation of water and sewer connections and the completion of the home's construction.

Land Use/Compatibility

The proposed land use as a single family home is compatible with the surrounding neighborhood of single family homes both in Old Orland and in the R-3 districts south of the lot.

Lot Coverage

Maximum: 80%

Proposed: 53%

Lot Size

Minimum: 2,500 square feet

Provided: 6,253.50 square feet

Setbacks

Front Yard:

Required - 8 to 15 feet minimum

Proposed - 10 feet

Side Yard:

Required - 5 to 15 feet minimum

Proposed - 5.5 feet on west; 14.44 feet on east;

Rear Yard:

Required - 30 feet minimum

Proposed - 120 feet for the house and 11 feet for detached garage (permissible per Section 6-302.C13.b)

Parking:

Required - 2 parking spaces per unit

Proposed - 10 parking spaces (2 in garage and 8 on driveway)

Building Height

Maximum - 37 feet

Proposed - 33 feet 4 inches

Detached Garage Height

Maximum - 16 feet

Proposed - approximately 20 feet

Section 6-209.D.8 of the Land Development Code states that "Additional height may be permitted for a specific roof form that reflects the principal building." Similar to other recent projects that have included detached garages, the roof form of this particular garage reflects its principle structure's roof pitch and shape. As a result, because the garage is proportional to the house, the height exceeds standards by four feet. This is permissible based on precedent as well as aesthetic.

This is now before Historic Preservation Review Commission for consideration.

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 April 17, 2012

And

I move to recommend to the Village Board approval of the preliminary site plan titled "Lot 18 Humphrey's Subdivision 9871 W. 144th Place", prepared by Martin M. Engineering, Inc., and dated 3.19.12, subject to the following conditions.

- 1) All building code related items must be met.
- 2) The sidewalk on 144th Place must be fully restored post construction.
- 3) Correct the transom window in the upper story window on the front façade so that it appears as a separate window.
- 4) Remove all references to "asphalt shingles" as appropriate siding on the proposed elevation drawings.
- 5) All mechanical systems must be screened at grade level.

6) The address for this home must be recorded as 9869 W. 144th Place.

All changes should be made prior to the Board of Trustees Meeting wherever possible unless otherwise noted.

And

I move to recommend to the Village Board approval of the Elevations titled "Two Story Residence for Orland Park", prepared by IJM Group, Inc., dated 8.28.11, sheets A-1.0 and A-3.1 subject to the same conditions as above and the following:

1) The overhead door for the detached garage must be updated to reflect the petitioner's intent for a single overhead door versus two overhead doors.

And

I move to recommend to the Village Board approval of a Certificate of Appropriateness for Lot 18 of Humphrey's Subdivision (PIN 27-09-216-010) with the address of 9869 W. 144th Place subject to the same conditions.