

Introduction

Park Boulevard Townhomes is a proposed community of 72 attached single-family dwellings, the plan and design of which responds to three contextual features:

- the proximity of Centennial Park, an extraordinary Village open space amenity,
- the convenience of nearby Metra service, and
- the sociability and design quality of the established Colette Highlands neighborhood.

The highlights of the building program and site plan are as follows:

72 townhomes will be built, with three floor plan types:

- 52 3-story residences at 22' x 40' per floor
- 17 3-story residences at 18' x 50' per floor
- 3 3-story corner residences, 40' deep with varied widths

31 of the townhomes are aligned along Park Station Boulevard, providing an elegant and urbane vertical façade for the boulevard and the performing arts space in Centennial Park to the east.

41 of the townhomes face onto a 460-foot-long formal pedestrian courtyard with gardens that will resemble urban Victorian-era European and American urban residential promenades.

The total number of 72 townhome residences is the same as the number of condominium residences previously approved. Townhomes are appealing to a wide range of family types, ensuring long-term value and enhancement for the Colette Highlands community.

Three east-west pedestrian pathways connect the promenade courtyard with Park Station Boulevard and Centennial Park to the east and the Metra station to the northeast. The existing pedestrian easement from the single-family detached residential area to the west is maintained along the west perimeter of the property. A row of evergreens will be planted along the west property line that will enhance the existing landscaping and provide privacy to the single-family residences.

The plan contains no conventional parking lots. Residents' parking is accommodated in enclosed garages under the townhomes. Guests are accommodated with parallel parking along the north-south internal drive along with proposed public parallel parking to be added to the west side of Park Station Boulevard, partially through conveyance of a five-foot width of land from the project property to the Park Station Boulevard right-of-way. Additional guest parking is available in the Metra lot to the north.

Each of the three townhome types will have an option for a rooftop terrace. The 22' x 40' residences have front and rear exposures. The 18' x 50' townhomes have three exposures - front, rear and side. The trapezoidal townhomes will be designed to "turn the corner" in the northeast portion of the site. Façades will have a vertical emphasis, with the main living area on the second floor, bedrooms on the third floor, and a roof deck above. The ground floor includes an additional informal living space with direct access to a front yard patio that can be surrounded by a wrought-iron fence and/or hedges. The second floor will include an outdoor deck off the family room above the garage. Façades will be brick on a minimum of 50% of the front and side façades, with an entrance porch and either bay windows or tripartite windows with optional French balconies.

1. The amended special use will be consistent with the purposes, goals and objectives, and standards of the Comprehensive Plan.

The Land Use, Design and Character section of the Orland Park Comprehensive Plan emphasizes the importance of spatial and perceptual qualities of the built environment and its integration with the natural environment, so that all who live, work, and spend leisure time have favorable experiences throughout the Village. The site plan proposed for the Park Boulevard Townhomes offers a public realm containing an abundance of delightful and neighborly spaces and pedestrian circulation paths for its residents, visitors, and people passing by. The tall "street wall" along Park Station Boulevard enhances the quality of the boulevard and expansive horizontality of Centennial Park to the east.

The scale and proportions of the townhomes provide an appropriate transition between the adjoining five-story condominium building to the south and the single-family homes to the west. Because most parking is tucked under the townhomes, the proportion of pervious to impervious surface areas is high in relation to the density. Façades will be masonry-based, anchored to the ground with lighter-appearing siding materials on the upper floors an emphasis on well-proportioned rhythmic details and a high degree of transparency.

The Village previously approved a total of 96 residences on this property, including the 24 condominium residences that have been built. The Village approved this quantity of residences partly based upon T.O.D. (transit-oriented development) objectives in the Comprehensive Plan. T.O.D. objectives are intended to enable greater numbers of Village residents to live within walking distance of rail transit stations. This objective is supported by maintaining the approved number of residences on the site.

2. The amended special use will be consistent with the community character of the immediate vicinity of the parcel for development.

The community character of the immediate vicinity of the parcel, which contains a mix of single-family homes, urban- and garden-type townhomes, and a luxury condominium building. Architectural character features include an abundance of roofline gables, hip roofs, and overhangs, combined with an emphasis on strong entrance expressions with both architectural features and lush landscaping. Inviting pedestrian circulation links the community with sidewalks lined with parkway strips and internal pedestrian easements, including paths to the Metra station. Park Boulevard Townhomes will reflect these architectural expressions and complement the walkability, strengthening community cohesion.

3. The design of the proposed use will minimize adverse effect, including visual impacts on adjacent properties.

Park Boulevard Townhomes adjoins seven single-family detached homes on the west and a 24-unit condominium building to the south. The site plan retains the existing planting strip buffer along the west property line. It will be planted with an evergreen hedge, providing visual privacy for the single-family homes. The 50-foot-long side façades of three townhome residences will face toward the condominium building along a landscaped pedestrian walkway. Condominium residents will also have a view down the new courtyard promenade.

4. The proposed use will not have an adverse effect on the value of the adjacent property.

The previously-approved special use permit for the property allows for three 53-foot, five-story buildings. The current amended special use plan proposes 40- to 42-foot townhome buildings, which will be equally or more complementary with respect to maintaining the value of the adjacent seven single-family residences.

5. The applicant has demonstrated that public facilities and services, including but not limited to roadways, park facilities, police and fire protection, hospital and medical services, drainage systems, refuse disposal, water and sewers, and schools will be capable of serving the special use at an adequate level of service.

The Village has already made extensive investments in street and utility infrastructure and public open space incorporating stormwater drainage. Metra has invested in a commuter rail station and a large commuter parking lot. The Park Boulevard Townhomes plan responds to the abundance of public infrastructure and amenities, and will contribute to the long-term financing of these facilities through impact fees and property taxes on the 72 residences to be built. Townhomes are a residence type appealing to the greatest variety of family types, attracting a balance of households including newly-formed young married couples with and without children, empty-nesters, and single residents, resulting in a moderate impact on school enrollment and hospital and medical facilities.

6. The applicant has made adequate legal provision to guarantee the provision and development of any open space and other improvements associated with the proposed development.

Because of the abundance of public open space adjacent to the property on the east, there is no need for additional public open space on the property. However, the plan includes a 460-foot-long semi-private courtyard park linking 41 of the 72 residences, providing a quiet and inviting place, safe from traffic, for neighbors, including young children, to engage and play. The plan also includes a conveyance of five feet of property along the entire east property line in order to provide on-street public parking along the southbound lane of Park Station Boulevard. Other public and private utilities are already in place to serve the property.

7. The development will not adversely affect a known archaeological, historical, or cultural resource.

There are no known archaeological, historical, or cultural resources within or near the property.

8. The proposed use will comply with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other requirements of the ordinances of the Village.

The Village of Orland Park has a reputation of community quality, based upon the Village's reputation and history of visionary planning, strong value-based standards, and a commitment to development that combines sound private-sector economics with demonstrative public-sector benefits. The Park Boulevard Townhomes development will comply with the full range of Village planning, urban design, engineering, and building code criteria and standards, including setbacks, building heights, landscaping, building materials. It will also be supportive and reflective of the guidelines contained within Orland Park's new, innovative, and visionary Comprehensive Plan.