

# VILLAGE OF ORLAND PARK

14700 Ravinia Avenue  
Orland Park, IL 60462  
[www.orland-park.il.us](http://www.orland-park.il.us)



## Meeting Agenda

Tuesday, August 13, 2013

7:00 PM

Village Hall

## Plan Commission

*Louis Stephens, Chairman*

*Commissioners: Judith Jacobs, Paul Aubin, Steve Dzierwa,  
Nick Parisi, John J. Paul and Laura Murphy*

*Short Agenda Council Boiler*

**CALLED TO ORDER/ROLL CALL**

**APPROVAL OF MINUTES**

[2013-0487](#) Minutes of the July 9, 2013 Plan Commission Meeting

**Attachments:** [July 9, 2013 Meeting Minutes](#)

**PUBLIC HEARINGS**

[2013-0446](#) 9833 W. 144th Place - Subdivision

**Attachments:** [9833 W. 144th Place COA LR 2013-0427.docx.pdf](#)

[HPRC Submittal Set 7.12.13.pdf](#)

[PLAT 9833 WEST 144 PLACE.pdf](#)

[9833 144th Place RAIS.pdf](#)

*Subdivision (NP)*

**NON-PUBLIC HEARINGS**

**OTHER BUSINESS**

[2013-0156](#) Memo: New Petitions & Appearance Review

**Attachments:** [Memo](#)

[MEMO 3-26-13.pdf](#)

[Memo 4-9-13](#)

**ADJOURNMENT**

DATE: August 13, 2013

## **REQUEST FOR ACTION REPORT**

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File Number: **2013-0487**  
Orig. Department: **Development Services Department**  
File Name: **Minutes of the July 9, 2013 Plan Commission Meeting**

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### **BACKGROUND:**

### **BUDGET IMPACT:**

### **REQUESTED ACTION:**

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# VILLAGE OF ORLAND PARK

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## **Meeting Minutes**

**Tuesday, July 9, 2013**

**7:00 PM**

**Village Hall**

## **Plan Commission**

*Louis Stephens, Chairman*

*Commissioners: Judith Jacobs, Paul Aubin, Steve Dzierwa,  
Nick Parisi, John J. Paul and Laura Murphy*

**CALLED TO ORDER/ROLL CALL**

The meeting was called to order by the Plan Commission Chairman, Mr. Louis Stephens, at 7:00 p.m.

**Present:** 6 - Chairman Stephens; Member Jacobs; Member Aubin; Member Dzierwa; Member Parisi, Member Murphy

**Absent:** 1 - Member Paul

**APPROVAL OF MINUTES****2013-0428 Minutes of the June 11, 2013 Plan Commission Meeting**

A motion was made by Commissioner Parisi, seconded by Commissioner Dzierwa to approve the minutes of the June 11, 2013 Plan Commission with the following change:

On page 3, under Commissioner Stephen's testimony eliminate the word "the".  
APPROVED

**Aye:** 5 - Chairman Stephens, Member Jacobs, Member Dzierwa, Member Parisi and Member Murphy

**Nay:** 0

**Abstain:** 1 - Member Aubin

**Absent:** 1 - Member Paul

**PUBLIC HEARINGS****2013-0055 Orland Township Parking**

Stephens: We will entertain a motion to terminate this petition

AUBIN:

I move to terminate file number 2013-0055, Orland Township Parking, at the petitioners request.

PARISI: Second.  
TERMINATED

**Aye:** 6 - Chairman Stephens, Member Jacobs, Member Aubin, Member Dzierwa, Member Parisi and Member Murphy

**Nay:** 0

**Absent:** 1 - Member Paul

**2013-0403 2013 Land Development Code Amendments I**

PITTOS: Staff presentation made in accordance with the written staff report dated

July 9, 2013.

STEPHENS: Thank you Mr. Pittos. Seeing no one in the audience, we will go to our Commissioners. Commissioner Dzierwa?

DZIERWA: Thank you Mr. Chairman. I guess the only question that I have is that, Mr. Pittos, the light bands that you discussed, basically that was a sign issue before and now it is just a lighting issue if it's going to be recessed indirectly. You are not going to actually see the source of the light. You're going to see the reflection. Is that correct?

PITTOS: Yes. The sign code deals with both lighting displays and signs in the same way.

DZIERWA: That's all I have Mr. Chairman.

STEPHENS: Ok, thank you. Commissioner Jacobs?

JACOBS: Thank you Mr. Chairman. I don't have any comments. Once again I appreciate the efforts taken by staff. Thank you very much.

STEPHENS: Thank you Commissioner Jacobs. Commissioner Aubin?

AUBIN: It looks to me like staff is using common sense to clean up the language in these codes so that they can become more defined and more accurately ease in executing petitions in the future. Nice work.

STEPHENS: Thank you Commissioner Aubin. Commissioner Murphy?

MURPHY: The only comment I have is obviously there has been a lot of research and work that has gone into it so thank you for that. No further comments.

STEPHENS: Thank you. Commissioner Parisi?

PARISI: No further comment. I echo my fellow Commissioners.

STEPHENS: Thank you. I would like to ask under section 2-102 where it talks about the facility may contain on site and you talk about 50% of total sales. Would we want to add 50% of total sales annually on the next three? Just add the word annually. Was that the intent?

PITTOS: Yes, annually.

STEPHENS: Ok, so can we add that word in to say "50% of total sales annually". In addition to that, how can this be monitored for compliance? That's tough.

PITTOS: It is. In the past, it has been monitored through a complaint driven system. A pub is a good example, in that case the code says that 50% of the business is food sales and 49% is alcohol sales. So the only way that you can actually monitor that is if there is a complaint created and then went there and audited them and found that they are exceeding their permitted alcohol sales.

STEPHENS: Ok.

AUBIN: I don't know that we could get access to their books.

STEPHENS: I think just to put some teeth in it, we add the word annually.

PITTOS: Generally, businesses comply. We have never had an issue where a business ignores the Village Code requirements for the sale of food.

STEPHENS: Ok. Seeing no other questions from the Commissioners, the Chair will entertain a motion.

DZIERWA:

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated July 9, 2013.

And

I move to recommend to the Village Board of Trustees to approve the Land Development Code Amendments as shown in the attachment titled "Part Three: Attachments", prepared by the Development Services Department and dated June 25, 2013, for Sections 2-102, 4-101, 5-101, 6-207, 6-209, 6-210, 6-306, 6-307, 6-310 and 6-310.1.

1. Under Section 2-102, add the word "annually" in three places.

AUBIN: Second.

**RECOMMENDED FOR APPROVAL**

**Aye:** 6 - Chairman Stephens, Member Jacobs, Member Aubin, Member Dzierwa, Member Parisi and Member Murphy

**Nay:** 0

**Absent:** 1 - Member Paul

### **2012-0300 2013 Orland Park Comprehensive Plan**

TURLEY: Staff presentation made in accordance with the written staff report dated July 9, 2013.

STEPHENS: Ok. There is no one in the audience to comment on this so we will go

to our Commissioners. Commissioner Parisi.

PARISI: All I can say is when I was going through this; obviously you've put a lot of time and effort into this. The bulk of your work started in 2012 in earnest and you've saved the Village a quarter of a million dollars in consultant fees. Just going through this, I pictured in my mind when you were through presenting that the table over here would just stand up and applaud for such a wonderful job. You are so focused. You are obviously such gifted and talented people. Your vision is so impressive. I am a little bit disappointed in the appendix, that I am no longer a belt away boomer anymore; I'm kind of a gray power now.

TURLEY: I think everyone took a look at that list and tried to figure out where they fit in.

PARISI: I could see that the new empty nesters were intelligent people. In all seriousness, you should applaud yourselves. You've done a wonderful job.

STEPHENS: What nice comments you made, Commissioner Parisi. Thank you. Commissioner Murphy?

MURPHY: Well I will second Commissioner Parisi's comments. It really is an amazing document. I have gone through it a number of times and I keep going through it because there is just so much information. You touched upon this a little bit. One of the questions I have is about the maps. As things change like Lagrange Road and this construction, bike trails, annexations, we will be updating these maps?

TURLEY: Yes and that's one of the good things about having this electronically in Publisher. It is a little easier to update than it used to be with some of the older documents. The maps, especially, do make it important that we try to update the maps annually.

MURPHY: I meant to check, the annexation report, is that also published online?

TURLEY: I don't think that is online. That was done in 2007. We are getting ready to update it. Once we have updated it, we will try to post that online.

MURPHY: Ok, thank you.

STEPHENS: Thank you Commissioner Murphy. Commissioner Aubin?

AUBIN: Mr. Chairman, obviously I concur with my two fellow Commissioners. But Orland Park did not get to be voted as one of the most livable cities in the world without a vision, now we have a hard document that we can use as a sales tool for any of the folks that were thinking about moving their families here or their businesses: retail, manufacturing, whatever the case may be. Is this document



going to be available electronically?

TURLEY: Right. It will be on the website.

AUBIN: If you're going to sell anything, you're going to need some literature. This is a wonderful sales tool. The execution of it can only be good for Orland Park and its growth. Great job and like I say this is a great tool if we are going to keep growing.

STEPHENS: Thank you Commissioner Aubin. Commissioner Dzierwa?

DZIERWA: I really appreciate the fact that we saw this in bits and pieces over the last few months. To try to go over something like this, we wouldn't have been able to do it justice in three or four days to see what took you so long to put together. So I appreciate that you spread it out for us. I do have a couple of questions. You talk about mobility and access in section 3. You remember when there were times when petitioners would come in and we would require them to put stub roads on their properties and some of them went south and never happened. How are we going to ensure that doesn't happen in the future? That is a key concept of chapter 3 in the comprehensive plan. How do we make them do it?

TURLEY: Well I think we have evolved to be stricter with that and more proactive. One of the things about the comprehensive plan is that it is a tool for us too. For us to show to people and say that it's not just me saying that you have to have cross connections but our comprehensive plan states it as a goal.

DZIERWA: I'm sure all of my fellow Commissioners agree with me that it is very important. If you stay off the main arterials, you can get around pretty well in Orland, provided these concepts are implemented.

AUBIN: Mr. Commissioner, can that be coded? Can you code that?

TURLEY: The cross connections?

PITTOS: There are some codes that address cross access requirements.

TURLEY: There is reference to it in one spot but it is subject to interpretation and has to be handled site by site because it is more important at some locations than others.

DZIERWA: With all due respect to petitioner's properties, I can see that but it really goes against the grain when someone does not make that connection. The sub area plans that you talked about and you said going into detail about some of them. Would that be a possibility of singling out a certain developer? If someone comes in and it is a sub area and a developer is going to do something and then you tell them you want to take a closer look at what they are doing beforehand

even though the developer is basically going along with the comprehensive plan as it is written. Couldn't we be accused of singling them out by looking at them closer?

TURLEY: We are going to look at it as areas that are important to the Village. I'm thinking of the big site along Lagrange Road and 171st. It's a big development opportunity that could go a lot of different directions so I think that we are going to identify them on the basis of their importance and significance to the Village. Then, even with a subarea plan you have to offer flexibility. There never is just one answer. Probably it would involve several alternatives. There would be some flexibility built in there.

PITTOS: The subarea plans also include existing neighborhoods as well. That requires an entire planning process and engaging the community and setting up visions for specific parts of Orland Park, as well.

DZIERWA: That's all I have, Mr. Chairman.

STEPHENS: Thank you Commissioner Dzierwa. Commissioner Jacobs?

JACOBS: Thank you Mr. Chairman. Once again I think that all of the things contained in this document, our staff is truly our greatest asset and thank you for making me so much more aware of what is going on and how we got here. Thank you again.

STEPHENS: Thank you Commissioner Jacobs. I echo Commissioner Parisi's comments. Staff, you did a great job. It was a lot of time and you saved the Village quite a bit of money and something that has been needed for quite some time. Thank you very much. Let's move forward with this. Chair will entertain a motion.

AUBIN:

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated July 9, 2013

And

I move to recommend to the Village Board approval of the 2013 Comprehensive Plan.

PARISI: Second.

**RECOMMENDED FOR APPROVAL**

**Aye:** 6 - Chairman Stephens, Member Jacobs, Member Aubin, Member Dzierwa, Member Parisi and Member Murphy

**Nay:** 0

**Absent:** 1 - Member Paul

**NON-PUBLIC HEARINGS**

None.

**OTHER BUSINESS****2013-0156 Memo: New Petitions & Appearance Review**

STEPHENS: Does anyone care to comment on this?

DZIERWA: I have a question. Is staff aware that Advanced Auto Parts is going to be moving out of the Village?

TURLEY: I wasn't personally.

DZIERWA: Well just to give you a heads up, that old Clark station that used to be on 159th Street and 80th Avenue, that's in Tinley Park. There is a sign up there that says "New Home of Advanced Auto Parts". I was picking up a thermostat for my truck today and I asked the guy if they were moving and he said "yea, November". So basically we are losing a business to Tinley Park. I just thought I'd bring that up to staff. That's all.

STEPHENS: It looks like on a positive note, that we have a possible subdivision development coming down the road, Deerhaven Phase II.

**ADJOURNMENT**

There being no further business before the Plan Commission, the Chairman adjourned the meeting.

STEPHENS: This meeting is adjourned at 7:45 p.m.

Respectfully submitted,

Heather Rosignolo  
Recording Secretary

## **REQUEST FOR ACTION REPORT**

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File Number: **2013-0446**  
Orig. Department: **Development Services Department**  
File Name: **9833 W. 144th Place - Subdivision**

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### **BACKGROUND:**

#### **QUICKFACTS**

##### **Project**

9833 W. 144<sup>th</sup> Place - 2013-0446

##### **Petitioner**

John Lawler

##### **Purpose**

The purpose of this petition is to subdivide a single residential parcel in the Old Orland Historic District into two equally sized lots for two new single family homes to be constructed.

*Requested Actions:* Subdivision

##### **Project Attributes**

*Address:* 9833 W. 144<sup>th</sup> Place

*P.I.N.(s):* 27-09-216-050; -017; -018

*Size:* 11,250 square feet

*Comprehensive Plan Planning District:* Downtown

*Comprehensive Plan Land Designation:* Single Family Residential

*Existing Zoning:* OOH Old Orland Historic District

*Existing Land Use:* Single Family Residential

*Proposed Land Use:* Single Family Residential

##### *Surrounding Land Use:*

North: OOH Old Orland Historic District - (across 144<sup>th</sup> Place) Humphrey House Landmark (museum)

South: R-3 Residential District - Single Family Homes

East: OOH Old Orland Historic District - Single Family Homes

West: OOH Old Orland Historic District - Single Family Homes

*Preliminary Engineering:* N/A

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## **OVERVIEW AND BACKGROUND**

The proposed subdivision is related to a Certificate of Appropriateness petition (case number 2013-0427) approved by the Historic Preservation Review Commission on July 16, 2013 by a vote of 5-0-1 (with one abstention).

The petitioner is proposing to demolish an existing 118 year old National style structure in the Old Orland Historic District to re-subdivide the property at 9833 W. 144<sup>th</sup> Place into two equally sized parcels and construct two new single family homes in the same architectural style, one on each property. In the 2008 Residential Area Intensive (RAI) Survey the existing centenarian structure is listed as a National Gable Ell style house in good condition with medium integrity.

The house at 9833 W. 144<sup>th</sup> Place is a non-contributing structure per the Land Development Code due to the alterations present on the structure.

The petitioner has submitted a letter stating that the historic house is in significant distress and disrepair. He notes that the current real estate market in Orland Park would not allow them to recover the cost incurred to rehabilitate the existing house to more modern standards and thus preserve the structure. The petitioner's letter and position regarding preservation were reviewed and discussed by the HPRC at the July 16, 2013 meeting.

## **PROJECT DESCRIPTION & CONTEXT**

The petitioner is proposing to construct two new single family homes in the place of the historic structure. The house on Lot 1 will be approximately 2,332 square feet. The house on Lot 2 will be approximately 2,436 square feet. The elevation and design of the two houses were reviewed by the HPRC on July 16, 2013. The houses are essentially the same design, except that one is the inverse of the other. Elevations are provided to the Plan Commission for reference purposes only.

Both homes will sit on equal sized lots and will meet all the setback requirements of the Old Orland Historic District zone. However, since the project requires a re-subdivision to allow the construction of the two new homes, the project must be heard via a public hearing at the Plan Commission to evaluate density changes for the area.

The site of the proposed subdivision is located approximately 50 feet to the west of the southwest corner of 144<sup>th</sup> Place and Beacon Avenue. Included in the review materials is the RAI Survey form to help identify the historic structure and site in question.

No variances from the Code are requested by this petition.

The recommendation motion includes the following conditions:

- 1) Submit a Plat of Subdivision to the Village for recording.
- 2) Meet all final engineering and building code related items.
- 3) Correctly display Lot 1 and Lot 2 titles on the elevation drawings to match the site plan per the recommendation for approval of the Certificate of Appropriateness.
- 4) Meet all final engineering and building code related items.

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 two equally sized 45 foot by 125 foot lots (5,625 square feet)

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with a single house on each lot and associated detached garages located at the rear of the property.

The site plan is provided for reference purposes only and a motion to recommend approval is not included since site plans for single family homes are not reviewed by the Plan Commission.

### **MOBILITY**

Each lot in the proposed subdivision will have a single access point to 144<sup>th</sup> Place, a local street. The driveways are planned next to each other to maximize the distance between the residential homes.

Parking:

Parking Required - 2 per dwelling

Parking Provided - 2 car detached garage with a 95 foot long driveway

### **BUILDING ELEVATIONS**

The building elevations were reviewed and recommended for approval by the Historic Preservation Review Commission on July 16, 2013. A copy of the staff report for the Certificate of Appropriateness is included for reference purposes in the review materials.

### **DETAILED PLANNING DISCUSSION**

#### **Natural Features**

N/A

#### **Preliminary Engineering**

N/A

#### **Subdivision**

9833 W. 144<sup>th</sup> Place is currently a single property with a single family home made up of three parcels, each with a distinct PIN, and divided into two lots. The existing Plat of Survey (attached) identifies the property as Lots 11 and 12 of Humphrey's Subdivision. It is common for 19<sup>th</sup> Century neighborhoods like Old Orland to have unique parcel configurations such as this.

The existing Lot 12 is 40 feet by 125 feet and the existing Lot 11 is 50 feet by 125 feet. The proposed re-subdivision will seek to first consolidate the PINs together and then subdivide the consolidated property into two (2) new lots of equal size and area, each lot being 45 feet by 125 feet. See Lot Size below.

Because the proposed consolidation and re-subdivision effectively alters the Plat of Subdivision for the area, it must be reviewed at public hearing by the Plan Commission per Section 5-101.B.2.a.1 of the Land Development Code. As a result of the change, the subdivision review provides oversight to ensure setbacks, lot coverage, lot size and area, land use, and address the potential change in density. See below planning details.

The petitioner will need to submit a Plat of Subdivision to the Village for recording.

#### **Land Use and Compatibility**

The proposed land use for this property is the same as the existing land use (single family residential) and is therefore compatible to the surrounding area, the zoning district and the

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Comprehensive Plan.

**Lot Coverage**

Maximum: 80%

Proposed: 25%

The proposed site plans indicate that the subdivision will be well below the allowed lot coverage for the Old Orland Historic District.

**Lot Size**

Minimum: 2,500 square feet

Provided: 5,625 square feet

The proposed lot size and area for both lots meets Old Orland Historic District requirements.

**Density**

The proposed subdivision appears as an increase in the density of the area because two homes are replacing one home. It is important to note that the existing home and surrounding area consist of two lots, both developable per Old Orland bulk regulations. The subdivision results in two equal sized lots rather than two slightly different sized lots.

The site has functioned historically as a single property to a single family home. The proposed project lends the perception of increased density simply by building a second house. The additional house does not change the permitted density of the area, which has been long-standing since the Humphrey Subdivision (1880).

**Setbacks**

*144<sup>th</sup> Place:*

Required - 8 foot minimum, 15 foot maximum

Provided - 8 feet

The porch is included in the 8 foot setback requirement, even though it could project up to 5 feet beyond the front setback line per Section 6-302.C.40.

*Lot 1 Side Yard:*

Required - 5 foot maximum, 15 foot maximum

Proposed - 5 feet on the east side yard and 15 feet on the west side yard

*Lot 2 Side Yard:*

Required - 5 foot maximum, 15 foot maximum

Proposed - 15 feet on the east side yard and 5 feet on the west side yard

*Rear Yard:*

Required - 30 foot minimum, no maximum

Proposed - 62 feet

*Detached Garage Setbacks for both Lots:*

Required: 5 foot setback in side and rear (6-302.C.13.b)

Proposed: 5 feet in side and rear

**Accessory Structures**

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No accessory structures are proposed at this time.

**Exactions and/or Incentives**

All exaction fees, including but not limited to transportation, parks and schools, are to be paid to the Village per Code requirements.

The house on Lot 1 will likely not pay exaction due to pre-existing development on the site. However the house on Lot 2 is a new development that will likely have exactions attached.

**Mechanicals/Utility Conduits**

All mechanical equipment must be screened, either at grade level with landscaping or hidden behind the roofline.

This is now before Plan Commission for consideration.

**BUDGET IMPACT:**

**REQUESTED ACTION:**

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated August 13, 2013.

And

I move to recommend to the Village Board approval of a subdivision per the proposed plat of survey titled "144<sup>th</sup> Place Re-Subdivision", prepared by Geopool CML Engineering Land Surveyors, dated 7/9/13, sheet 1 of 1, subject to the following conditions:

- 1) Submit a Plat of Subdivision to the Village for recording.
  - 2) Meet all final engineering and building code related items.
  - 3) Correctly display Lot 1 and Lot 2 titles on the elevation drawings to match the site plan per the recommendation for approval of the Certificate of Appropriateness.
  - 4) Meet all final engineering and building code related items.
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# VILLAGE OF ORLAND PARK

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

## Department Requested Action

File Number: 2013-0427

Agenda Date: 7/16/2013

Version: 0

Status: IN COMMITTEE  
/COMMISSION

In Control: Historic Preservation Review Commission

File Type: MOTION

### Title/Name/Summary

9833 W. 144th Place - Certificate of Appropriateness

### History

#### QUICKFACTS

#### Project

9833 W. 144th Place - 2013-0427

#### Petitioner

John Lawler

#### Purpose

The purpose of this petition is to obtain a Certificate of Appropriateness (COA) to construct two new single family homes on two re-subdivided lots in the National style. Lot 1 will have a 2,332 square foot house. Lot 2 will have a 2,463 square foot house.

*Requested Actions:* Certificate of Appropriateness

#### Project Attributes

*Address:* 9833 W. 144th Place

*P.I.N.(s):* 27-09-216-050; - 017; -018

*Size:* 11,250 square feet

*Comprehensive Land Designation:* Low Density Population

*Existing Zoning:* OOH Old Orland Historic District

*Existing Land Use:* Single Family Home

*Proposed Land Use:* Single Family Homes

#### *Surrounding Land Use:*

North: OOH Old Orland Historic District - Humphrey House museum (Landmark)

South: R-3 Residential District - Single Family Homes

East: OOH Old Orland Historic District - Single Family Homes

West: OOH Old Orland Historic District - Single Family Homes

*Preliminary Engineering: N/A*

**OVERVIEW AND BACKGROUND**

The petitioner is proposing to demolish an existing 118 year old National style structure in the Old Orland Historic District to re-subdivide the property into two equal sized parcels and construct two new single family homes in the same architectural style, one on each property. In the 2008 Residential Area Intensive Survey the existing centenarian structure is listed as a National Gable Ell style house in good condition with medium integrity.

According to the survey the house is a contributing structure, which has been interpreted consistently in the past as the potential to receive contributing structure/ landmark status if certain improvements were made to the building. Section 6-209 Old Orland Historic District of the Land Development Code does not recognize this property as part of the official 16 contributing structures. It is therefore considered by code to be non-contributing due to the alterations present on the structure.

The same section permits the demolition of non-contributing structures without obtaining a Certificate of Appropriateness for Demolition.

The petitioner has submitted a letter stating that the historic house is in significant distress and disrepair. He notes that “The property was purchased for \$220,000. Our preliminary cost estimates to rehab the house and modernize it are well over \$200,000... making the cost of the house well over \$420,000. The current real estate market in Orland would not allow us to recoup the cost incurred” to preserve the structure. The petitioner’s letter is submitted for review.

**PROJECT DESCRIPTION & CONTEXT**

The petitioner is proposing to construct two new single family homes in the place of the historic structure. The house on Lot 1, which will sit in the same position as the existing historic structure, will be approximately 2,332 square feet. The house on Lot 2, which will mirror the design of Lot 1 with minor deviations in design, will be approximately 2,463 square feet.

According to the architect, the proposed style of the two new homes will be Victorian. However, upon review the two homes will also carry significant design considerations from the National style in terms of the gabled roofs and Folk Victorian style in terms of the porches, spindle work and tower features.

Both homes will sit on equal sized lots, and will meet all setback requirements. However, since the project will re-subdivide the existing two lots to create two new evenly sized lots, the project must be heard at the Plan Commission via a public hearing for increasing density in the area. Further review of the setbacks and the proposed lot sizes will be the purview of the Plan Commission at a public hearing on August 13, 2013.

No variances from the Code are requested by this petition.

The recommendation motion includes the following conditions:

- 1) Correctly display Lot 1 and Lot 2 titles on the elevation drawings to match the site plan.
- 2) The Certificate of Appropriateness is subject to the approval of the 144th Place Re-Subdivision by the Village Board.

Overall, the project conforms (does not conform) to the Village's Comprehensive Plan, Land Development Codes and policies for this area.

### **SITE PLAN**

The site plan and site plan details such as land use compatibility, density, setbacks, lot coverage, lot size etc. will be reviewed by the Plan Commission on August 13, 2013.

### **BUILDING ELEVATIONS**

The building elevations for both homes carry very similar styles, materials, and dimensions. Generally, these include the National style and Folk Victorian elements mentioned above as well as Hardie Frieze Board clapboard siding on all four elevation, white Hardie Board 4 inch siding trim around building edges and windows, two-over-two double hung windows on the north elevations and one-over-one double hung windows on the rest of the elevations (all black aluminum clad), architectural grade asphalt shingles, white painted wood two-by-two balusters and six-by-six posts on the porches, fish scaling under the top gables, the intermediary course on the building above second story windows, and the intermediary course on the tower feature under the second story windows (this design is relative to the Loebe House and Twin Towers, both Orland Park Landmarks).

Finally the base of both homes is proposed to be of masonry brick material. Previous new development projects for single family homes along 144th Place and elsewhere in the Historic District have shown and constructed masonry foundations. The Land Development Code does not expressly prohibit the use of masonry bases or foundation. Section 6-209.F.3.f.2 notes that brick "should be used in limited amounts for replacement or additions to masonry buildings". While the provision is not specifically referencing foundations for new construction, it is clear that brick is to have a limited application.

Historic landmark structures such as the Loebe House and the Humphrey House both provide precedent for masonry bases or foundations. However, while in the case of the landmarks the masonry is generally limestone, new construction tends to gravitate toward brick masonry for cost reasons. Nevertheless, masonry is an appropriate construction material (brick, limestone or other stone) for foundations of houses in the Historic District. Some variation in masonry materials is appropriate so as not to directly imitate historic buildings. Lastly, some of the new construction along 144th Place have cladded the brick foundations in porch siding or lattice work.

#### *North Elevation of Lot 1 (Front Elevation)*

The elevation drawings are wrongly titled. The drawing titled as "Lot 2" is actually Lot 1 per the site plan. Refer to "Lot 2" elevation drawings for the house proposed on Lot 1. The house for Lot 1 will reflect the current site plan layout of the existing historic

house, preserving the historic street presence for that particular site. The north elevation is mainly characterized by the front porch on the west side of the façade, a tower feature on the east side capped by a gabled roof, an attic window and the overall gabled roof and fish scaling. The architect submitted information indicating that the doors will be wood construction. The tower feature will carry additional box detailing under the first story windows and cornice work above them.

*East and West Elevations of Lot 1 (Side Elevations)*

These two elevations are characterized mainly by the 4 inch clapboard siding, the masonry foundation, and the two-over-two and one-over-one windows. A bay window is proposed on the west elevation but this is set back significantly and will not pose an anachronistic visual since a new house at the southwest corner of 144th Place and Beacon Avenue will block views this property. It is considered sufficiently far back to be a matter of the rear portion of the house. Likewise, the patio and rear exit doors on the building are not regulated by Code at the rear of the property.

The east elevation carries the masonry chimney, which the Code requires to be brick quality masonry.

*South Elevation of Lot 1 (Rear Elevation)*

The rear is characterized by the same clapboard siding found elsewhere on the building, one-over-one and two-over-two windows, an attic louvre, the masonry foundation and the wooden porch.

*North Elevation of Lot 2 (Front Elevation)*

Like the previous drawings, these are wrongly titled as well. The drawing titled as "Lot 1" is actually Lot 2 per the site plan. Refer to "Lot 1" elevation drawings for the house proposed on Lot 2. The house on Lot 2 is a mirror of the house of Lot 2. The petitioner proposes to share the same elements as the north elevation of Lot 1, except that the tower feature for Lot 2 is not gabled.

*East and West Elevations of Lot 2 (Side Elevations)*

Like Lot 1, Lot 2 side elevations are dominated by the same elements of siding, windows and chimney, except that the chimney on this house is on the east elevation. The proposed bay windows on the west elevation are also a matter of the rear portion of the house as they will also be blocked from street view by the neighboring house.

*South Elevation of Lot 2 (Rear Elevation)*

The rear is characterized by the same clapboard siding found elsewhere on the building, one-over-one and two-over-two windows, an attic louvre, the masonry foundation and the wooden porch.

*Garages*

The garages for both proposed homes will carry the same features of siding and asphalt shingles as the main house, a single one-over-one attic window and a two-car garage overhead door. The height of the garage is 21 feet. However, Section 6-209.D.8 allows additional height "for a specific roof form that reflects the principal

building." The proposed height seeks to reflect the roof pitches of the two homes.

## **DETAILED PLANNING DISCUSSION**

### **Historic Features**

The petitioner has indicated that he will consider salvaging and re-using existing and historic materials from the existing house on the proposed house for Lot 1. These include salvaging existing materials such as (but not limited to) wood siding (if any), singles, fish scales, exterior and interior trim and other features that may exist. Replication of the design of the historic house is not recommended, per the historic preservation consultant McGuire Igleski and Associates. However, some material elements included on the proposed east house may reflect and respect the historic site.

### **Subdivision**

The petitioner will need to submit a Plat of Subdivision to the Village for recording .

The new two lot subdivision will be reviewed by the Plan Commission at a public hearing on August 13, 2013.

### **Building Height**

Maximum - 37 feet

Proposed - 34.5 feet for both houses

### **Exactions and/or Incentives**

All exaction fees, including but not limited to transportation, parks and schools, are to be paid to the Village per Code requirements.

The house on Lot 1 will likely not pay exactions due to pre-existing development on the site. However the house on Lot 2 is a new development that will likely have exactions attached.

This is now before the 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 July 16, 2013

And

I move to recommend to the Village Board to approve a Certificate of Appropriateness for two new single family homes and their elevations proposed at 9833 W. 144th Place as shown in the elevation drawings titled "Two Story Residence for 9833 W. 144th Place Lo1" and "Two Story Residence for 9833 W. 144th Place Lot 2", prepared by IJM Group Inc, sheets A-1.0 for each elevation drawing, dated 7/11/13, subject to the following conditions:

1) Correctly display Lot 1 and Lot 2 titles on the elevation drawings to match the site

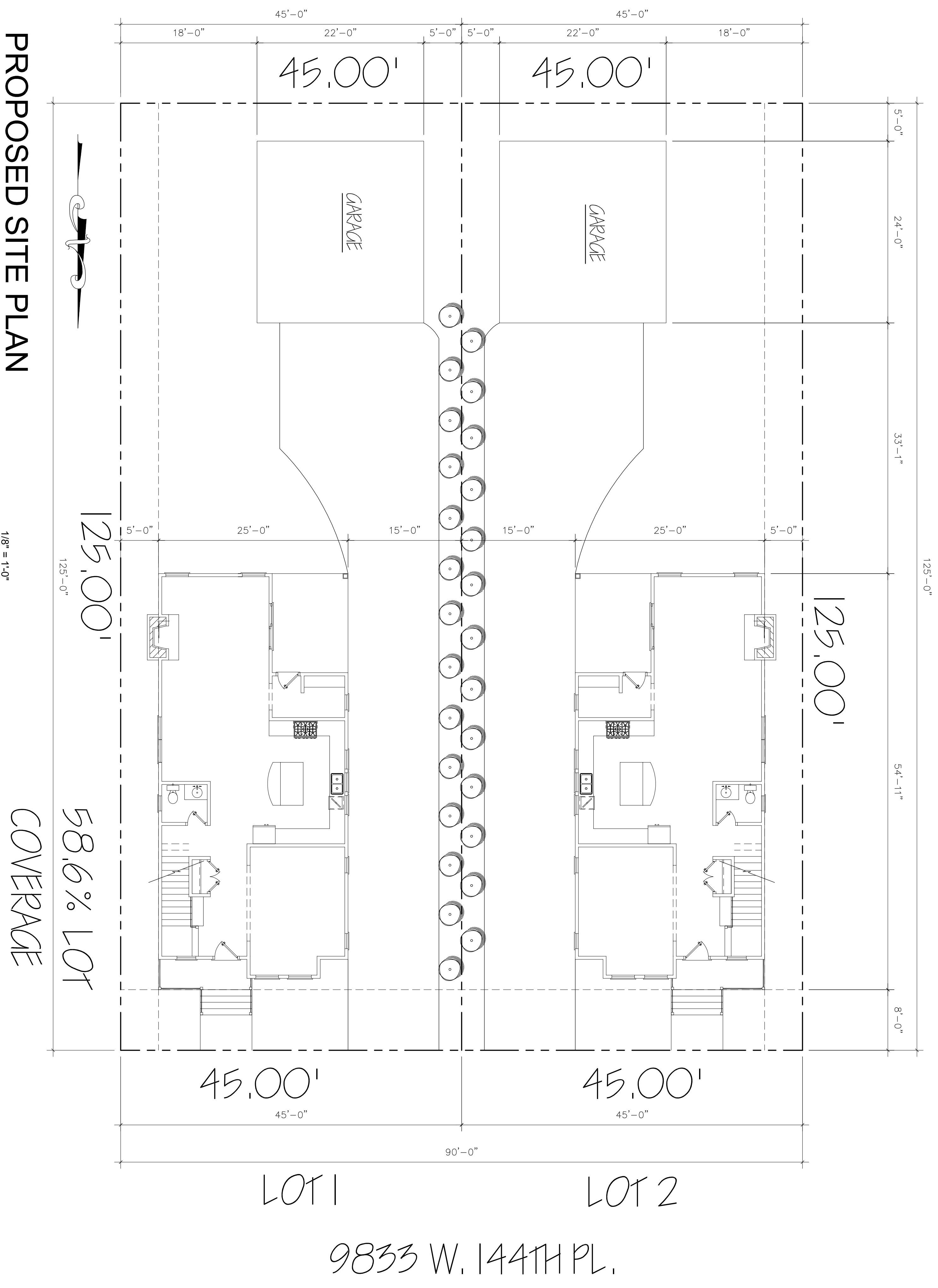
plan.

2) The Certificate of Appropriateness is subject to the approval of the 144th Place Re-Subdivision by the Village Board.

NO. 1	PLAN
A-1.0	ELEVATIONS
A-2.0	FOUNDATION PLAN
A-2.1	FIRST FLOOR PLAN
A-2.2	SECOND FLOOR PLAN
A-3.0	SECTION / FINISHING
E-1.0	ELECTRICAL

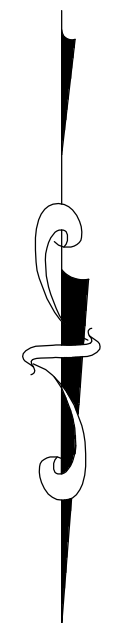
Two Story Residence  
 For  
 9833 W. 144th.  
 Lot 1  
 Orland Park Il. 60462

DATE	7.11.2013
BY	
CHK	
APP	
REV	



**PROPOSED SITE PLAN**

1/8" = 1'-0"



LOT 1

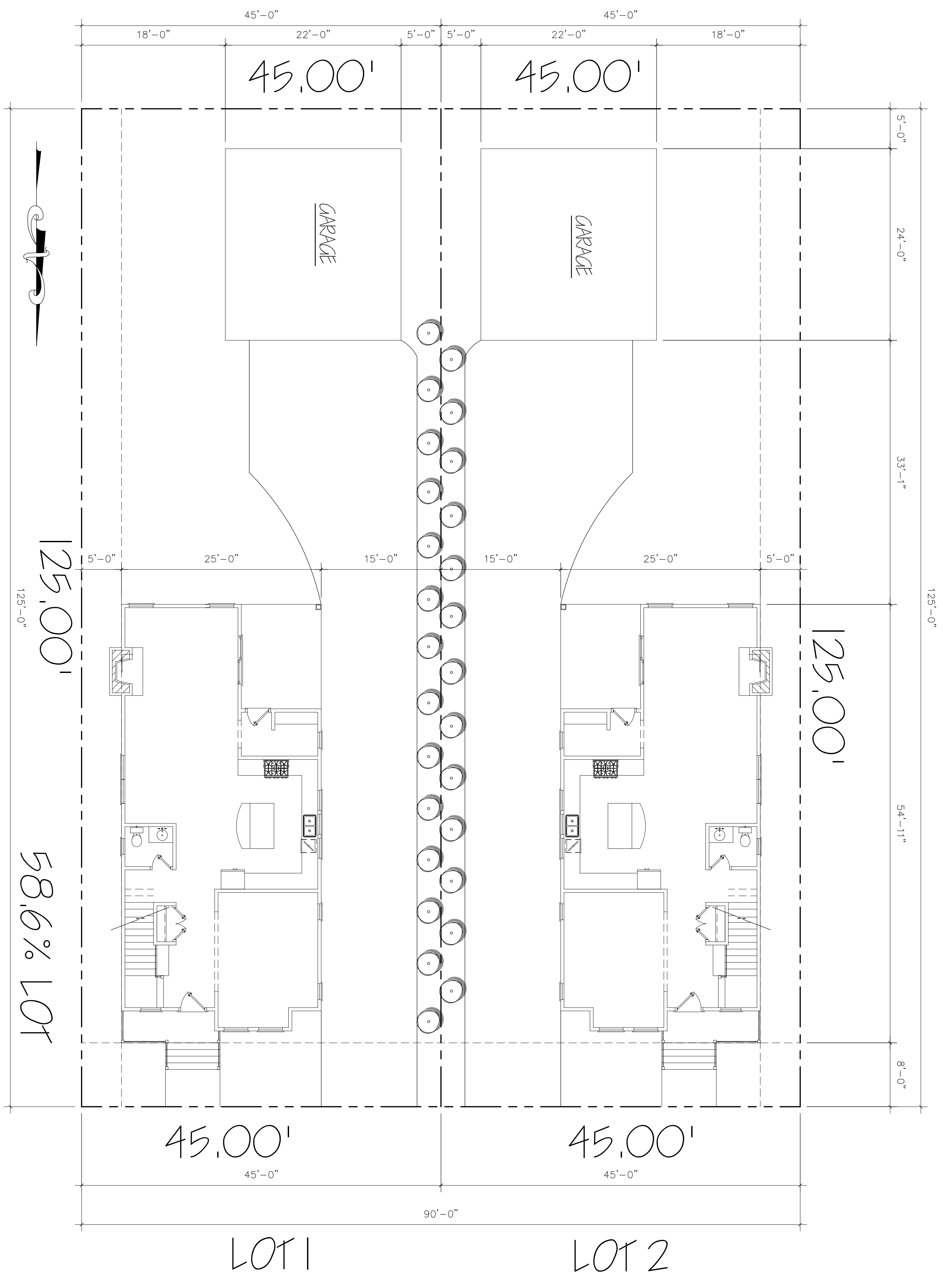
LOT 2

9833 W. 144TH PL.

NO. 1	A-1.0	ELEVATIONS
NO. 2	A-2.0	FOUNDATION PLAN
NO. 3	A-2.1	FIRST FLOOR PLAN
NO. 4	A-2.2	SECOND FLOOR PLAN
NO. 5	A-3.0	SECTION / FINISHING
NO. 6	E-1.0	ELECTRICAL

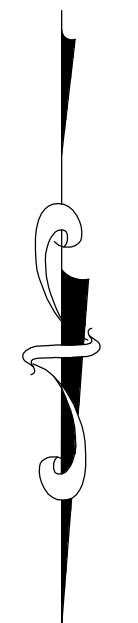
Two Story Residence  
 For  
 9833 W. 144th.  
 Lot 2  
 Orland Park Il. 60462

DATE	7.11.2013
BY	2013.97
SCALE	A-0.0

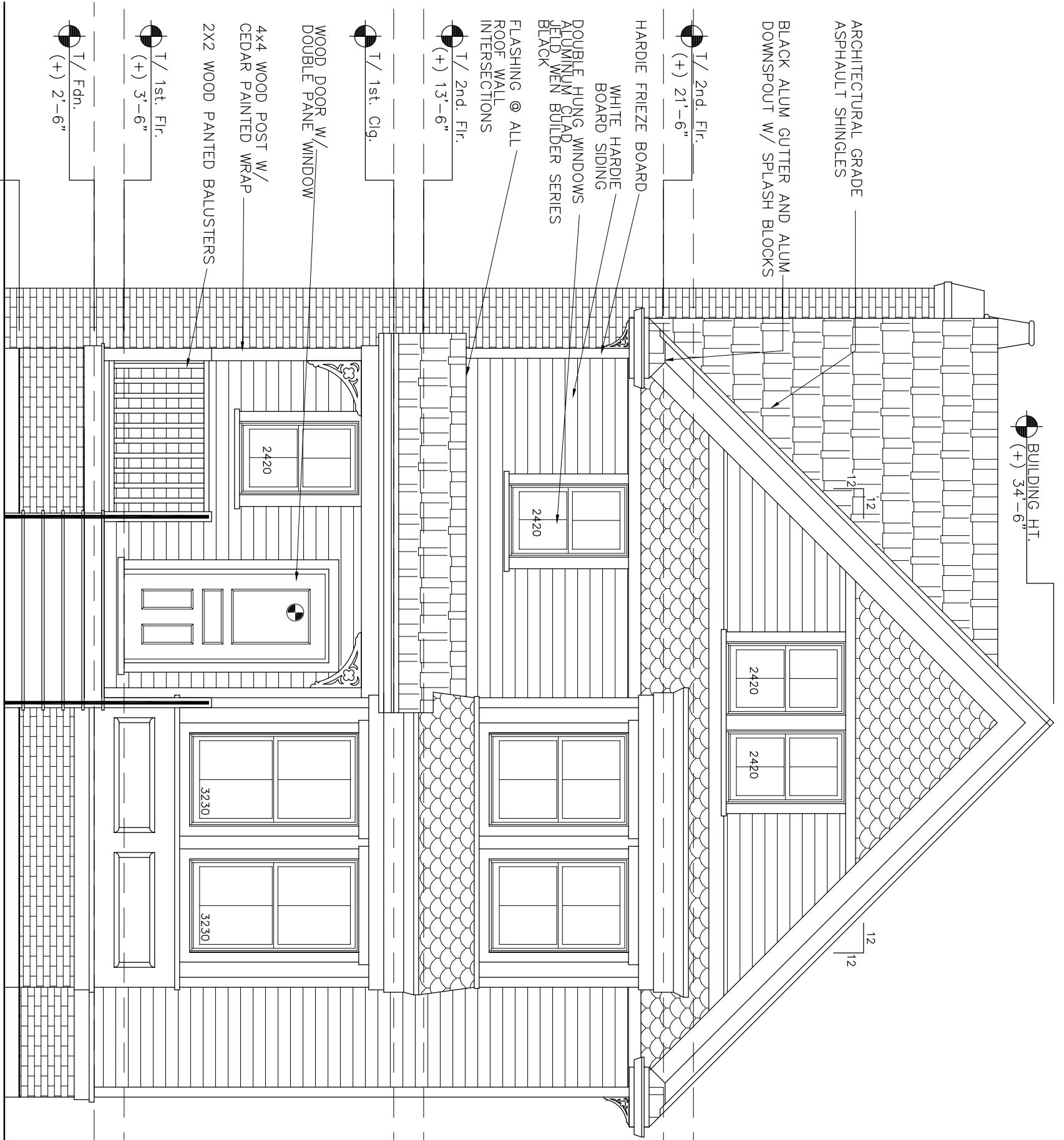


**PROPOSED SITE PLAN**

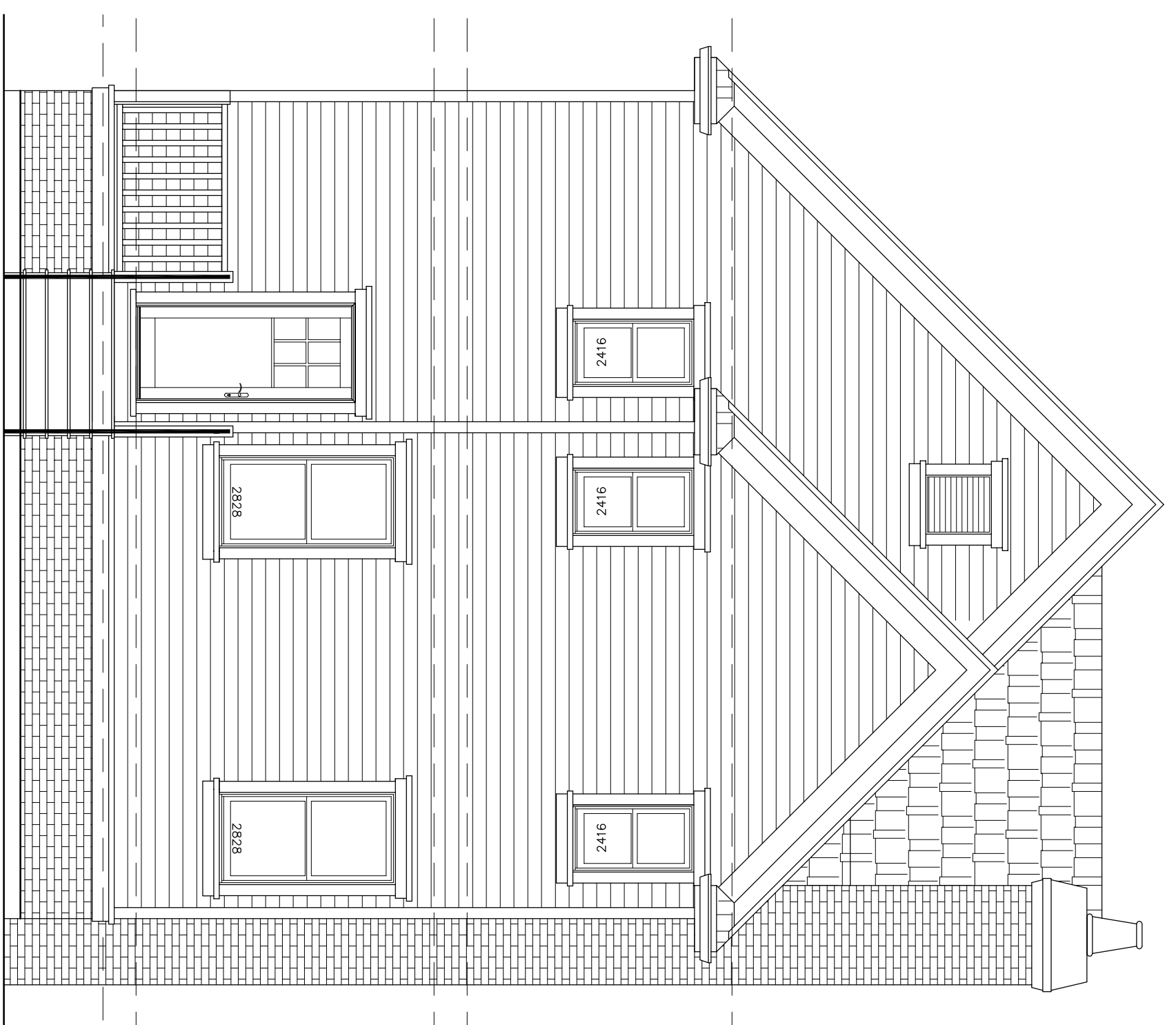
1/8" = 1'-0"



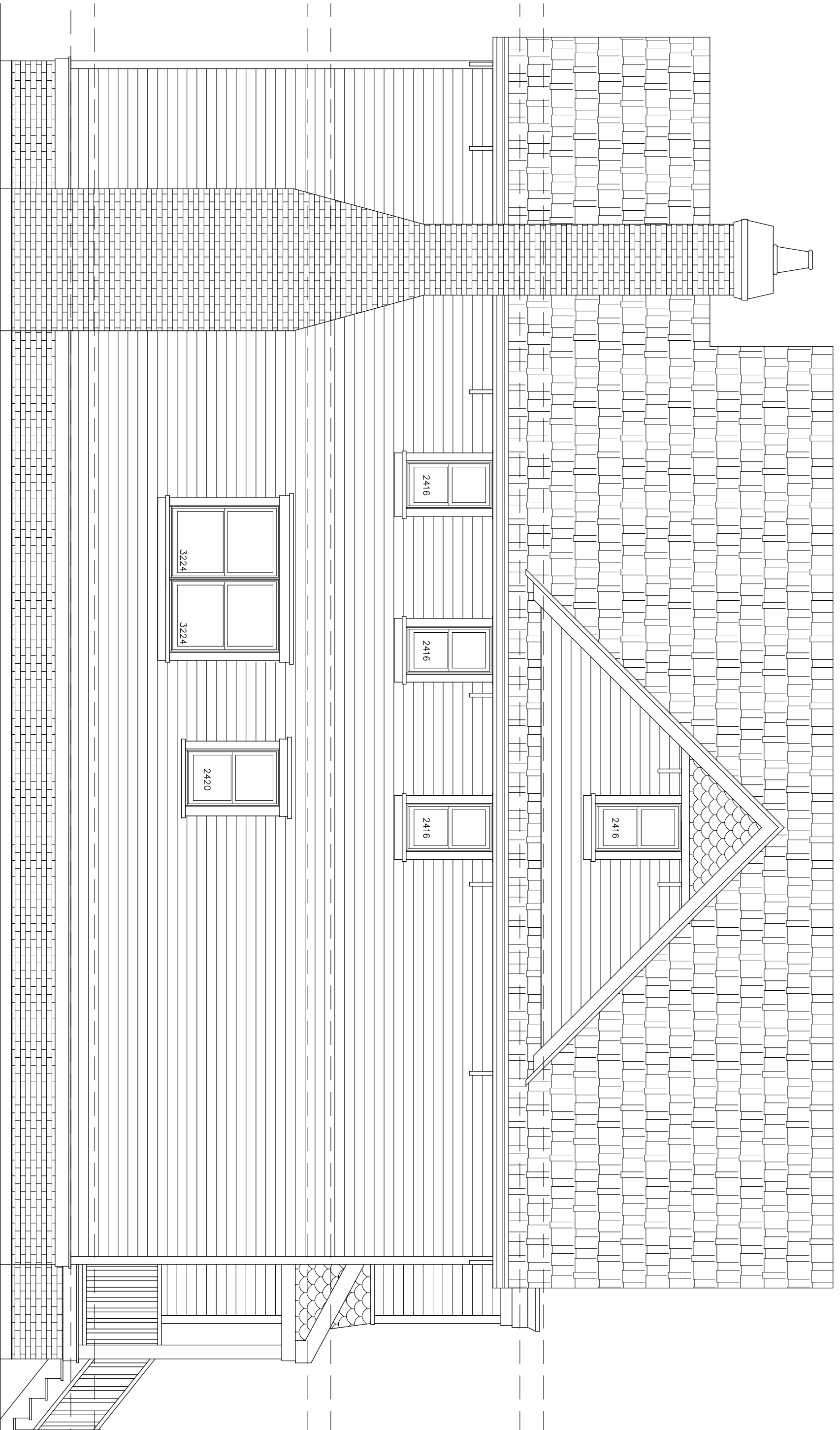




**FRONT ELEVATION**  
NEW VICTORIAN STYLE HOME  
1/4" = 1'-0"  
NORTH

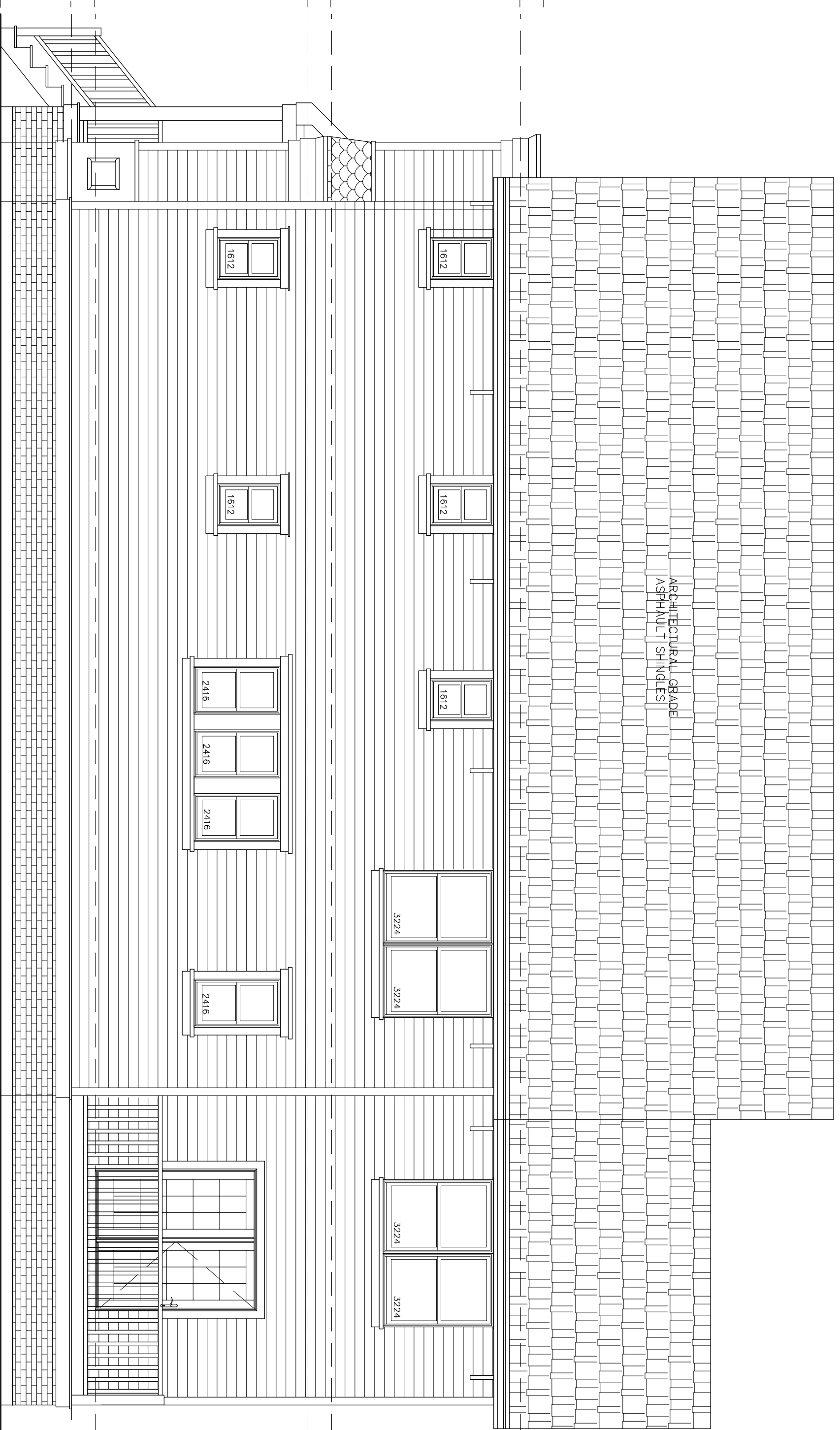


**REAR ELEVATION**  
1/4" = 1'-0"  
SOUTH



**LEFT ELEVATION**

1/4" = 1'-0"  
EAST



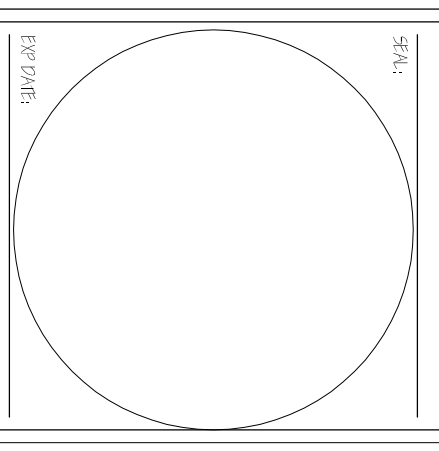
**RIGHT ELEVATION**

1/4" = 1'-0"  
WEST

**JJM**  
Group, Inc.  
"Designing with the Future in Mind"  
Ph: 708-404-4451

PROJECT	
A-1.0	ELEVATIONS
A-2.0	FOUNDATION PLAN
A-2.1	FIRST FLOOR PLAN
A-2.2	SECOND FLOOR PLAN
A-3.0	SECTION / FINISHING
E-1.0	ELECTRICAL

Two Story Residence  
For  
9833 W. 144th.  
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Orland Park Il. 60462

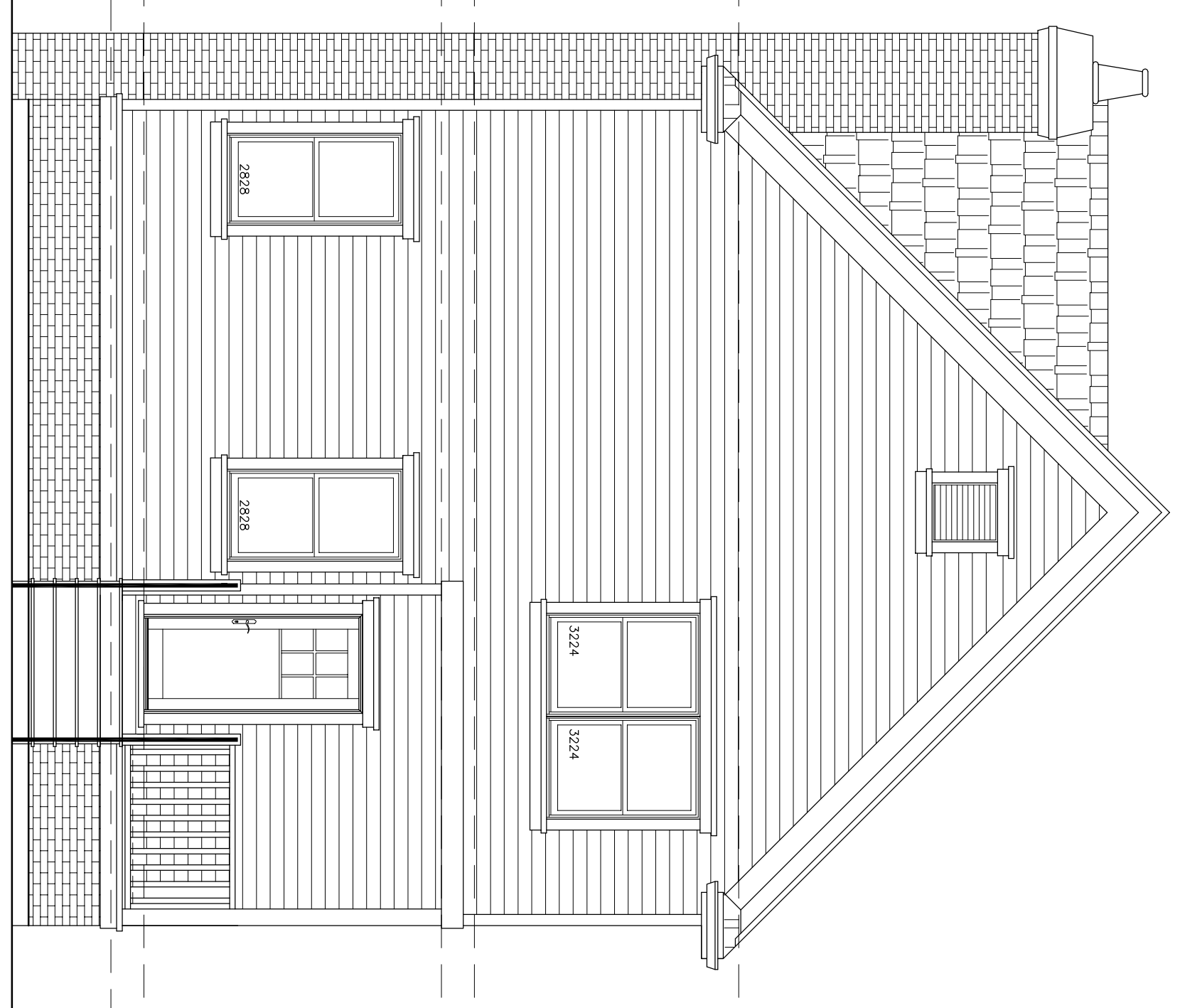


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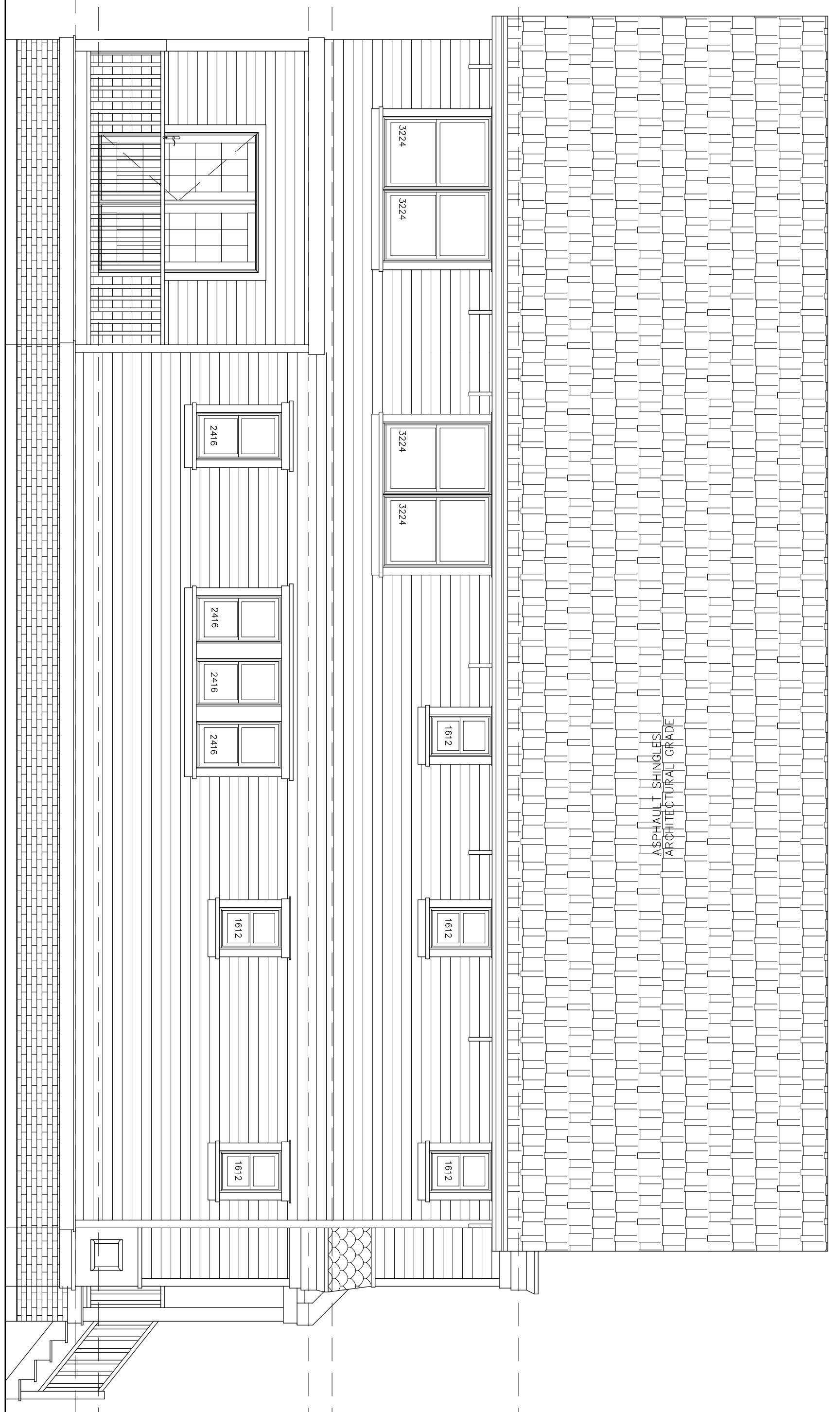
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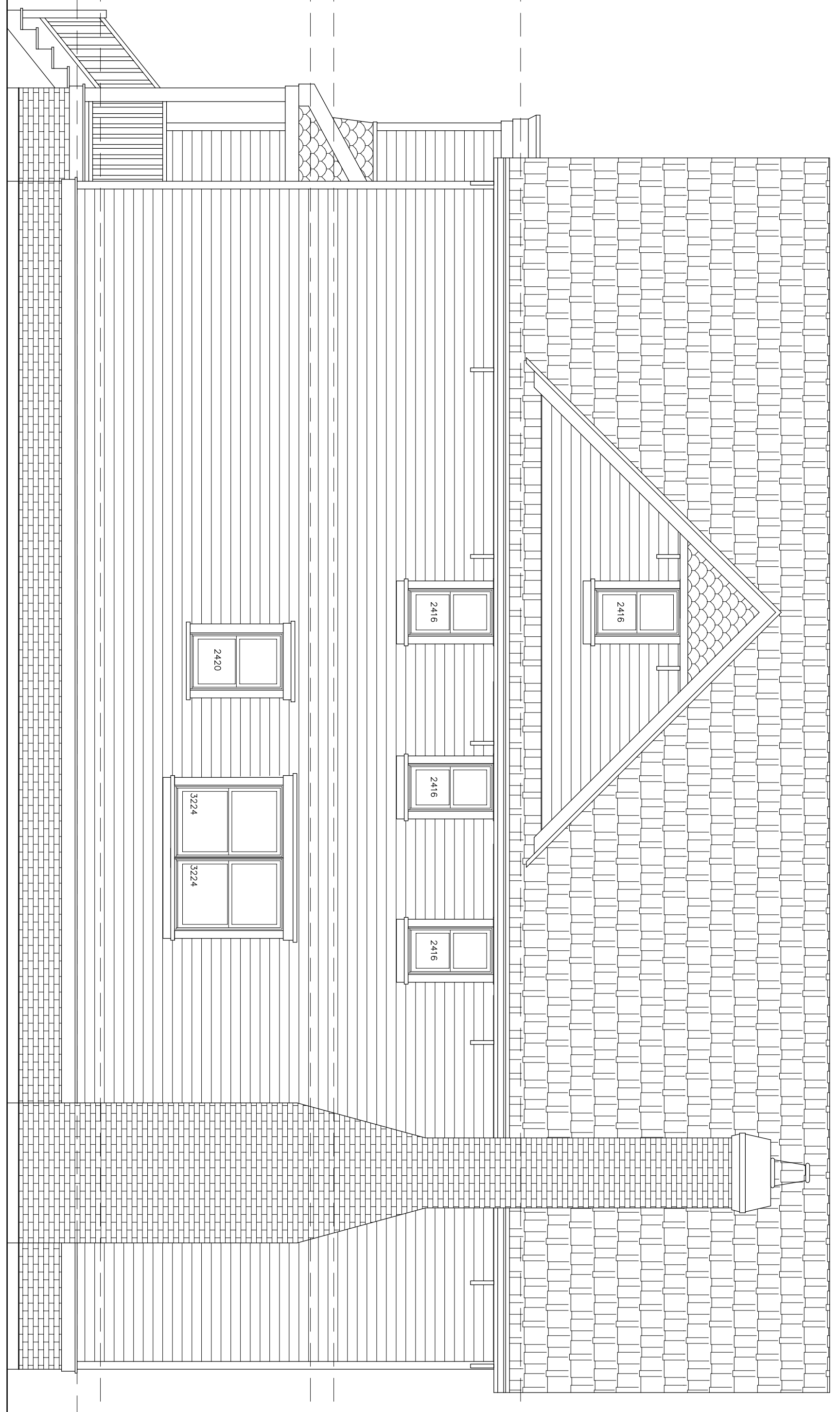
**FRONT ELEVATION**  
NEW VICTORIAN STYLE HOME  
1/4" = 1'-0"  
NORTH



**REAR ELEVATION**  
1/4" = 1'-0"  
SOUTH



**LEFT ELEVATION**  
1/4" = 1'-0"  
EAST

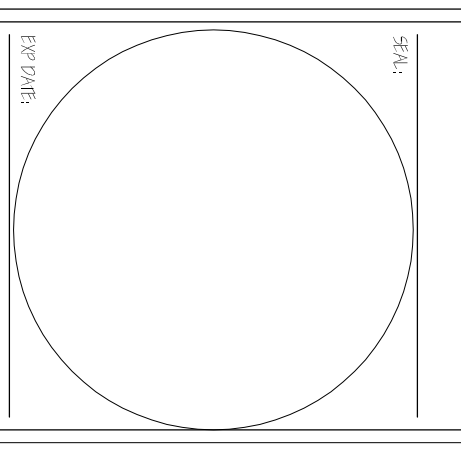


**RIGHT ELEVATION**  
1/4" = 1'-0"  
WEST

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PROJECT	
A-1.0	ELEVATIONS
A-2.0	FOUNDATION PLAN
A-2.1	FIRST FLOOR PLAN
A-2.2	SECOND FLOOR PLAN
A-3.0	SECTION / FINISHING
E-1.0	ELECTRICAL

Two Story Residence  
For  
9833 W. 144th.  
Lot 2  
Orland Park Il. 60462

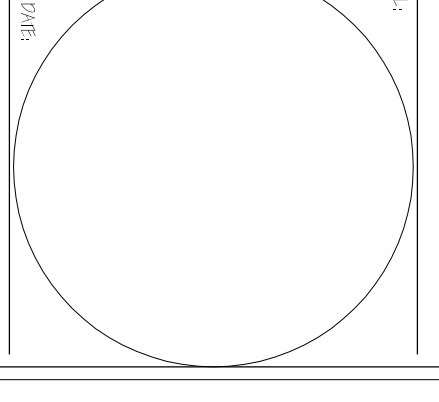


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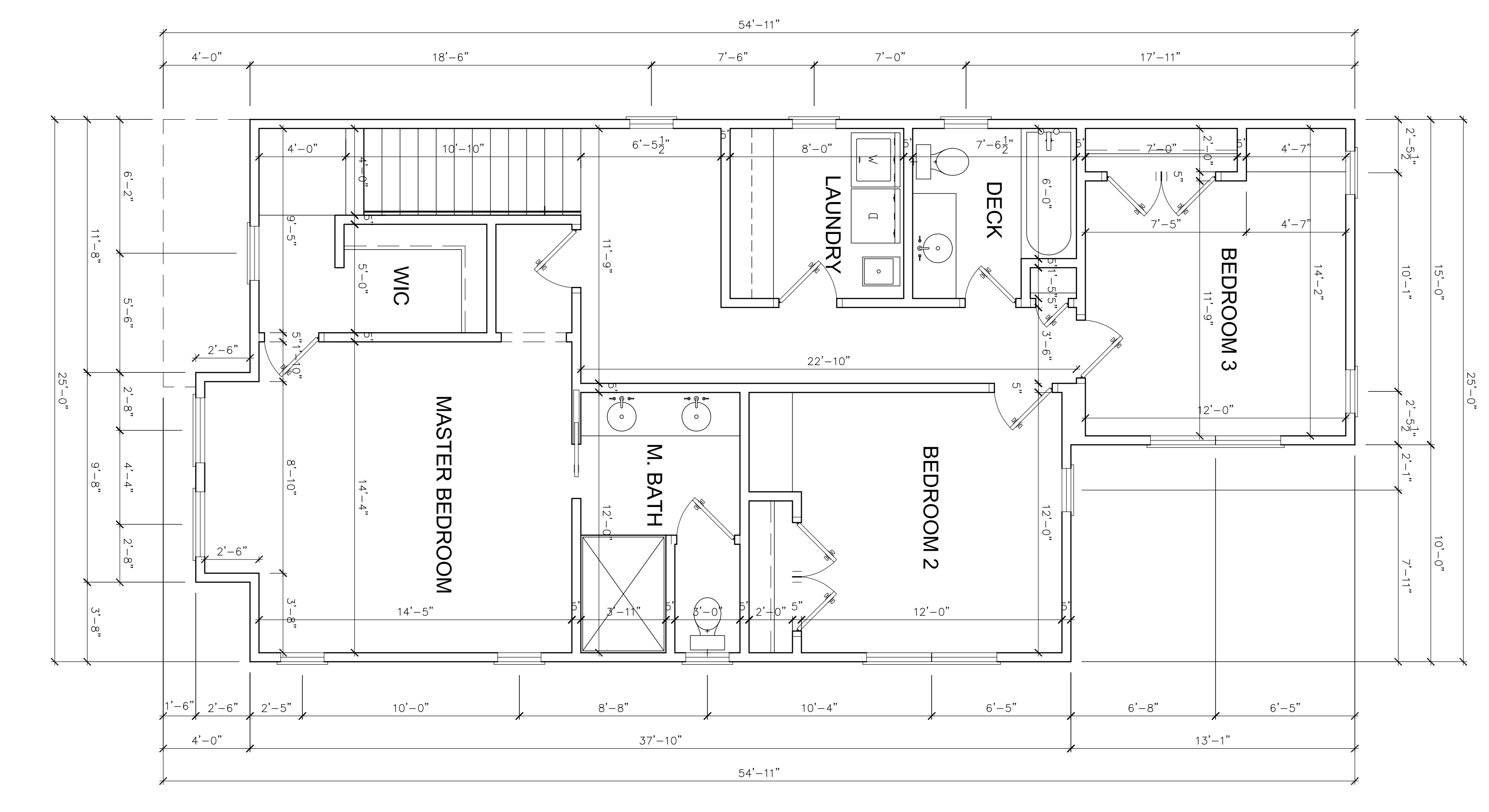
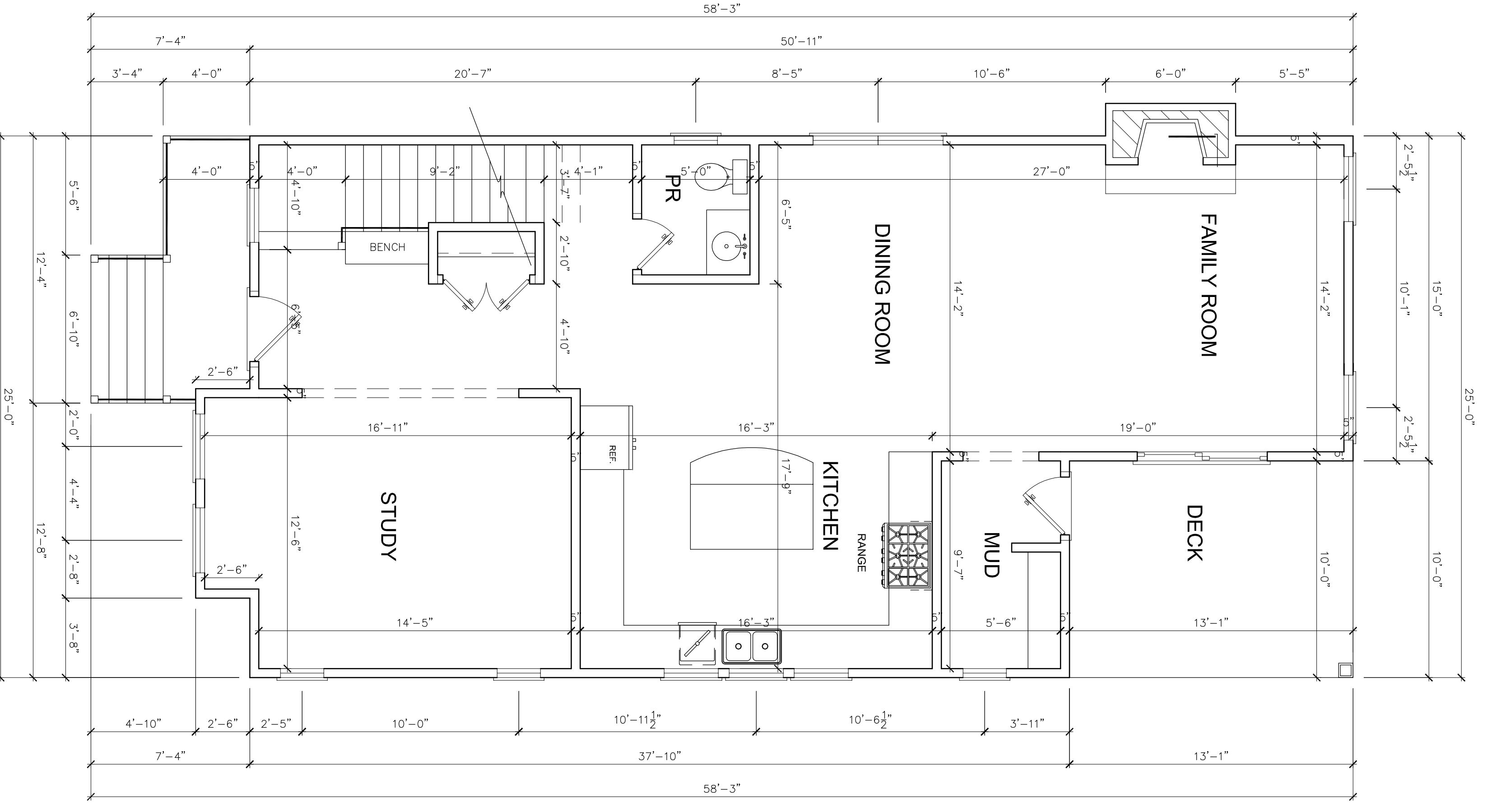
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A-1.0	FOUNDATION PLAN
A-2.0	FIRST FLOOR PLAN
A-2.1	SECOND FLOOR PLAN
A-2.2	SECTION / FINISHING
A-3.0	ELECTRICAL

Two Story Residence  
For  
9833 W. 144th.  
Lot 1  
Orland Park Il. 60462



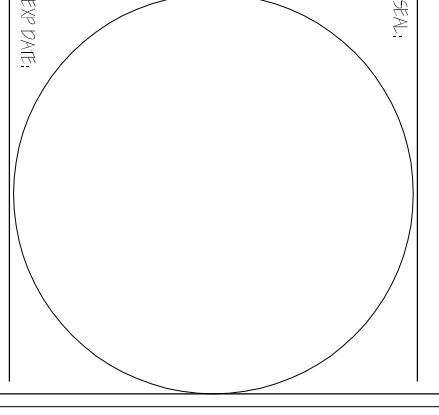
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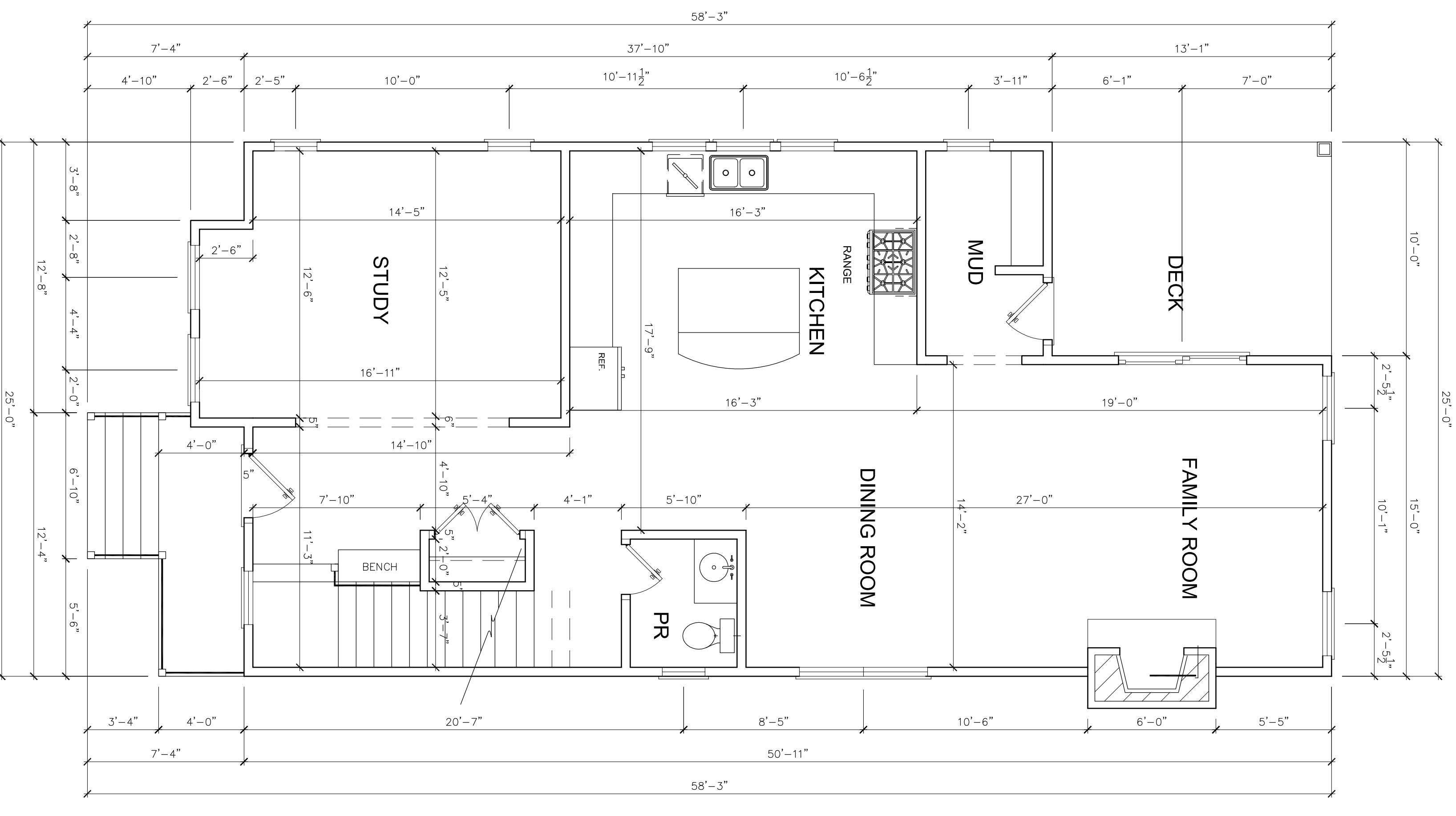
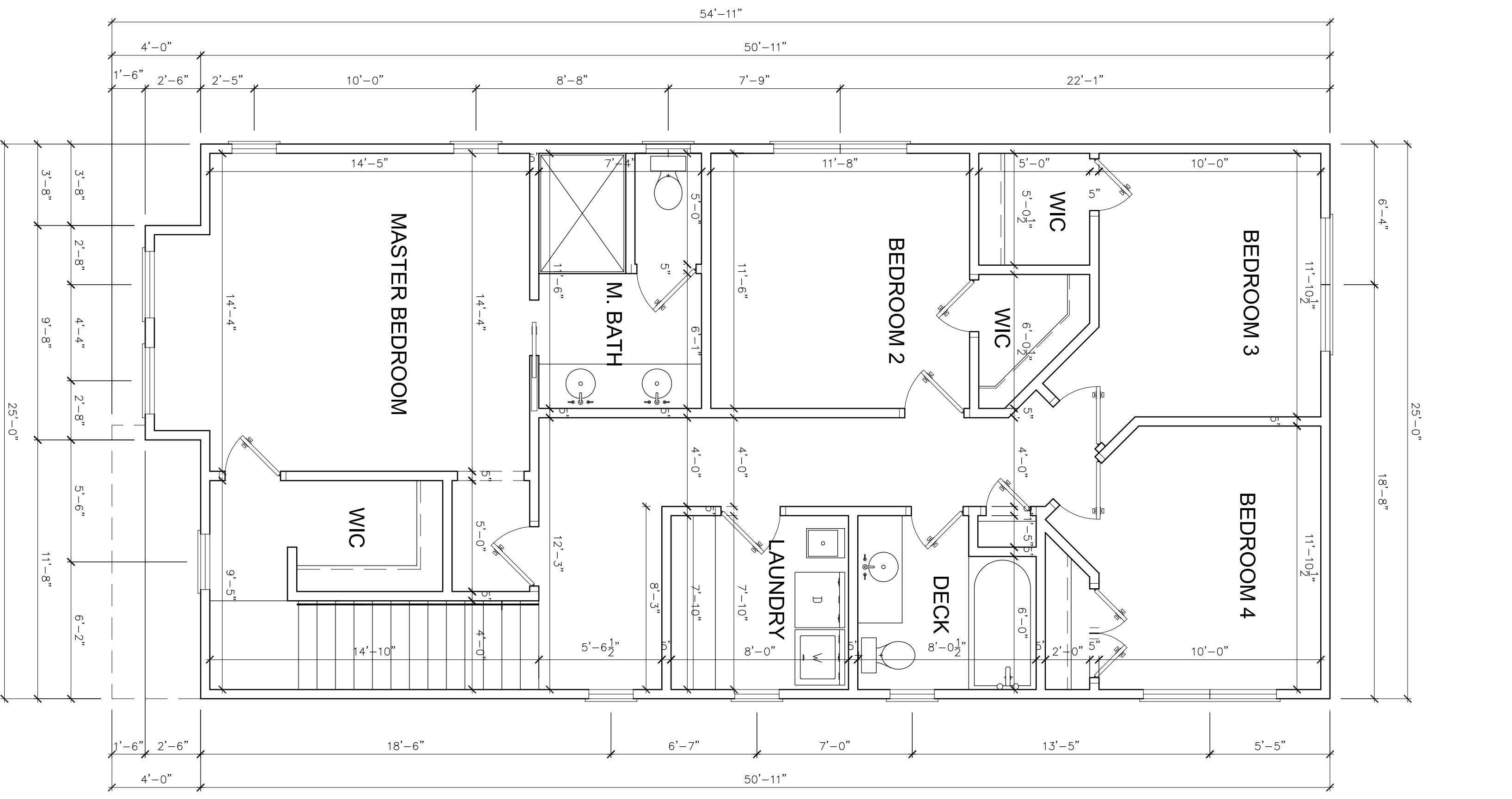
PROJECT	
A1.0	ELEVATIONS
A2.0	FOUNDATION PLAN
A2.1	FIRST FLOOR PLAN
A2.2	SECOND FLOOR PLAN
A3.0	SECTION / FINISHING
E-1.0	ELECTRICAL

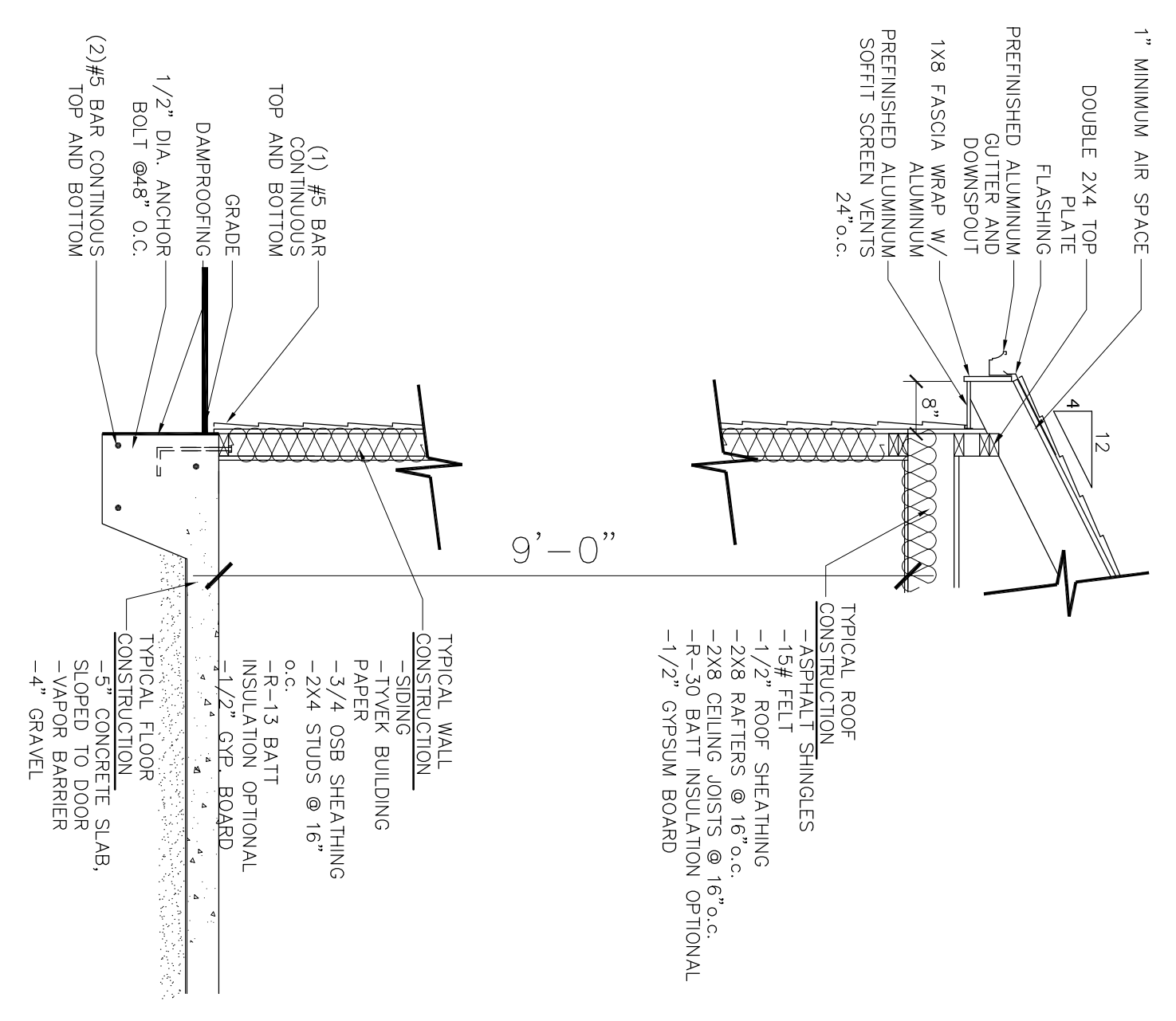
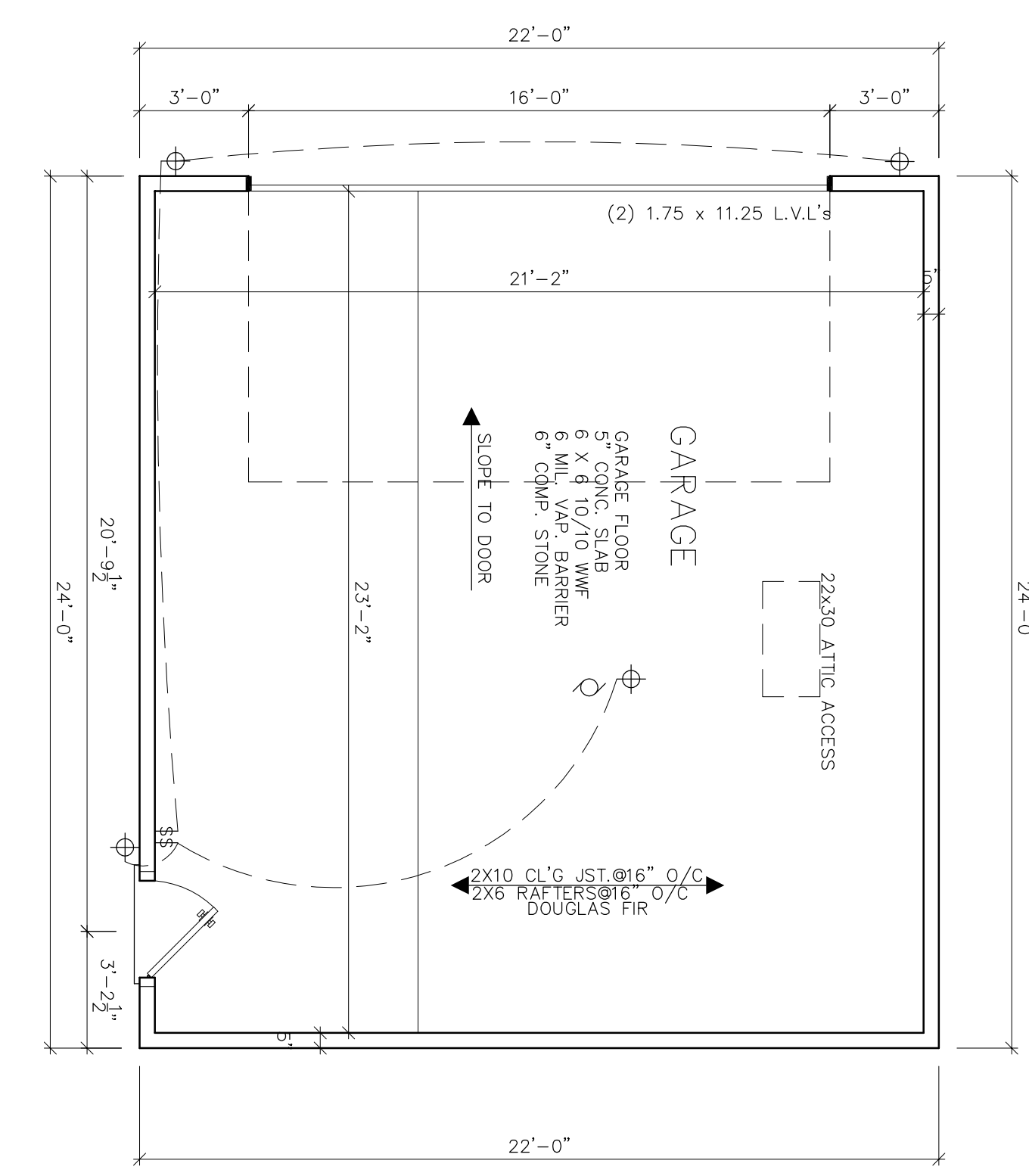
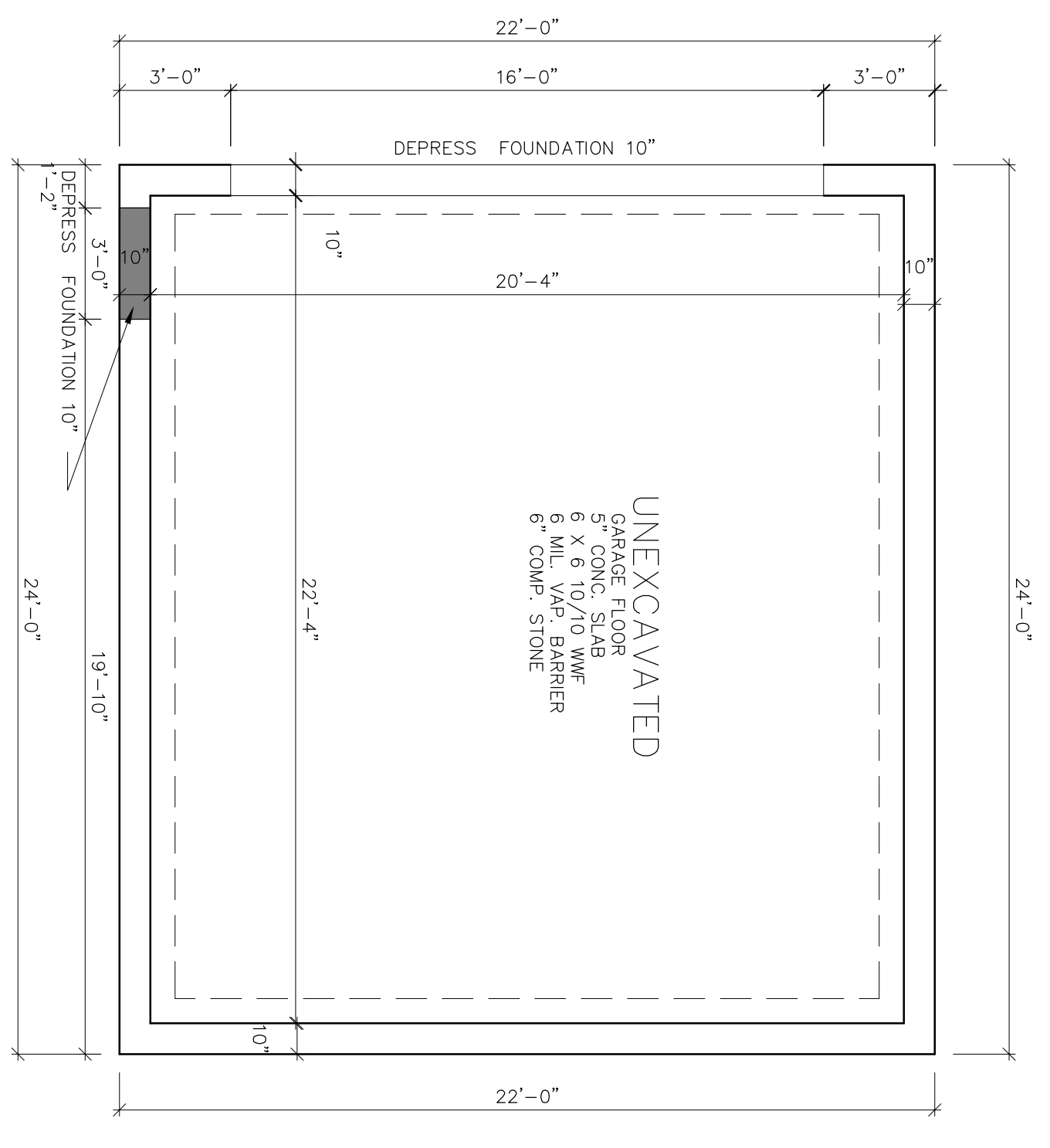
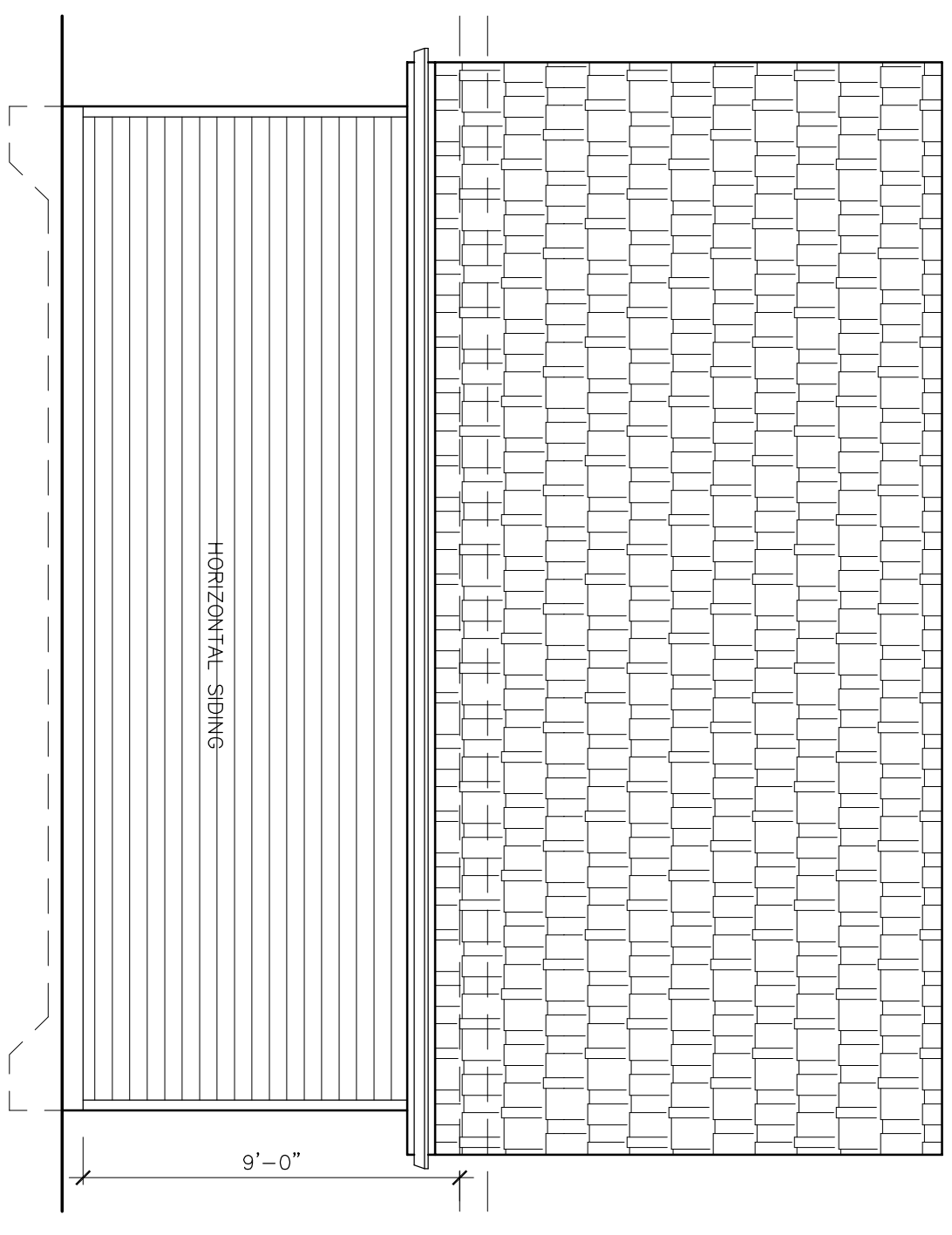
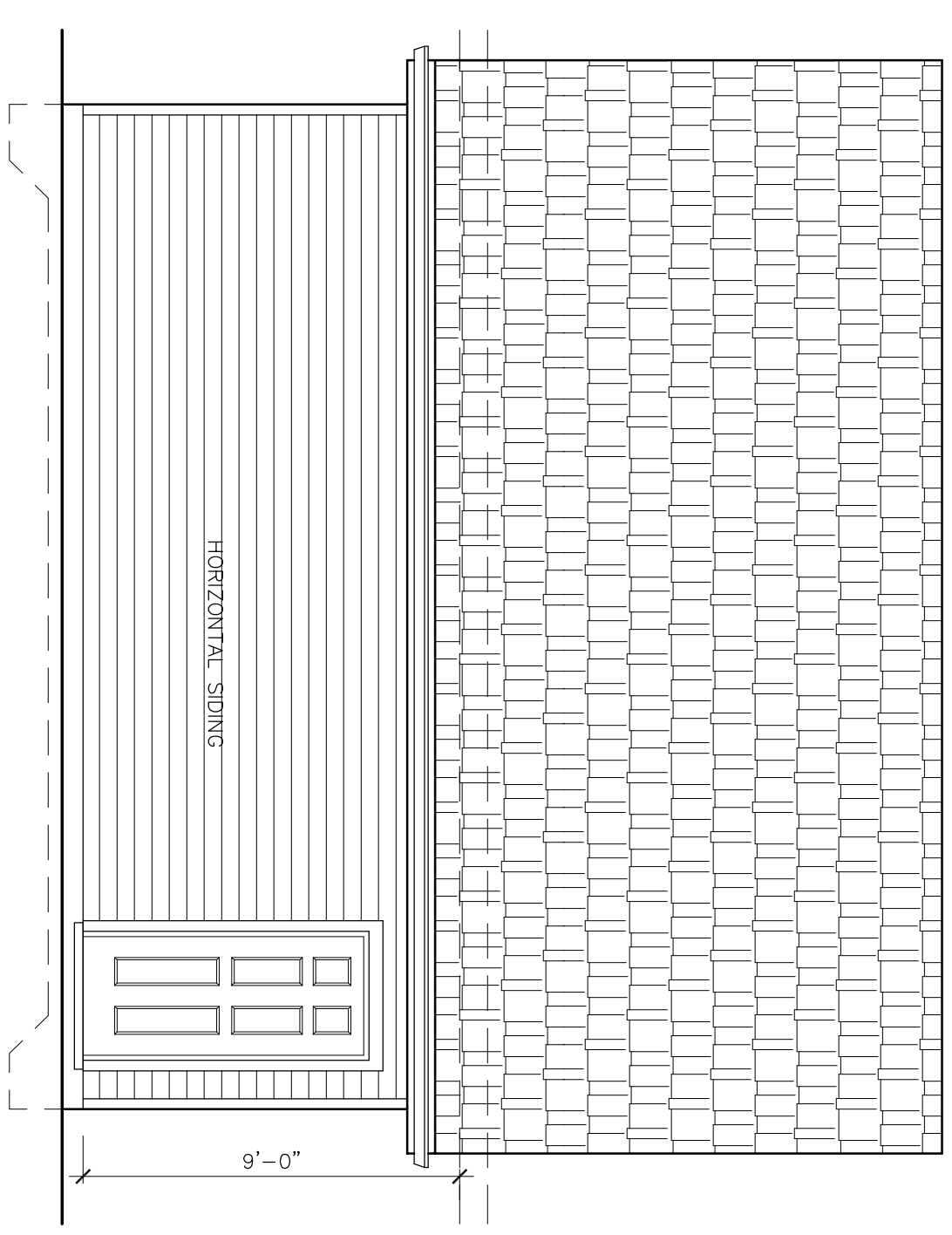
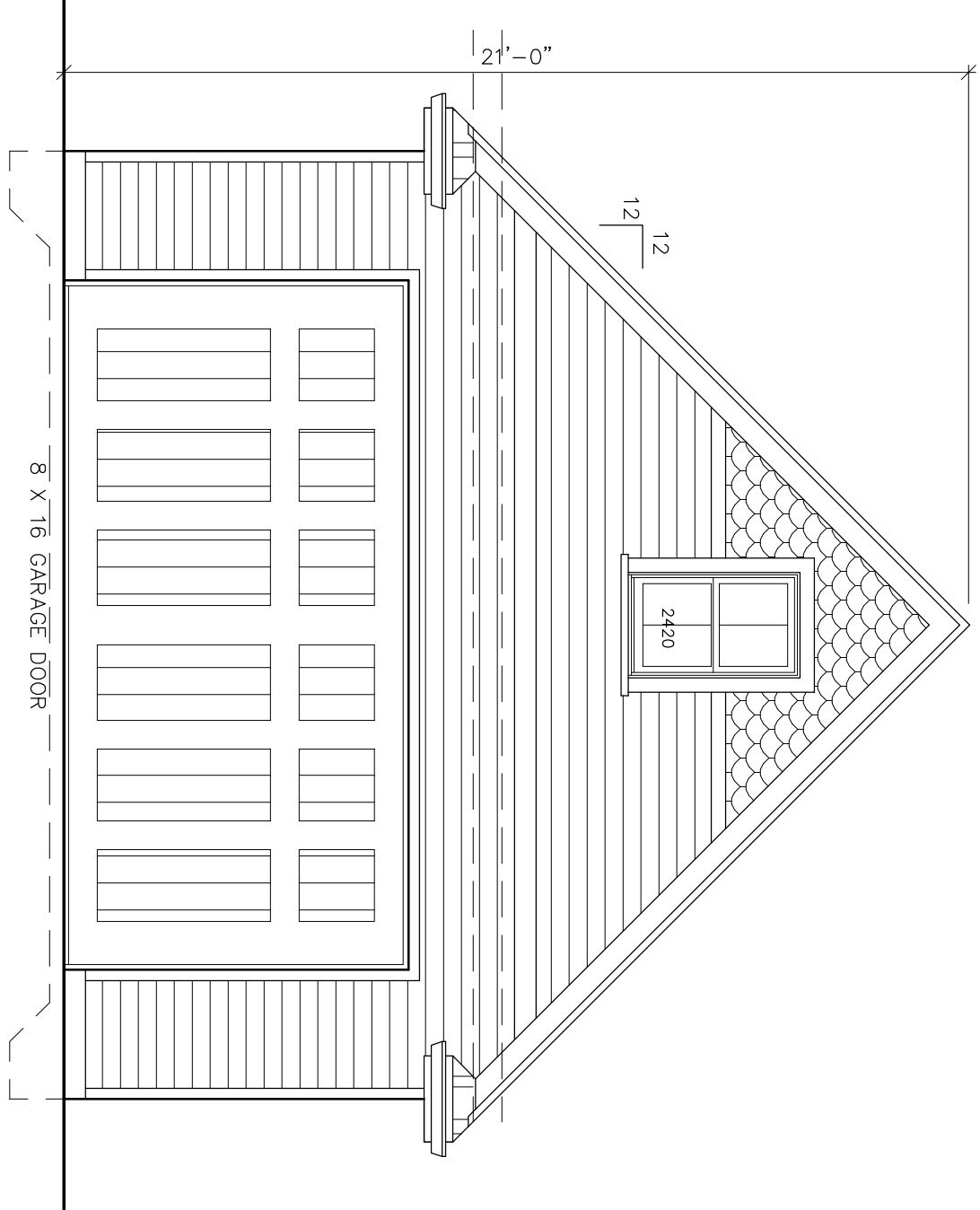
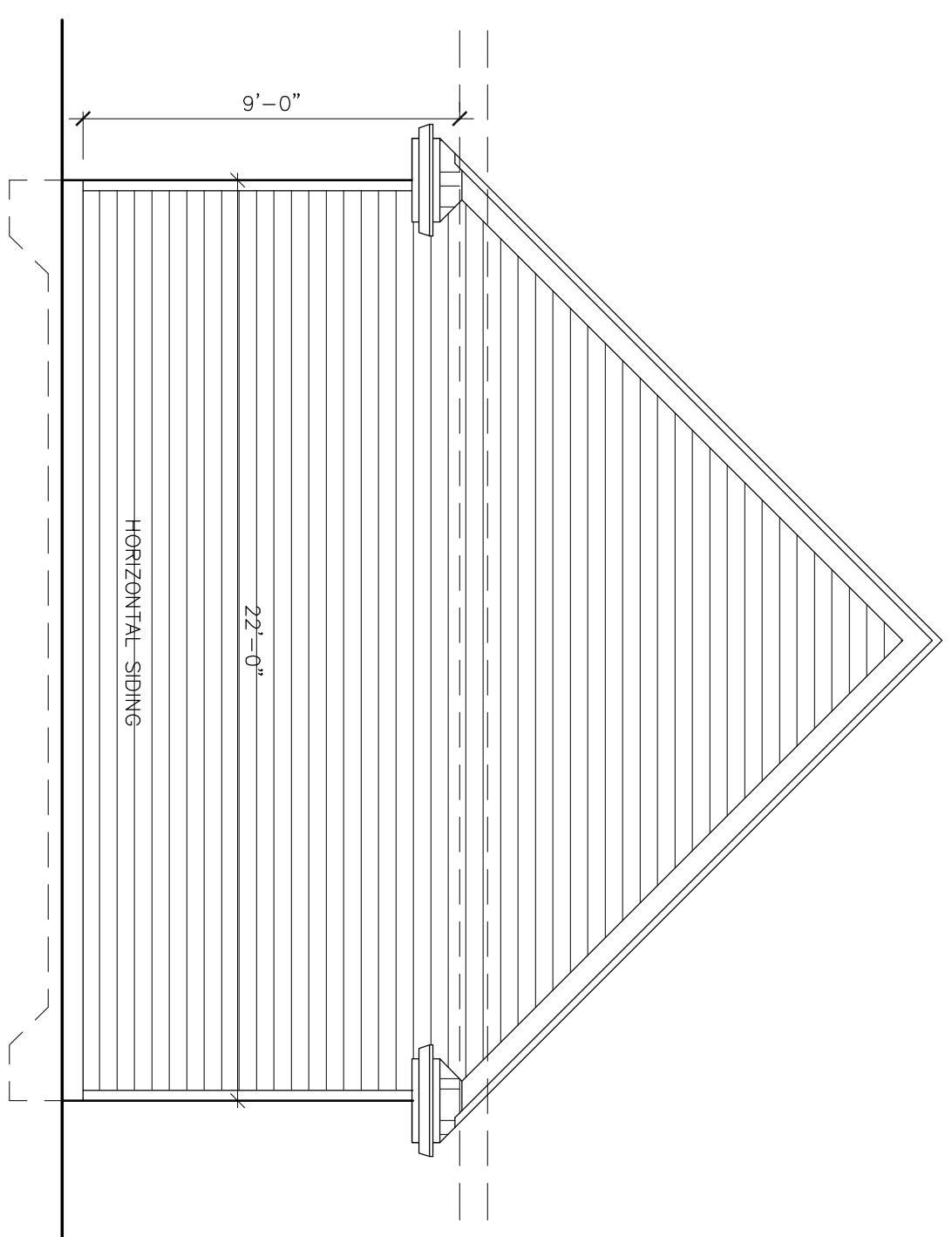
Two Story Residence  
For  
9833 W. 144th.  
Lot 2  
Orland Park Il. 60462



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**A-2.0**







## Village of Orland Park, Illinois Historic Buildings Survey

**Address** 9833 144th Place

**Map Key** C- 3

**Common Name**

**Historic Name**

**Current Use** Residential

**Historic Use** Residential

**Integrity** Medium

**Condition** Good

**Local Landmark**

**Individual** No

**Old Orland Historic District** Contributing District

**National Register**

**Individual** No



9833 144th Place\_2.jpg

### DESCRIPTION

**Inclusion in Previous Surveys**

1984 Residential Survey, 1991 Residential Survey; 2005 Residential Survey

**Architectural Type/Style** National: Gabled Ell

**Number of Stories** 2

**Materials**

**Foundation** Not visible

**Walls** Synthetic siding; wood shingles in gable

**Roof** Asphalt shingle

**Roof Type** Front gable with side gable ell

**Window Type & Materials** Synthetic, replacement 1/1 double-hung

**Porch** Open porch under renovation

**Architectural Details** Wood shingles under front gable; windows at front of house are paired at both first and second floors; side gable ell has side gable, one story bay; interior brick chimney

**Alterations** The gable defining the porch is an alteration; original had a shed roof; the siding has been altered; windows have been altered; new front door; octagonal window added under the front gable

### HISTORY

**Original Construction Date** c1890

**Architect/Builder**

**Associated Events, People, Dates**

**Surveyor** PV

**Date** 10/4/2005

DATE: July 9, 2013

## **REQUEST FOR ACTION REPORT**

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File Number: **2013-0156**  
Orig. Department: **Development Services Department**  
File Name: **Memo: New Petitions & Appearance Review**

---

### **BACKGROUND:**

### **BUDGET IMPACT:**

### **REQUESTED ACTION:**

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# Memorandum

**To:** Plan Commission  
**From:** Kimberly Flom, Development Services Assistant Director  
**Date:** March 12, 2013  
**Subject:** New Petitions & Appearance Review

Below, please find a summary of recently petitioned projects and appearance reviews. Petitioned projects are currently under review by staff and may or may not be on a future Plan Commission agenda. These projects have been petitioned to the Village but may not have obtained all the approvals required to begin work. Projects sometimes are terminated without moving forward for a variety of reasons. Appearance reviews are reviewed and approved administratively. The below list also does not include cell tower co-location or expansion projects. Please contact me with any questions regarding the below projects.

## Recently Petitioned Projects

Pete's Fresh Market – 9401 143<sup>rd</sup> Street  
70,000 s.f. grocery store proposed on former Terry's auto dealer site.

Ulverton New Residence – 9831 144<sup>th</sup> Place  
New residence proposed in the Old Orland Historic District.

Thai Fried Rice – 11013 179<sup>th</sup> Street  
Special use permit for a restaurant proposed in the Fountain Village strip retail center.

## Appearance Review Projects

Century 21 – 15182 LaGrange Road (approved)  
Conversion of a car wash into an office building.

Office Depot – Ravinia Plaza (approved)  
Relocation of Office Depot from Orland Park Place to Ravinia Plaza.

ArtVan Furniture – Orland Greens shopping center (under review)  
New furniture store proposed for the old Dominick's space on LaGrange Road.

Marquette Bank Windows – 143<sup>rd</sup> and 95<sup>th</sup> Street (under review)  
Minor revisions to Marquette Bank window design.

D'wan Hookah Lounge – 9925 143<sup>rd</sup> Place (under review)  
Indoor smoking facility in former 'Antiques' building in Old Orland.

Uncle Julios – 15845 LaGrange Road (under review)  
Mexican restaurant proposed in the Harrison's building – extensive exterior building renovations.



## Memorandum

**To:** Plan Commission

**From:** Kimberly Flom, Development Services Assistant Director

**Date:** March 26, 2013

**Subject:** New Petitions & Appearance Reviews

Below, please find a summary of recently petitioned projects and appearance reviews. Petitioned projects are currently under review by staff and may or may not be on a future Plan Commission agenda. These projects have been petitioned to the Village but may not have obtained all the approvals required to begin work. Projects sometimes are terminated without moving forward for a variety of reasons. Appearance reviews are reviewed and approved administratively. The below list also does not include cell tower co-location or expansion projects. Please contact me with any questions regarding the below projects.

### Appearance Review Projects

Giordano's Pizza – 14325 S Lagrange Road  
Proposal to relocate sign after removal due to road improvements.



## Memorandum

**To:** Plan Commission

**From:** Kimberly Flom, Development Services Assistant Director

**Date:** April 9, 2013

**Subject:** New Petitions & Appearance Reviews

Below, please find a summary of recently petitioned projects and appearance reviews. Petitioned projects are currently under review by staff and may or may not be on a future Plan Commission agenda. These projects have been petitioned to the Village but may not have obtained all the approvals required to begin work. Projects sometimes are terminated without moving forward for a variety of reasons. Appearance reviews are reviewed and approved administratively. The below list also does not include cell tower co-location or expansion projects. Please contact me with any questions regarding the below projects.

This memo also, as an attachment, includes a recent article from Planning Magazine discussing demographics and housing market trends.

### Appearance Review Projects

Fox's Patio – SEC 143<sup>rd</sup> Street and Ravinia Avenue ( )  
Proposal to add outdoor patio along 143<sup>rd</sup> Street. Also must add landscaping in parking lot to balance lot coverage.

Indra's Thai Restaurant – 15880 Wolf Road  
Proposal to add additional door to provide fire exit per occupancy as required by Code.

Ravinia Professional Center – 9961 143<sup>rd</sup> Street  
Proposal to make minor entryway improvements and landscape improvements to existing building.

### Certificate of Appropriateness

Ulverton New Home – 9831 144<sup>th</sup> Place  
New home in the historic district.

# House Hunting

Are demographics destiny?  
Developers and others are betting

yes

DEMO-  
GRAPHICS

By Jeffrey Spivak

# IN

A LEAFY, AFFLUENT SUBURB OF KANSAS CITY, MISSOURI, an elementary school was closed and put up for sale, offering a rare multiacre development opportunity. In years past, such properties usually turned out pretty much the same in the city of Prairie Village: small-scale, high-priced subdivisions with cul-de-sacs, one with a colonial Williamsburg theme, and another with three-story homes on narrow lots. But not anymore, not in this day and age.

This time, the company that bought the 6.5-acre school site is building something different, something tailored to the older, aging suburb: a senior housing project. Benton House will open this year as a 59-unit assisted living facility specializing in Alzheimer's care. And it will become the sixth senior housing community within about a two-mile radius.

"We don't have a lot of parcels that big and open, but the ones we have had open seem to attract senior housing," says Dennis Enslinger, AICP, Prairie Village's assistant city administrator and head of the city's community development department. "It's the changing demographics."

As the U.S. housing industry begins to rebound, demographics are beginning to drive new development opportunities. "Demography is destiny," declared a housing report last year from Rutgers University's Edward J. Bloustein School of Planning and Public Policy.

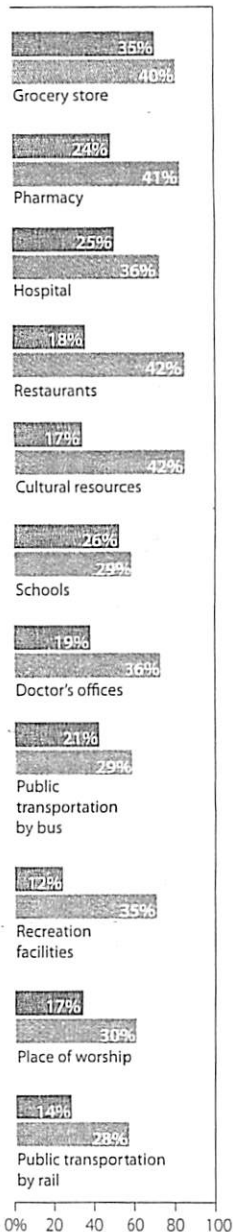
#### We have met the future . . .

The demographic drivers involve three dominant trends: the giant group of Generation Y young adults entering the housing market, the continued influx of ethnic immigrants into the U.S., plus the baby boom generation passing into retirement age. The U.S. Cen-

“For city planners, this is a great opportunity to look at portions of their communities that have walkable attributes and figure out how to create mixed use ordinances and flexible planning and zoning tools to accommodate creative developers.” Mitch Brown, chief development officer for Kisco Senior Living

### Importance of walkability

■ Very important  
■ Somewhat important



Source: The 2011 Community Preference Survey, National Association of Realtors

sus Bureau predicts 12 percent growth in 25-to-35-year-olds this decade and a 39 percent surge of people over the age of 65, with numbers of Asians and Hispanics of all ages forecasted to jump by more than 25 percent each.

This could lead to construction of one-third more housing units during this decade than during the last decade, according to the University of Washington's Runstad Center for Real Estate Studies. Housing experts believe this housing recovery will unfold differently than previous ones, with rentals driving the initial phase until 2015 before paving the way for more home sales after that. So this decade's residential growth will likely involve more apartments, smaller houses, new multigenerational designs, and an array of housing choices for seniors.

"Demographics," says Steve Melman, director of economic services for the National Association of Home Builders, "are going to shape the housing market for years to come."

A primary question, though, is where—urban cities or the suburbs?

Some housing analysts envision a new era for the housing market, one that involves a historic shift away from large-lot suburban subdivisions and toward smaller home sizes and higher density, multifamily urban developments. This so-called "reurbanism" counts on aging baby boomers giving up their suburban homes for downtown condos and college graduates gravitating to the bright lights of city life and never leaving.

However, many demographic analysts and real estate professionals doubt there will be a new era. They acknowledge that preferences for downtown and city living are growing slightly, as evidenced by rising downtown populations during the 2000s. But they also point to a host of studies and surveys that show people of all ages, even younger people, still prefer suburban living by wide margins.

"People look at the demographics and jump to the conclusion that everything has changed, and that's just wrong," says Gregg Logan, managing director of Robert Charles Lesser & Co., a national real estate consulting company headquartered in Washington, D.C. "Let's not be so quick to write off the suburbs."

What is changing is what younger and older people want in suburbia. When Logan's company analyzed consumer surveys asking people where they would like to live, a suburban mixed use, walkable environment was the top choice for all generations, from Gen Yers to seniors. Such choices are already playing out in the marketplace. Developers are trying to build denser, walkable residential-commercial projects in both inner and outer suburbs, and unit sizes are shrinking in many new home and apartment projects, as young and old buyers and renters show a willingness to live in smaller spaces that are closer to amenities they desire,

from nightlife to parks.

As Robert Sharpe, managing partner of the master planned community Rancho Sahuarita in Tucson, Arizona, observes: "The predominant feeling is, people want an urbanized suburbia."

### Are we ready for all this?

When Robert Charles Lesser surveyed suburbs and small towns about whether they were prepared to accommodate the housing desires of Gen Y and of seniors, the most common response was "no." But some communities are getting ahead of the age wave, sometimes by adopting new zoning standards.

In 2006, the District of Columbia suburb of Arlington County, Virginia, approved an Elder Readiness Plan that allowed above-garage apartments, so-called "granny flats." The unincorporated Atlanta suburb of Mableton in 2010 adopted a smart code that included wider sidewalks and doorways and even longer traffic signal timing in walkable areas.

"More flexible building and zoning regulations could create a more diverse mix of housing types," the Center for Housing Policy, the research affiliate of the nonprofit National Housing Conference, stated in a report last year.

"For city planners, this is a great opportunity to look at portions of their communities that have walkable attributes and figure out how to create mixed use ordinances and flexible planning and zoning tools to accommodate creative developers," says Mitch Brown, chief development officer for Kisco Senior Living, which develops senior communities.

### Gen Y

Generation Y—also known as the Millennials—now comprises one-quarter of the population. People in this group were born between 1978 and 1995. Since they are now between the ages of 17 and 34, they

have a greater interest in and appetite for urban living than current Generation Xers or baby boomers. In the National Association of Realtors' 2011 National Community Preference Survey, 31 percent of Gen Yers said they preferred to live in a city location, compared to 18 percent for Gen Xers (ages 30–39).

"They want to be where the action is, and smaller units are what they can afford," says Bob Champion, a Los Angeles developer. So that's what some developers and cities are building. Champion says his average two-bedroom urban unit built today is 850 square feet, compared to 1,000 to 1,200 square feet a few years ago. And places such as New York and San Jose are proposing 200- and 300-square-foot "micro" apartments, which require amending zoning laws because they are so small.

"Apartments are really the choice of real estate development today because of demographics," says Mark Humphreys, chief executive of Humphreys & Partners Architects, the largest apartment-focused architecture firm in the U.S.

Some planners, though, are taking a more cautious approach to the current apartment boom, because it's likely the high demand won't last as the bulk of Gen Yers move into their 30s—primary ages for starting a family and buying a home. "We have to be very careful in going after multifamily because that might not fit our needs in the next 10 years," says Mickey Rhoades, housing manager for Manassas, Virginia, outside Washington, and a leader of APA's Housing and Community Development Division.

Gen Y may already be following the same path as previous generations in an eventual march toward single-family housing in the suburbs. Researchers at the University of Washington's Runstad Center for Real Estate Studies looked at home ownership rates among different generations at the same ages. Almost half of Gen Yers in their early 30s owned a home, compared to 53 percent of Gen Xers of the same ages in 1997. Moreover, 16 percent of Gen Yers under the age of 25 owned a home, compared to 14 percent of baby boomers of the same age in 1970.

Both the boomers and Xers went on to have home ownership rates above 70 percent, and many housing experts expect Gen Yers to follow suit. And in the National Association of Realtors' latest community preference survey, the largest share of Gen

Y respondents said they preferred a suburban location.

That's what real estate agent Christian Zarif is finding, too. Based in suburban Kansas City, she specializes in Gen Y buyers and observes, "The ones renting in the urban areas are not buying in urban areas. They kind of feel like 'Been there, done that,' and now they want that house with a yard."

One of her clients last year was Matt McCammon, a 28-year-old sports architect. He and his 20-something wife lived in a loft apartment in downtown Kansas City, Missouri, right across the street from where he worked. Yet they gave up that convenience to move to a nearly 100-year-old bungalow home in a close-in suburb. "We had done so much apartment living, it was time to move on," McCammon says. "We grew up in the suburbs, so this was kind of coming back full circle."

But Gen Yers don't want the far-flung, cookie-cutter, cul-de-sac-centric suburbia that some of them grew up in. They want compact, mixed use neighborhoods with nearby stores or restaurants they can walk to and with transit options, too. Robert Charles Lesser & Co.'s own consumer research asked Gen Yers what they most wanted when choosing a place to live, and the top answer was walkability.

Debra Dreman sees this type of development coming. She's an Orlando-based land development strategist who consults with community developers and builders. Her clients, she says, are increasingly looking at smaller homes on suburban infill sites. "Builders say their buyers love urban services but they also want their own plot of land, so they go for suburban infill," says Dreman, owner of Wellyn Land Co.

### Immigrants

The 1990s and 2000s saw the largest gains in foreign-born residents in at least a century, according to the Brookings Institution, and this decade is expected to nearly keep pace. New Asian immigrants now outnumber those from North and South America combined, according to census reports. Meanwhile, the flow of people from Mexico has slowed in recent years, but Hispanics are still expected to account for 40 percent of the net new households formed this decade, according to the National Association of Hispanic Real Estate Professionals. "The era of the Hispanic home buyer is upon us," a Hispanic association report proclaimed.

And where are they choosing to live? Increasingly, in the suburbs.

The Brookings Institution reported that suburbs in 2010 increased their share of the U.S. foreign-born population to 51 percent, while the share of foreign-born in cities declined. That means the newest Chinatowns, Koreatowns, and little Indias of America are found today in the inner and outer suburban rings. "Minorities are increasingly part of the shift toward suburban and exurban living," according to Harvard University's State of the Nation's Housing 2012 report.

Some immigrants prefer multigenerational households, such as adult children living with their older parents and even their grandparents. "Immigrants already tend to come from multigenerational living arrangements, and a lot of them tend to hold on to those family values and cultures when they arrive here," says Thomas Tseng, cofounder of New American Dimensions, a Los Angeles ethnic market research firm that has worked with home builders. (For more on multigenerational housing, see "Making Room for Mom and Dad," October 2012.)

The housing industry is beginning to notice. Several residential building companies have introduced home designs to create separate living quarters for relatives. National home builder Lennar has developed a "Home Within a Home," a studio apartment connected to the rest of a house but with a separate entrance. The Los Angeles-based New Home Company offers not one but four different options for multigen households, including an entirely detached "guest quarters" behind the main house. The National Association of Home Builders has named multigenerational living one of the hottest design trends in new homes.

In the Chicago suburb of Buffalo Grove, interest in multigen housing took developer Jerry James by surprise. His company, Edward R. James Partners, was developing urban-style residences in a suburban setting, with row houses and smaller town homes with detached garages. The project, Waterbury Place, initially targeted empty nesters, but instead it became popular with Asian families. They wanted the highly rated local schools and liked the flexible home designs, which included a basement that some buyers intended to turn into a bedroom for their parents.

"We did not expect that," James says. "They were willing to accept a smaller space

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as a trade-off to being closer to great education and being able to accommodate their relatives.”

### Seniors

Boomers—those born between 1946 and 1964—began turning 65 in January 2011. Going forward, the number of retiring boomers each month is expected to equal the population of Anaheim, California, and the number each year is expected to equal the population of Connecticut. According to Harvard’s Joint Center for Housing Studies, by 2020 there will be more single people over the age of 70 than total singles between the ages of 20 and 50.

In a 2012 report called “Coming Surge in Housing Needs for the Older Elderly,” Fannie Mae stated: “The entrance of Baby Boomers into the older elderly age category will increase the need for a variety of specialized housing and supportive services.”

But where? It turns out that more than 70 percent of the 65-plus population in metropolitan areas lives in the suburbs, and in the National Association of Realtors’ community preference survey, people over age 60 said they preferred a suburb to a city or urban location by almost a three-to-one margin.

Of course, many seniors will stay in their homes and “age in place,” as AARP describes it. But according to a survey by The Conference Board, an economic research group, about one-quarter of seniors over 65 intend to move within five years. To accom-

modate them, developers and builders are exploring new ways of senior living, creating a variety of niche markets.

One such niche is an “age-less” master planned community, in which housing is designed for all demographics, such as apartments for young adults, single-family homes for families, and condos for seniors. In these are places seniors can live close to—but not with—their adult children and their grandchildren.

At Daybreak, a giant master planned community created partly out of a reclaimed copper mine in suburban Salt Lake City, Kisco Senior Living picked out a six-acre site in the town center for 200 apartments combining independent and assisted living. “These are the best places for seniors,” says Kisco’s Mitch Brown. “They’re walkable, and seniors love to walk. If you can do it, this is the ideal setting. Embedding different levels of elder housing into an existing community or new master planned community is the future of this industry.”

Another development model that’s gaining momentum is a sort of a reinvention

of senior care centers, those facilities such as nursing homes and continuing care retirement communities for those who need medical attention. Whereas current facilities tend to be isolated, stand-alone, and gated, the new model combines different types of senior housing.

In Foster City, California, south of San Francisco, a consortium of companies is banding together to develop a civic center campus that will include senior housing. Initially, a single community care retirement community was proposed, but it had difficulty obtaining financing. So an alternative developed that was a combination of four different housing products: age-restricted condos, subsidized apartments above retail shops, mixed age town homes, and senior assisted living units.

“We’re seeing a lot more senior housing go into mixed use developments,” says Rodney Harrell, a senior strategic policy advisor at AARP in Washington, D.C., and a vice chair of APA’s Planning and the Black Community Division.

Construction of senior care facilities plunged during the economic downturn from 30,000 units a year to roughly 10,000. But senior housing experts say even a pre-recession building level is not enough to meet the needs of coming decades. Capital Senior Living Corporation, which has communities in more than 20 states, estimates that the 75-plus age group—when seniors are most likely to move out of their own homes—could by itself support construction of 40,000 units a year.

“I definitely see the senior trend,” says Annemarie Maiorano, AICP, housing program manager for Wake County, North Carolina, and chair of APA’s Housing and Community Development Division. “We can’t build subsidized senior housing fast enough.” ■

Jeffrey Spivak is a senior research analyst at HNTB Corporation, a Kansas City, Missouri-based architecture and engineering firm. He also is a freelance writer who specializes in real estate planning and development issues.

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STUDIES Rutgers “Demographics, Economics and Housing Demand” report from 2012: <http://policy.rutgers.edu/reports/rrt/RRR29apr12.pdf>; “The Shifting Nature of U.S. Housing Demand” report from the Demand Institute, a division of The Conference Board: <http://demandinstitute.org/sites/default/files/blog-uploads/tdihousingdemand.pdf>; The National Association of Realtors’ 2011 Community Preference Survey: [www.realtor.org/reports/2011-community-preference-survey](http://www.realtor.org/reports/2011-community-preference-survey); Lennar’s “Home Within a Home”: <http://lennar.nextgen.com>.

# The HOUSING MARKET

will be a **two-stage recovery**. Seasonally adjusted average house prices will increase by up to **1 PERCENT** in the second half of 2012, rising to an annual rate of increase of **2.5 PERCENT BY 2014**. Between **2015** and **2017**, they will rise by **3 TO 3.5 PERCENT** a year on average. ¶ The recovery will be led by demand from buyers for rental properties, rather than, as in previous cycles, demand from buyers and acquiring properties for themselves. More than **50 PERCENT** of those planning to move in the next **TWO YEARS** say they intend to **rent**. ¶ Young people—who were particularly hard hit by the recession—and immigrants will lead the demand for rental properties. Developers and investors will fulfill it, developers by building **multifamily homes for rent** (that is, buildings containing two or more units, such as apartment blocks or townhouses), and investors by buying **foreclosed single-family properties** for the same purpose. ¶ Rental demand will help to clear the huge oversupply of existing homes for sale. In **2011**, some **14 PERCENT** of all housing units were **vacant**, while almost **13 PERCENT** of mortgages were in **foreclosure** or **delinquent**—increases of **12 AND 129 PERCENT** respectively over **2005** levels. It will take **TWO TO THREE YEARS** for this **oversupply** to be cleared, and at that point home **ownership rates** will *rise and return* to historical levels. More than **70 PERCENT** of those planning to move **THREE TO FIVE YEARS** from now say they intend to **purchase** their home. ¶ The housing market recovery will not be uniform across the country. Some states will see annual price **gains** of **5 PERCENT** or more. Others will not recover for many years. The deciding factors will include the level of foreclosed **inventory** and rates of **unemployment**. ¶ There will also be vast differences within states. Here, additional factors count, such as whether **local** amenities, including **access** to public transport, are within **walking** distance of homes. ¶ The average size of the American home will shrink. Many baby boomers who delayed retirement for financial reasons during the recession will **downsize**. They will not be alone. The majority of Americans have seen little or no wage increase for several years, and many will scale back their housing aspirations. The size of an average new home is expected to continue to fall, reaching **MID-1990S** levels by **2015**. ¶ Consumer spending patterns will reflect the different nature of housing demand during this recovery, in particular, the high **demand** for **rental properties**, for **smaller homes**, and for homes in **vibrant communities** close to local amenities. Industries including home remodeling, financial services, media, and retail will all experience shifts in **demand** and **new growth** opportunities. ¶ Despite the number of Americans who have been hurt financially by the housing crash, the desire to own a home remains strong. No expectation of long-term drop in **ownership rates**. Indeed, one survey has revealed that more than **80 PERCENT** of Americans recently thought **buying a home** remained the best **long-term investment** they could make.

Source: The Shifting Nature of U.S. Housing Demand, May 2012, The Demand Institute