



VILLAGE OF ORLAND PARK

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

Department Requested Action

File Number: 2012-0229

Introduced: 4/7/2012

Current Status: IN COMMITTEE
/COMMISSION

Version: 0

Matter Type: MOTION

Title/Name/Summary

9875 W. 144th Place New Residence

History

QUICKFACTS

Project

9875 W. 144th Place New Residence - 2012-0229

Petitioner

John Kelly
Ulverton Builders

Purpose

The purpose of this petition is to construct a two-story 2,670 square foot single family home in the Old Orland Historic District.

Requested Actions: Site Plan, Elevations, Certificate of Appropriateness

Project Attributes

Address: 9875 W. 144th Place

P.I.N.(s): 27-09-216-009

Size: 6,250 square foot site

Comprehensive Land Designation: Low Intensity Population

Existing Zoning: OOH 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 - vacant/ private open space/ community garden

West: Old Orland Historic District - Single Family Home

OVERVIEW AND BACKGROUND

The petitioner proposes to construct a 2,670 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 to the east-and 9857 W. 144th Place further east on the block.

The proposed home is petitioned as 9875 W. 144th Place. However, as recently as August 2011, address number 9871 was used for the subject lot (PIN 27-09-216-009). Despite recent approvals on the books using 9871 for this lot, 9875 is proposed since that will not require re-addressing of the subject lot. It currently is listed on County records as 9875.

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 subject lot (-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 9869 W. 144th Place (2012-0201). 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. 9875 will complete the definitive street edge that has come to define this part of Old Orland as 144th Place reaches full build-out. 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) All mechanical systems must be screened at grade level.
- 4) The address for this home remains 9875 W. 144th Place.
- 5) Site work related to grading must correct storm water flow away from the house and detached garage.

6) The petitioner must provide updated site plan and elevation drawings of the proposed project.

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 must 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 is 11 feet off the property line, while the porch steps are closer at approximately 6 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 10 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. The building is set back almost 7 feet from the property line. This meets the 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 side and rear 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 petitioner noted that while a definitive color selection has not been made for this home, the colors will be complimentary to neighboring structures. The colors will not repeat the same colors as on existing homes. The petitioner prefers that the colors be unique to each home on 144th Place.

North Elevation - Sheet A-1.0

The north elevation is characterized by the dominant appearance of the two front gables and the front porch. Three 2-over-2 windows in the National style are provided, two on the first floor with one under the lower gable and one under the porch roof. The third window is under the upper level gable.

Under each gable the petitioner has proposed a vertical arrangement for the siding to provide visual distinction on the front façade. Vertical siding is typically discouraged as a

general building style. However, there is precedent to vary the orientation and color of building materials to achieve accents on structures. An example is when brick is laid vertical to achieve a banding or soldier course on a masonry building. Accenting the areas immediately under gabled roofs is a common feature of Old Orland residential buildings. This is typically done using ornamental trim, spindle-work, and, most commonly, fish-scales. Fish-scales provide a similar vertical aesthetic in an overlapping pattern. The vertical siding is similar in scale but less ornate than fish-scale designs. Section 6-209 does not preclude vertical siding as an accent feature to a building.

Also prominent on the north elevation is the masonry chimney on the west side of the building and the pyramidal roof that hearkens a Craftsman style appearance just behind the National gables. Six inch horizontal siding dominates the remainder of the façade and the structure in general.

South Elevation - Sheet A-1.0

The south elevation is not visible from the street and the architecture appears basic. No windows are proposed on the south elevation, although a patio door is provided for day-light and accessibility on the lower level. Adding windows to the south elevation, while not required by Code, will improve energy use for the future residents since the south elevation will maximize day-light exposure for the home's interior spaces. The pyramidal style roof is most visible from the south elevation.

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 siding, windows and the Craftsman like roofs. On the east elevation the most prominent feature is the bay extension toward the front. On the west elevation is located the chimney. The bay has a hipped roof over it and balances the home opposite the chimney.

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 a single overhead door. A single door will be on the rear of the garage.

DETAILED PLANNING DISCUSSION

Preliminary Engineering

The proposed site plan is similar in scope to the intent of 9869 W. 144th Place (case number 2012-0201). Since they are neighboring properties and share grades, the engineering is not anticipated to be that different than what was proposed for 9869. Preliminary engineering has been granted as a result.

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: approximately 53%

Lot Size

Minimum: 2,500 square feet

Provided: 6,250 square feet

Setbacks*Front Yard:*

Required - 8 to 15 feet minimum

Proposed - 11 feet

Side Yard:

Required - 5 to 15 feet minimum

Proposed - 6.87 feet on west; 13 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

Detached Garage Height

Maximum - 16 feet

Proposed - 14.4 feet

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 19 Humphrey's Subdivision", prepared by Martin M. Engineering, Inc., and dated 4.10.12, 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) All mechanical systems must be screened at grade level.
- 4) The address for this home remains 9875 W. 144th Place.
- 5) Site work related to grading must correct storm water flow away from the house and detached garage.
- 6) The petitioner must provide updated site plan and elevation drawings of the proposed project.

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 Lot 5 Colette Highlands Orland Park, IL.", prepared by IJM Group, Inc., dated 2.2.12 and 4.12.12, sheets A-1.0 and A-3.1 respectively, subject to the same conditions as above.

And

I move to recommend to the Village Board approval of a Certificate of Appropriateness for Lot 19 of Humphrey's Subdivision (PIN 27-09-216-009) with the address of 9875 W. 144th Place subject to the same conditions.