



Legislation Text

File #: 2019-0080, Version: 1

Title/Name/Summary

Townhomes at Colette Highlands Elevations

History

QUICKFACTS

Project

Townhomes at Colette Highlands Elevations

Petitioner

Scott Shelton

Regional Market Manager - Ryan Homes

Purpose

The purpose of this petition is to review revisions to elevations for Buildings A, B, C, D, E and F from what were previously approved by the Board of Trustees in case number 2016-0709.

Requested Actions: Appearance Review with Board Approval

Project Attributes

Address: 15608 - 15624 Park Station Boulevard

P.I.N.(s): 27-17-404-037; -038; and -039

Size: 3.6 acres

Comprehensive Plan Planning District: Centennial Planning District

Comprehensive Land Designation: Mixed Residential

Existing Zoning: R-4 Residential District

Proposed Zoning: N/A

Existing Land Use: Multi-Family Residential/ Vacant

Proposed Land Use: Multi-Family Residential

Surrounding Land Use:

North: OL Open Lands District - (across Park Station Boulevard) Metra Commuter Parking Lot

South: R-4 Residential District - Multi-Family Residential (Condo building)

East: OL Open Lands District - (across Park Station Boulevard) Centennial Park West/ Recreation Park

West: R-3 Residential District - Single Family Residential

Preliminary Engineering: N/A

OVERVIEW AND BACKGROUND

On December 28, 2015, the Village Board of Trustees approved a 60 unit development on the remaining 3.6 acres of the former Colette Highlands Condominiums property (northwest corner of Park Station Boulevard and Somer Glen Lane). This was done via special use permit for a planned unit development, including site plan and elevations review. The case number for the original approval is 2015-0516.

On January 18, 2016, the Village Board of Trustees approved the nine (9) lot subdivision for this project.

On November 3, 2016, the petitioner's representative and architect for the project, John Schiess, met with members of the various Colette Highlands HOAs to discuss proposed changes to the elevations of the buildings that were approved by the Board in December of 2015. The architect noted that no site plan changes were made and introduced the concept of the rooftop patios or roof-decks. The change was proposed to improve the marketability of the units and to give them a unique quality missing in the Orland Park market.

On December 19, 2016, the Development Services Planning and Engineering Committee heard arguments regarding the proposed rooftop balconies proposed as a revision to the Townhomes at Colette Highlands. A number of issues were raised by residents at the public meeting and these issues were sent back to the development team to resolve and bring forward for the January 16, 2017 meeting.

On January 12, 2017, the development team met with representatives of the local Homeowners Associations (stakeholders) to discuss ways to find a compromise. A compromise was reached at that meeting to prohibit rooftop patios/ roof-decks on the first three western-most units for buildings C, D, E, F, G and the first six southern-most units for building A.

At the January 16, 2017 Development Services, Planning and Engineering Committee meeting the development team returned to present this compromise to the Committee. The plan was endorsed by area residents.

This report will provide details of the current proposal to adjust the previously approved elevations for Buildings A, B, C, D, E and F. No changes to the approved site plan or landscape plan are proposed.

PROJECT DESCRIPTION & CONTEXT

The front building elevations for the proposed townhome buildings are mainly characterized by three levels with fenestration on each level. All three levels carry adequate fenestration with various types of bay windows present along the midsection of the elevations and a significant increase in the architectural push and pull has been integrated into the new elevations. Entrances are also highlighted with a small portico, in varying design, over each door. The elevations also demonstrate variety in building design through alternating use of materials such as brick, masonry, and siding.

The rear elevations are mainly characterized by two-car garages over which will be private balconies, patio doors and bedroom windows on the upper levels. The rear elevations include alternating use of materials such as brick, masonry, and siding. The units are predominantly brick. The major changes

to the proposed rear elevations include longer private balconies, increased window fenestration, and more detailed garage doors.

The side elevations are predominantly brick and indicate a reduced amount of window fenestration but the elevation does include a new projected window with two double hung windows and a small roof. The major changes to the proposed side elevations are the change in window fenestration and a change from a hipped roof to a gabled roof.

The first two floors of the front, rear and side elevations are predominantly brick and meet masonry requirements from the Building Code.

The color scheme for these buildings is attempting to be similar to surrounding color schemes from Sheffield Square and the existing townhomes in Colette Highlands. The color scheme is related to an earth tone color palette. Like the building options, color palettes will likely be optional to prospective homebuyers resulting in color variation through the community.

Major changes to the elevations include:

1. Gabled versus a hipped roof on the side elevations.
2. Varying design of portico over the front doors without columns.
3. Decorative guardrails are not included, but significant increase in the architectural push and pull.
3. No fourth floor level rooftop patios, nor associated interior staircases, which had been previously included on thirty-nine (39) of the sixty (60) townhome units.
4. Reduction of overall building height from 41'-6" to 38'-2"
5. Longer private balconies over the garages than originally proposed.
6. Increased window fenestration on rear elevation.
7. Decorative garage doors.

HOA Meeting

The Petitioner, Mr. Scott Shelton, met with members of the three (3) Colette Highlands HOAs (Single-Family, Condominium and Townhome HOAs) to discuss proposed changes. The petitioner provided a written verification and summary of this meetings to the Development Services Department, which took place on March 14, 2019, at the residence of Mr. Pat McLaughlin. Mr. Igor Blumin was also present. The group discussed NVR's position as the contract builder and seller from the lots owned by Parkview. Mr. Shelton shared the same proposed elevations that were submitted to the Village, our estimation of build out time and the approximate price point. Mr. Shelton also shared that we will not be building 4th floor decks. Mr. Shelton discussed that amendments will be needed from the Master HOA to add a new Colette town home HOA which will have its own maintenance. Mr. Shelton also discussed the role NVR has as well as the remaining responsibilities of Parkview as the developer. Each was supportive of NVR's desire to complete the project and supportive of the product elevations.

No variances to the Land Development Code or Building Code are proposed for this project.

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

DETAILED PLANNING DISCUSSION

Regarding the review of the project, the proposed revision to the elevations was reviewed

administratively in compliance with Section 5-106 of the Land Development Code, which states "An appearance review is required for minor exterior site and building changes for all existing development, except single family residential and multifamily of fewer than six (6) units". Considering the prior Board approvals and that this was more than six units of multifamily development, the administrative review process was triggered particularly because no changes were made to the site plan.

DEVELOPMENT SERVICES, PLANNING AND ENGINEERING COMMITTEE DISCUSSION

On April 15, 2019, this project was introduced to the Committee. Trustee Ruzich verified with staff that the meeting took place with the previous developers and HOA representatives. The Committee members were in support of the project and the changes proposed.

DEVELOPMENT SERVICES, PLANNING AND ENGINEERING COMMITTEE MOTION

On April 15, 2019, the Committee voted **(3-0)** to recommend to the Village Board of Trustees approval of the Administrative Review for "Townhomes at Colette Highlands Elevations", case number 2019-0080, as indicated in the elevation drawings titled "Orland Park Townhomes", Sheets 1.0 - 1.6, prepared by B.L.R. Architects, dated 03/11/2019, subject to the following conditions:

1. Meet all final engineering and building code related items, and;
2. Any substantial alterations to the previously approved site plan and/or landscape plan for the Townhomes at Colette Highlands will require the resubmittal, review and approval of said plans, as determined by the Development Services Department, and;
3. The petitioner shall work with the Development Services Department to ensure that the location of all mechanical units are screened in accordance with the Land Development Code and located in an appropriate location, including A/C units, as determined by the Development Services Department, and;
4. Rear porches shall be stained/painted and not left as bare wood, as determined by the Development Services Department.

This case is now before the Board of Trustees for consideration.

Recommended Action/Motion

I move to approve the Administrative Review for "Townhomes at Colette Highlands Elevations", case number 2019-0080, as indicated in the fully referenced motion below.

THIS SECTION FOR REFERENCE ONLY (NOT NECESSARY TO BE READ)

I move to approve the Administrative Review for Townhomes at Colette Highlands, as indicated in the elevation drawings titled "Orland Park Townhomes", Sheets 1.0 - 1.6, prepared by B.L.R. Architects, dated 03/11/2019, subject to the following conditions:

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and;

4. Rear porches shall be stained/painted and not left as bare wood, as determined by the Development Services Department.