



Legislation Text

File #: 2015-0102, **Version:** 3

[Title/Name/Summary](#)

Kelly Grove II Subdivision

History

QUICKFACTS

Project

Kelly Grove II Subdivision - 2015-0102

Petitioner

Mr. John Kelly

Purpose

The purpose of this petition is to add a new 5,625 square foot lot to the existing Kelly Grove subdivision by re-subdividing lot lines and constructing and maintaining a new single family home.

Requested Actions: Site Plan, Subdivision, Certificate of Appropriateness

Project Attributes

Address: 9865 W. 144th Street

P.I.N.(s): 27-09-211-001 and -006

Existing Zoning: Old Orland Historic District

Comprehensive Plan designation: Single Family Residential

OVERVIEW AND BACKGROUND

Kelly Grove subdivision (case number 2012-0690) was approved in 2013 as a three (3) lot subdivision. Kelly Grove required the demolition of a 128 year old single family home in order to subdivide two preexisting lots into three and make way for three new homes, of which only one has been built to date.

The petitioner proposes to acquire 9865 144th Street first and re-subdivide the lots of Kelly Grove to balance Lot 1's width with the proposed width of Lot 4 (subject parcel). This will make 9865 144th Street wider and buildable and eliminates the 2013 variance to exceed maximum lot width for Lot 1 of Kelly Grove. With the balance complete, the petitioner anticipates development of Lot 1 to follow the house proposed for 9865 W. 144th Street.

Existing House

In 2008, the Residential Area Intensity Survey (historic building survey) identified the existing structure on the subject property as being in good condition with medium integrity. Since the recession, the structure has fallen into significant disrepair. While the survey indicates that the house contributes to the Old Orland Historic District, it is not recognized as an official contributing structure/landmark by Section 6-209 or Section 5-110 of the Land Development Code.

The proposed subdivision requires the demolition of the existing 115 year old home in order to re-subdivide and adjust lot lines to balance the lots on the block.

The petitioner has noted that the proposed new home will echo the same style as the home it is replacing.

PROJECT DESCRIPTION & CONTEXT

The proposed site and subdivision plan proposes to add Lot 4 to the three lot Kelly Grove subdivision from 2013. To do this, the petitioner is adjusting the lot lines to balance the lot widths between Lots 1 and 4 (thereby eliminating the outlots) and extend Lot 3 from Third Avenue west to Second Avenue. Having secured the development potential for Lot 4 in this manner, Lot 1 will follow with another house in the future, and Lot 3 after that.

The petitioner is proposing a bungalow style house to replace the one that is proposed for demolition. A Certificate of Appropriateness is required to construct a new house, which will be reviewed concurrently with this subdivision.

The petitioner does not request any variances to complete this project. A variance from 2013 is eliminated for Lot 1 as a result of this project.

The recommendation motion includes the following conditions:

- 1) Use wood as the primary material for all vertical porch elements (railings, balusters, posts etc.).
- 2) Mitigate the single evergreen parkway tree if it is necessary to remove it.

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

Additional details about the project are discussed in the Plan Commission report, which is attached for reference.

The plans and drawings for this project have been provided in hard copy only.

PLAN COMMISSION MOTION

On March 10, 2015, the Plan Commission moved 7-0 to recommend to the Village Board of Trustees to approve the site plan, subdivision and Certificate of Appropriateness for Kelly Grove II Subdivision.

DEVELOPMENT SERVICES AND PLANNING COMMITTEE MOTION

On March 16, 2015, the Development Services and Planning Committee moved 3-0 to recommend to the Village Board approval of the preliminary site plan titled "Kelly Grove II", prepared by Landmark Engineering LLC, and dated March 2, 2015, subject to the following conditions:

1. Any retaining walls exceeding 3' in height require variance.

2. Meet all final engineering and building code related items.
3. Use wood as the primary material for all vertical porch elements (railings, balusters, posts etc.).
4. Mitigate the single evergreen parkway tree if it is necessary to remove it.

and

Moved 3-0 to recommend to the Village Board approval of a Certificate of Appropriateness for 9865 144th Street (Lot 4 of Kelly Grove Subdivision) titled "Two Story Residence for Orland Park", prepared by IJM Group Inc. and dated August 8, 2011, subject to the same conditions as above.

and

Moved 3-0 to recommend to the Village Board approval of the plat of subdivision for Kelly Grove II titled "Kelly Grove II", prepared by Landmark Engineering LLC, and dated March 2, 2015 subject to the following condition:

1. Submit a Record Plat of Subdivision to the Village for recording.

All changes must be made prior to the Board meeting.

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

Recommended Action/Motion

I move to approve the site plan, subdivision and Certificate of Appropriateness for Kelly Grove II Subdivision, 9865 W. 144th Street, as recommended at the March 16, 2015 Development Services and Planning Committee meeting and as indicated in the below fully referenced motion.

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

I move to approve the preliminary site plan titled "Kelly Grove II", prepared by Landmark Engineering LLC, and dated March 2, 2015, subject to the following conditions:

1. Any retaining walls exceeding 3' in height require variance.
2. Meet all final engineering and building code related items.
3. Use wood as the primary material for all vertical porch elements (railings, balusters, posts etc.).
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