



Legislation Text

File #: 2017-0090, **Version:** 3

Title/Name/Summary

14332 Beacon Avenue, Mixed Use Building - Site Plan, Elevations and Certificate of Appropriateness for a New Mixed Use Building in the Old Orland Historic District

History

QUICKFACTS

Project

14332 Beacon Avenue Mixed Use Building - 2017-0090

Petitioner

John Kelly

Purpose

To construct and maintain a new approximately 8,000 square foot two-story mixed-use building.

Requested Actions: Site Plan, Certificate of Appropriateness

Project Attributes

Address: 14332 Beacon Avenue

P.I.N.(s): 27-09-207-022

Existing Zoning: OOH Old Orland Historic District

Comprehensive Plan Planning District: Downtown Planning District

Comprehensive Plan Designation: Neighborhood Mixed Use

OVERVIEW AND BACKGROUND

The subject site was previously petitioned in 2010 as the “McDuffy Mixed Use Development” (2010-0616). The McDuffy project pioneered and paved the way to establish the precedent for a mixed-use building within the Beacon Avenue street corridor. It sought to demolish the one time single family home that occupied the site and replace it with a new 14,820 square foot mixed-use building. Although approved by the Village Board in February 2011, the McDuffy project was not constructed due to the challenging economic conditions of the economic downturn and other externalities.

The one time single family home was demolished in 2016.

PROJECT DESCRIPTION & CONTEXT

The petitioner proposes to construct and maintain a new two-story mixed-use building that will be approximately 8,000 square feet. The proposed mixed-use building will include two office suites on the ground floor and two dwelling units on the second floor.

14332 Beacon Avenue is located within the permitted Beacon Avenue commercial area of the Old Orland Historic District as outlined by Section 6-209 of the Land Development Code. The Code permits “residential units above retail or commercial establishments” on Beacon Avenue between 143rd Street and 144th Street. The proposed mixed-use building is a conforming land use for the area. (The Old Orland Historic District, as a zoning district, contains two commercial sub-areas, one on Beacon Avenue and another on Union Avenue/143rd Place, that permit non-residential development and land uses).

The petition before the Committee considers both the site plan and the elevations of the redevelopment.

The petitioner does not request any variances or modifications for this project.

The recommendation motion includes the following condition:

1. Anchor all masonry using a veneer type with a 2.625 inch minimum thickness.

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.

PLAN COMMISSION MOTION

On March 14, 2017, the Plan Commission moved 7-0 to recommend to the Board of Trustees to approve the site plan and the certificate of appropriateness for 14332 Beacon Avenue.

DEVELOPMENT SERVICES AND PLANNING COMMITTEE MOTION

On March 20, 2017, the Development Services Planning and Engineering Committee moved 3-0 to recommend to the Board of Trustees to approve the preliminary site plan titled “Address”, prepared by IJM Architects, dated 12/9/16, sheet number A-2.0, subject to the following conditions:

1. Change the title of the site plan to “14332 Beacon Avenue, Orland Park, IL. 60462 Mixed Use Building”;
2. Submit a final landscape plan, for separate review and approval, within 30 days of Board approval for the continuation of the existing non-residential street parkway pattern of brick paved sidewalks and tree grates.

And

Moved 3-0 to recommend to the Village Board to approve the elevations drawings titled “Address”, prepared by IJM Architects, dated 12/9/16, sheet A-1.0, subject to the following conditions:

1. Change the title of the elevation drawings to “14332 Beacon Avenue, Orland Park, IL. 69462 Mixed Use Building”;
2. Change the first ground floor windows visible to the right-of-way from picture windows to storefront windows similar to those on the east main elevation;

3. Introduce a brick soldier course above the ground floor windows on the two side elevations and the rear elevation at the same height as the limestone header on the east main elevation;
4. Continue the parapet walls on both side elevations to at least the first second floor window from the front;
5. Include a concrete masonry base to separate ground level and masonry on the east main elevation;
6. Redesign the two (2) exterior stairs at the rear to include a second floor outdoor space (deck or balcony) for each dwelling unit with a common exterior covered fire escape; and
7. Anchor all masonry using a veneer type with a 2.625 inch minimum thickness.

DISCUSSION

Since the Committee meeting, the petitioner has met Conditions 1 and 2 of the site plan motion, and Conditions 1, 2, 3, 4, 5, and 6 of the COA motion. Condition 7 remains as a standard informational condition and is renumbered to 1.

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

Recommended Action/Motion

I move to approve the site plan and certificate of appropriateness for 14332 Beacon Avenue as recommended at the March 20, 2017 Development Services Planning and Engineering 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 "Mixed Use Building 14332 Beacon Ave., Orland Park, IL. 60462", prepared by IJM Architects, dated 3/28/17, sheet number A-2.0;

And

I move to approve the elevations drawings titled "Mixed Use Building 14332 Beacon Ave. Orland Park, IL. 60462", prepared by IJM Architects, dated 3/28/17, sheet A-1.0, subject to the following condition:

1. Anchor all masonry using a veneer type with a 2.625 inch minimum thickness.