



# VILLAGE OF ORLAND PARK

14700 Ravinia Avenue  
Orland Park, IL 60462  
www.orlandpark.org

## Department Requested Action

File Number: 2010-0616

Agenda Date: 8/15/2011

Version: 1

Status: PASSED

In Control: Board of Trustees

File Type: ORDINANCE

### Title/Name/Summary

McDuffy Beacon Avenue Development - Site Plan Review

### History

The petitioner proposes to demolish the existing single family home at 14332 Beacon Avenue and replace it with a new 14,820 square foot mixed-use building that will have two commercial spaces on the ground floor and four (4) residential units on the second and third floors. The proposed building will have a footprint of 4,940 square feet.

The existing single family home at 14332 Beacon Avenue is located within the permitted commercial area as outlined by Section 6-209 of the Land Development Code for Beacon Avenue. 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 use for the area. (The Old Orland Historic District, as a zoning district, contains two commercial sub-districts wherein non-residential development is permitted. These are located along Beacon Avenue and Union Avenue).

The petition before the Plan Commission considered the site plan of the proposed redevelopment, since the elevations of the building are within the purview of the Historic Preservation Review Commission's (HPRC) review responsibilities for the Historic District. The elevations will be reviewed at the next HPRC meeting. Elevations are provided with this report for reference purposes.

On January 11, 2011, the Plan Commission moved 6-0 to recommend to the Village Board of Trustees to approve the site plan titled "Mixed Use Building for McDuffy's Beacon St. Condominiums Orland Park, Illinois", prepared by W.K. Olson Architects Inc., dated 10/16/06, project number 260450, sheet number A-1, subject to the following conditions:

1. That the petitioner verifies the species of tree and the diameters of the trees currently present on the subject lot to determine Heritage Tree status and tree mitigation requirements, if any, prior to Committee;
2. That the turret at the northeast corner of the building does not encroach more than three (3) feet into the side yard setback and the site plan confirms this with a note;
3. That the gabled parapet on the rear elevation of the building is replaced with a flatter parapet style to meet the 37 foot height limitation;
4. That all the height issues identified in this report be resolved before presenting the

elevations to the HPRC;

5. That the petitioner provides a no parking loading zone sign along Beacon Avenue for a specific time of day (morning or evening) to accommodate any loading activities on-street;
6. That the site plan be updated to show Beacon Avenue's commercial area sidewalk and brick-paved parkway (including the tree grates/wells) extended and continued through the frontage of the subject site;
7. That a bicycle rack for at least three (3) bicycles is installed on site near the main entrance;
8. That a landscape plan is submitted for separate review and approval;
9. That all Building Code related items are met and all necessary building permits are obtained.

As of the writing of this report, Condition 1 is currently being researched by the Petitioner to determine the status of the potential Heritage Tree and tree mitigation. The petitioner also noted that he would work with his architect to resolve the side setback issue regarding the turret and the issue with the mean height of the turret's conical roof shape before presenting the elevations to the Historic Preservation Review Commission (HPRC). The petitioner does not have any problems with the remaining conditions, which will be fulfilled at a later date during and after construction.

The elevation drawings will be reviewed by the HPRC on January 18, 2011. The Development Services and Planning Committee does not procedurally review the elevations of buildings within the Historic District, although the elevations are included with this report for reference purposes. Historic District building elevations are reviewed directly by the Village Board of Trustees. Therefore, the motion below is only for the site plan of the mixed-use redevelopment.

#### **Financial Impact**

There is no immediate financial impact to the Village's budget at this time. However, new residents and businesses will result in future tax revenues.

This case is now before the Development Services/Planning Committee for review of the site plan prior to being sent to the Historic Preservation Review Commission for elevation review. The site plan and elevations together will be sent to the Board of Trustees for final review/approval as a complete package.

**A NEW COVER SHEET WILL BE PROVIDED WITH THE APPROPRIATE BOARD MOTION.**

#### **Recommended Action/Motion**

I move to recommend to the Village Board to approve the mixed-use redevelopment of 14332 Beacon Avenue per the site plan titled "Mixed Use Building for McDuffy's Beacon St. Condominiums Orland Park, Illinois" as indicated in the attached fully referenced motion.

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

I move to recommend to the Village Board of Trustees to approve the site plan titled "Mixed Use Building for McDuffy's Beacon St. Condominiums Orland Park, Illinois", prepared by W.K. Olson Architects Inc., dated 10/16/06, project number 260450, sheet number A-1, subject to the following conditions:

1. That the petitioner verifies the species of tree and the diameters of the trees currently present on the subject lot to determine Heritage Tree status and tree mitigation requirements, if any, prior to Village Board approval;
2. That the turret at the northeast corner of the building does not encroach more than three (3) feet into the side yard setback and the site plan confirms this with a note;
3. That the gabled parapet on the rear elevation of the building is replaced with a flatter parapet style to meet the 37 foot height limitation;
4. That all the height issues identified in this report be resolved before presenting the elevations to the HPRC;
5. That the petitioner provides a no parking loading zone sign along Beacon Avenue for a specific time of day (morning or evening) to accommodate any loading activities on-street;
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