



# VILLAGE OF ORLAND PARK

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

## Department Requested Action

File Number: 2018-0286

**Agenda Date:**

**Version:** 0

**Status:** PLACED ON FILE

**In Control:** No body

**File Type:** MOTION

14332 Beacon Ave. Mixed-use Development (Aishling Companion Homecare)

### [Title/Name/Summary](#)

14332 Beacon Ave. Mixed-use Development (Aishling Companion Homecare)

History

### QUICKFACTS

#### **Project**

14332 Beacon Avenue Mixed Use Building - 2017-0090

#### **Petitioner**

John Kelly

#### **Purpose**

Minor Amendments to the approved Site Plan, Elevations reviewed through an amended Certificate of Appropriateness for a New Mixed 8,000 square foot two-story mixed-use Building in the Old Orland Historic District.

*Requested Actions:* 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.

In 2017, the Board of Trustees approved a new site plan, elevations and a Certificate of Appropriateness for this site 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 updated 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 updated building will have two residential units above a single office tenant.

The petitioner did not request any variances or modifications.

The project was approved with the following outstanding conditions:

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

### **PROJECT DESCRIPTION & CONTEXT**

The petitioner resubmitted to the Village with a new architect with some basic changes to the overall elevation and site plan.

The three conditions listed above have been incorporated into the new submittal.

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

### **SITE PLAN**

The proposed site plan is generally characterized by an approximately 3,726 square foot footprint of the building located along the eastern property line fronting Beacon Avenue. The parking lot configuration has not changed from the 2017 proposal is located to the rear, is accessible from the alley, and proposes a seven (7) space parking field. There is no longer a sidewalk connection between the front and rear of the building, as these sections of the property are required as Stormwater conveyance from the front of the property/location of downspouts to the inlets proposed in the rear of the property.

## **MOBILITY**

The site is accessible from Beacon Avenue, a local street. Accessibility from Beacon Avenue is limited to pedestrian traffic and on-street parking. Otherwise, vehicles access the site from the local alley to the west between Beacon and Oak Avenues. The alley is accessible from 144th Street, a local street to the south.

### **Pedestrian and Bicycle:**

Pedestrians and bicyclists access the site from Beacon Avenue, which has paver bricked and tree lined sidewalks. As part of the new proposal, bicycle racks have been proposed at the rear of the building near the entrance.

### **Public Transit:**

Public transit does not serve this site directly. However, according the Comprehensive Plan, the Beacon Avenue corridor is a five minute, quarter mile walk to the 143rd Street Metra Commuter Station.

Parking quantities have not changed from the original approved site plan. See the information below regarding shared parking in this area of Old Orland.

### **Parking/Loading:**

Parking Required - 14 spaces

Parking Provided - 7 spaces

Section 6-209.D.3 of the Land Development Code notes the following:

“If there is insufficient area for Historic District businesses in new or existing buildings to provide required parking on-site, parking opportunities demonstrated to exist either on-street or via shared parking nearby may be applied to meet the requirement.”

Off-site parking is available at the old gravel Metra parking lot on 144th Street and at the Orland Park History Museum (formerly known as the Old Village Hall at 14415 Beacon Avenue). The parking lot behind the History Museum currently has approximately 52 parking spaces.

The Museum was approved in 2016 via Special Use Permit (2016-0105). The Special Use Permit required the Museum to have 22 parking spaces, leaving 32 available spaces for public use.

The proposed mixed-use building would require the use of seven (7) parking spaces from the available 32. There is enough parking behind the History Museum to accommodate the parking requirements for this mixed-use building.

## **BUILDING ELEVATIONS**

The proposed building elevations are generally characterized by four masonry based facades with storefront fenestration on the east façade and ample fenestration on the side and rear facades. In introducing the storefront window systems, the proposed mixed-use

building echoes the storefront design and character of the building that once stood there over 100 years ago. The petitioner worked with the Village to find historic photographs of the original structure and bring to life the most sensible elements to a modern building. The proposed building also echoes the masonry designs of both The Irish Patriot and the Orland State Bank buildings, the other solid masonry commercial structures in Old Orland. In this way, the proposed structure links itself historically and thematically to the Historic District.

The following is a description of each façade in greater detail.

***North & South Elevations (Sides)***

The north and south elevations mirror each other and will be discussed together. These elevations are mainly characterized by a large masonry façade punctuated by three two-over-two windows on the upper level (dwelling units) and a reduction from the original six (6) two-over-two windows proposed to three (3) two-over-two windows on the ground floor.

The ground level storefront windows visible from the right-of-way have been removed from the previously approved elevations, as they were not appropriate to the District as were designed originally; there had been a request to change them to storefront windows. The change to remove them is supported, as it reflects the same design of the Old Orland State Bank, where the side elevations are just plain brick. Generally the sides of buildings were of a lesser architectural detail. Staff requested that the stone bands along these elevations also be removed as part of the removal of these lower level windows, as they do not anchor to anything visually.

Lastly, on both elevations, the petitioner has extended the parapet to just beyond the upstairs balcony, as requested by the Village. This will ensure appropriate rooftop screening but also a uniform parapet that turns the corners and presents a square or flat roofed façade to the right-of-way.

***East Elevation (Front, Beacon Avenue Facing)***

The ground floor front elevation is mainly characterized by large storefront picture windows with a black panel detailing on all four sides of the windows. This is the office facades. The storefront windows are encased in black wood frame elements. The main entrance doors are also encased in wood frames. Capping the storefront window systems is a limestone band that spans the width of the façade. Four gooseneck lights are placed above the largest of the six (6) storefront windows. The new proposal includes a concrete base to separate ground level and masonry. This arrangement echoes the other masonry commercial buildings in Old Orland: The Irish Patriot and the Orland State Bank buildings.

The second floor front elevation is mainly characterized by seven (7) one-over-one windows. Above each window is a limestone square pattern inlay. Above this banding is the parapet system that includes one (1) main parapet and two (2) minor parapets on either side. The windows have limestone headers.

The center portion of the front façade is recessed. There is a single door on the ground floor that accesses a central hall and allows access to the residential units upstairs.

All parapets are capped with limestone coping.

The petitioner has indicated that there is no sign band area for sign copy to be posted on the building. The only sign area proposed is at the top of the central recessed area. Signage will need to be approved through a separate review process. A sign permit will be required.

***West Elevation (Rear, Alley Facing)***

The rear elevation is mainly characterized by the hipped roofline, limestone coping, the second floor residential windows, which include one (1) two-over-two and one (1) one-over-one windows on each side of the central recessed façade section. The exterior stairs were required to be removed, as a condition of approval, and have been removed and access to the residential units is now proposed through the main central door from a main corridor. Two (2) one-over-one windows are proposed on the ground floor. The three doors at the rear of the façade are proposed as solid wood, with three-quarter  $\frac{3}{4}$  window and paneling inlay on the bottom quarter  $\frac{1}{4}$ . Brick coursing is proposed above all windows and doors.

**LANDSCAPING/TREE MITIGATION**

Brick paving and tree grates have been proposed along Beacon Avenue; a condition of approval. Foundation landscaping and parking lot landscaping, meet the intent and spirit of the code, as interpreted for the Old Orland Historic District.

Final Landscaping has been approved.

**DETAILED PLANNING DISCUSSION**

**Natural Features**

There are no natural features located on this site. The visible depression on the property is not storm water related. It is the remnant depression that once contained the foundation of the building that burned down at this site over 100 years ago.

**Preliminary Engineering**

Preliminary engineering was never reviewed as part of the original submittal. The petitioner has gone through engineering review as part of this resubmittal and has been it has been approved.

**Land Use/Compatibility**

The proposed land use is compatible with the Comprehensive Plan's categorization for this area as a Neighborhood Mixed Use. It is also compatible with the zoning district's designation for commercial uses per Section 6-209.B.

**Lot Coverage**

Maximum: 90%

Proposed: 82.5% (a reduction from 96% as previously proposed)

The petitioner has also proposed permeable pavement in the parking lot, a requirement of preliminary engineering in order to provide volume control.

**Lot Size**

Minimum: 2,500 square feet

Provided: 7,500 square feet

**Setbacks**

*Beacon Avenue East Front Setback:*

Required - No minimum, 15 foot maximum;

Provided - 0 feet (reduced from the 2 feet previously approved)

This is more in line with the Orland State Bank that is pulled right up to the sidewalk. This will also reduce maintenance of a narrow landscape area that was originally proposed between the building façade and the sidewalk.

*North Side Setback:*

Required - No minimum, 5 foot maximum

Proposed - 5 feet

*South Side Setback:*

Required - No minimum, 5 foot maximum

Proposed - 5 feet

*Rear West Setback:*

Required - 20 foot minimum, no maximum

Proposed - 38' feet (reduced from the 44' previously approved, due to minor footprint changes)

A rear parking setback is not required in the Old Orland Historic District. Per Section 6-306.E.9.b, "when a rear setback is adjacent to a residential district, no parking shall be permitted within twenty (20) feet of a residential district." The Old Orland Historic District is a mixed-use zoning district. The subject non-residential property and the residential properties to the west are both located in the same zoning district. Because there is no distinction in the district, a rear parking setback is not required.

To address the adjacency clause in the above provision, it is important to note that the single family homes to the west are separated from the subject property by a sixteen (16) foot wide alley and that the proposed rear parking setback is approximately two (2) feet. This means there is approximately eighteen (18) feet separating the two land uses.

Lastly, one important duty of alleys is to provide parking opportunities at the rear of properties. Establishing a twenty (20) foot parking setback would run opposite to the purpose of the alley as a conduit to immediate rear accessible parking. This is particularly true in Old Orland, where lots are small. A twenty (20) foot setback would significantly impede the redevelopment potential of all properties along Beacon Avenue or render it impossible.

**Building Height**

Maximum -- 37 feet

Proposed -- 26'-4" feet, has not changed from the original approved plans.

**Parking and Loading**

Required - 15 spaces

Proposed - 7 spaces onsite, 8 spaces at the History Museum

**Mechanicals/Utility Conduits**

The petitioner has indicated that mechanical condenser units will be located in the south setback area toward the rear of the property and have been proposed to be screened by rear round evergreen landscaping.

**Signage**

Signage is not part of this petition and should be submitted for separate review to the Building Division.

**Recommended Action/Motion**

The amended Certificate of Appropriateness for the mixed use building, site plan and elevations proposed at 14332 Beacon Avenue, per the Architectural Plans submitted November 2, 2018 and Landscape Plans dated November 16, 2018 was administratively approved on November 21, 2018 subject to the following conditions:

1. Meet all Building and Land Development Code requirements;
2. Obtain the necessary permits from the Village's Building Division prior to initiating work, and;
3. Replace or repair all landscaping that is disturbed by the construction process.