



VILLAGE OF ORLAND PARK

14700 Ravinia Avenue
Orland Park, IL 60462
www.orland-park.il.us

Department Requested Action

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File Type: MOTION

Title/Name/Summary

Horton Center Façade Update - Administrative Review

History

QUICKFACTS

Project

Horton Center Façade Update - 2016-0576

Petitioner

Ramzi Hassan

Purpose

The purpose of this petition is to renovate the exterior appearance of three buildings at the Horton Center Shopping Center with new materials and appearances.

Requested Actions: Appearance Review

Project Attributes

Address: 14400 John Humphrey Drive

P.I.N.(s): 27-10-100-100; 27-10-100-085

Size: 2.9 acres

Comprehensive Plan Planning District: Downtown Planning District

Comprehensive Land Designation: Downtown Mixed Use

Existing Zoning: Village Center District (VC)

Existing Land Use: Retail Shopping Center

Surrounding Land Use:

North: Village Center District VC - Vacant/ commercial property

South: Village Center District VC - (across 144th Place) Office condos

East: Village Center District VC - (across John Humphrey Drive) Retail and office

West: Village Center District VC - United States Post Office

OVERVIEW AND BACKGROUND

In February 2014, an administrative review (case number 2013-0664) was approved to update the appearance of the shopping center with a grant from the Appearance Improvement Grant. The original grant award was \$60,000, \$20,000 for each of the three buildings at the shopping center (2014-0245).

Despite initial project approval and complete building permit approvals, the project was not completed due to project overruns and unexpected required parking lot corrections that delayed the project and re-allocated private funding for priority maintenance projects.

PROJECT DESCRIPTION & CONTEXT

The petitioner has re-evaluated the Horton Center Shopping Center appearance improvement project and resubmitted new design and appearance considerations for the shopping center that are more in-line with available private funding. The petitioner proposes to update the appearance of the three buildings at the site: two strip retail buildings and one office building.

The proposed improvements are intended to update and rehabilitate the shopping center's appearance and reinvigorate its presence in the John Humphrey Drive commercial and office corridor north of Orland Square Mall.

The recommendation motion includes the following conditions:

1. Do not paint the masonry columns but instead use a brick that is naturally colored that is complimentary to the proposed color scheme of the buildings.
2. Match the color scheme of the office building to the retail buildings.
3. Maintain an appropriate scale for secondary columns under the canopy.
4. Provide lighting details for the fixtures on the new main entry parapets and other locations, including the office building.

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

BUILDING ELEVATIONS

The proposed building elevations are mainly characterized by a metal seam roof, metal cornice and trim, solid black spandrel glass panels, masonry columns and EIFS parapets.

Proposed Color Scheme

The proposed color scheme replaces the faded blue and white pattern currently characterizing the shopping center experience. The petitioner has selected warm/earth color tones for the shopping center to maintain visual interest in the buildings throughout the year. In his letter dated August 26, 2016, the architect of record describes the colors as such:

Field Color *Casa Blanca* SW7571 for the new parapets, wall fixture areas and vertical panel along the canopy of the shopping center.

Trim Color *Meadowlark* SW7522 for the trim details within the proposed new parapet (around the spandrel glass areas, wall fixture areas etc.).

Metal Roof *Terra Cotta*; Pac-Clad Petersen Aluminum for the color of the metal roof canopy throughout the development.

The light fixtures will be clad with the same material as the cornice work and painted in the Terra Cotta color.

Proposed Elevations

The following is a discussion of each elevation for each building.

South Elevation - Retail Building (*Café Gaston Façade facing 144th Place*)

Changes to the south elevation of the retail building are mainly characterized by the removal of a row of faux skylights at the center of the exterior canopy of the building and replaced by a new metal seam roof across the façade. The two central columns are clad in masonry and light fixtures are added on top of the columns to highlight them during the evening hours. The proposed new parapet is also visible from the south elevation, with a wraparound wall to avoid false parapet design.

Under each new main entry parapet are two new masonry clad columns that will provide visual support for the mass above and focus on these features at the ground level. In a letter from the architect dated August 26, 2016, the masonry will wrap the existing column and is proposed to be painted to match *Casa Blanca*. Per Section 6-308.F.4 brick shall not be painted unless approved by Appearance Review. Painting masonry is not recommended for new masonry. A condition is included in the motion below to select a brick color that will be complimentary to the proposed color scheme for the buildings so that the bricks are not painted but naturally colored.

In addition to the masonry columns under the new main entry parapets there are secondary columns which will be treated with a base and painted to compliment the proposed color scheme of the buildings. The width and scale of these columns may be considered too narrow and therefore off scale with the rest of the façade. The petitioner must ensure that these columns maintain an appropriate scale when compared to the other façade improvements (per response item 16 in letter dated August 26, 2016).

Additionally in the same letter it is noted that the column scale for the secondary posts under the canopy will remain as depicted on the proposed

The new main entry parapet design is the same on all of the main entry parapets on the two retail buildings. The petitioner must submit lighting details for the fixtures on the new main entry parapets and other locations, including the office building.

East Elevation - Retail Building (*South Building facing John Humphrey Drive*)

As in the south elevation, the faux skylights at either end of the façade are removed and the entire roof of the canopy is replaced with the metal seam roof system. The two existing main entry parapets with the transparent half circle design are redesigned

to include a solid sign face with light fixtures at either end and four (4) mounted opaque glass panels at the top.

South Elevation - Retail Building (*North Building facing 144th Place*)

The south elevation of the North Building has the same changes and design applied to it as the east elevation of the South Building.

East Elevation - Retail Building (*North Building facing John Humphrey Drive*)

The east elevation of the North Building finishes the wraparound metal seam roof canopy update seen on the other elevations. The side view of the North Building new main entry parapets is visible with the masonry columns providing the visual support for the mass above.

Office Building Elevations (*Sheet A-1*)

On all four elevations of the existing office building the petitioner proposes to paint the existing band that goes around the middle of the building in *Casa Blanca*. In addition, four (4) light fixtures similar to those on the retail buildings will be installed on the parapet level of the main façade and another four (4) fixtures on the parapet level of the rear façade (which is visible to 143rd Street across the former Terry's Lincoln Mercury site). On each of the side facades three (3) fixtures are proposed at the parapet level to continue the pattern around the building. A new cornice is added around the entire top of the building.

The elevations indicate a "blue metal trim" and "blue metal cornice" on the office building. This color scheme does not match the proposed color scheme of the retail buildings. A condition is added to the recommended motion to match the color scheme of the office building to the retail buildings.

INCENTIVES: Appearance Improvement Grant Award

The petitioner proposes to apply these changes to their existing Appearance Improvement Grant award for funding assistance. The grant was awarded in 2014 (2014-0245) for \$60,000 or \$20,000 per each of the three (3) buildings to fund updates to the façade of the shopping center. This report discussed the changes from the existing conditions. A supplementary attachment is provided to demonstrate the 2013-0664 Appearance Review approval, which was originally used to obtain the \$60,000 AIG award.

Recommended Action/Motion

The Appearance Review for Horton Center Shopping Center, 14400 John Humphrey Drive, case number 2016-0576, as shown on the elevation drawings titled "Horton Center Remodeling", prepared by Phillip J. Riley Architects, sheets A-1, was administratively approved on September 13, 2016 subject to the following conditions:

1. Do not paint the masonry columns but instead use a brick that is naturally colored that is complimentary to the proposed color scheme of the buildings.
2. Match the color scheme of the office building to the retail buildings.
3. Maintain an appropriate scale for secondary columns under the canopy.
4. Provide lighting details for the fixtures on the new main entry parapets and other

locations, including the office building.