



VILLAGE OF ORLAND PARK

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

Department Requested Action

File Number: 2015-0414

Agenda Date:

Version: 0

Status: IN COMMITTEE
/COMMISSION

In Control: Plan Commission

File Type: MOTION

Title/Name/Summary

Sheth Dermatology - Motion

History

QUICKFACTS

Project

Sheth Dermatology
2015-0414

Petitioner

Randy Johnstone - Apex Design Build

Purpose

The petitioner proposes to paint portions of the building's masonry walls, add an EIFS wall detail, infill loading bay doors with brick and update additional building features.

Requested Actions: Appearance Review

Project Attributes

Address: 9131 W. 151st Street

P.I.N.(s): 27-15-200-013-0000

Parcel Size: 0.93 acres (40,510 s.f.)

Building Size: 0.15 acres (6,355 s.f.)

Comprehensive Plan Planning District: Regional Core District

Comprehensive Land Designation: Regional Mixed Use

Existing Zoning: BIZ General Business District

Existing Land Use: Commercial Retail

Surrounding Land Use:

North: COR Mixed Use District - (across 159th St) - 151st Street Lift Station

South: R-3 Residential District - Residential (Village Square of Orland)

East: BIZ General Business District - Commercial Retail (New Line Design)

West: BIZ General Business District - Commercial Retail (Regent Plaza)

PROJECT DESCRIPTION & CONTEXT

The subject standalone, one-story brick building is located within a series of single and multi-tenant commercial/retail buildings along 151st Street. The petitioner has proposed several exterior building changes, including painting large portions of the building's masonry walls, the addition of an EIFS wall detail, the infill of two (2) loading bays, the installation of new windows, the replacement of wall mounted lights and handrail, and repainting an overhead canopy.

The proposed building updates meet Code requirements, except for the proposal to apply paint directly to the building's brick masonry, which is not supported. Presently, the building's exterior walls are comprised of unpainted brick masonry, except where windows, doors or other building appurtenances exist. The brick is light brown in color and appears to be in good condition.

Painting masonry is not supported due to the short- and long-term maintenance issues associated with painted brick, the desire to not set a precedent for the painting of masonry and stipulations within the Village Land Development Code, as detailed below.

The petitioner has been informed of and acknowledges the long term maintenance issues and costs associated with painting masonry. An alternative scheme has been proposed to the petitioner, which included incorporating EIFS details around windows and doors, which could then be painted. The petitioner wishes to proceed with the original proposal, however.

Even though the proposal to paint masonry is not supported, the petitioner is entitled to a final project review and approval by the Plan Commission. If direct application of paint to masonry was approved by the Plan Commission, all masonry painting would need to be applied as detailed in Section 6-308.F.4, and all conditions below would need to be met prior to any work being performed.

No additional exterior building changes are proposed through this petition.

The motion includes the following conditions:

- 1) That no paint or primer is applied directly to the existing building masonry;
- 2) That a building permit is obtained from the Village's Building Department prior to initiating work;
- 3) That a sign permit application is submitted to the Building Division for separate review and approval;
- 4) That weeds and dead/dying plants are removed and replaced, the parking lot is brought up to Village installation and maintenance standards and a dumpster enclosure is constructed.

Overall, the project conforms to the Village's Comprehensive Plan, Land Development Codes and policies for this area, except for the direct application of paint on masonry, which is pending Plan Commission approval.

SITE PLANS

A site plan was not submitted as part of this project.

MOBILITY

Vehicular/Traffic:

The site is accessible from the north by three shared entrances along 151st Street, a minor arterial street. It is also accessible from shared driveways on Windsor Drive to the east and Regent Drive to the west, both local streets.

Parking/Loading:

Parking Required (1 per 250 s.f.) = 25 spaces (2 accessible)

Parking Provided = 29 spaces (2 accessible)

BUILDING ELEVATIONS

Elevation “SHETH__Exterior_Paint Labels”

The elevation titled “SHETH__Exterior_Paint Labels”, is a rendered image of the north and west elevations of the proposed building. Both the north and west elevations are directly visible from 151st Street, and are the main public “faces” of the building. The three proposed building colors are shown and their measurements detailed. The topmost portion of the building, measuring four (4) feet in width and constructed of EIFS, is shown painted in “Benjamin Moore Storm AF-700”, which is a dark grey color. Below this color is a two (2) foot wide band, painted “Benjamin Moore Boca Raton Blue 711”, which is a teal-green color. Finally, the remaining brick masonry is shown painted “Benjamin Moore Metropolitan AF-690”, which is a light grey color. The use of EIFS is limited to the north and west elevations, except for short sections of EIFS that would wrap around the south and east elevation walls. The south and east elevations would not receive any additional EIFS detailing, and masonry walls would be completely painted in the light grey “Benjamin Moore Metropolitan AF-690”.

All proposed paint and primer products are Perma-Crete architectural coatings, tinted to match Benjamin Moore colors. The Perma-Crete primer and paint are specifically designed for interior and exterior, above ground, wood, plaster, wallboard, and masonry surfaces. Included with this staff report are the specification sheets for each product.

Two (2) wall signs are shown on this elevation as well, stating the name of the company next to a logo. Approval of these signs is part of a separate permitting process and not reviewed as part of this report.

Elevation “A4.0”

The elevation titled “A4.0” shows a detailed elevation drawing of the proposed work. In addition to the same details shown in Elevation “SHETH__Exterior_Paint Labels”, the elevation shows the segment of the EIFS detail that would wrap around onto the south and east elevations. This wrapping will give the appearance that the EIFS detail continues around the entire building.

In addition to the proposed EIFS and masonry painting discussed above, several additional exterior appearance changes are detailed on elevation “A4.0”.

A summary of these changes are discussed here:

All existing masonry and expansion joints will be repaired. All spalling brick will be tuck-pointed by a mason. Additionally, the brick veneer on an existing retaining wall on the north elevation will be demolished and replaced by the building owner.

Two (2) existing loading bay doors on the building's east elevation will be infilled with brick. This brick will closely match the existing brick, but will not be identical. As such, evidence of this infill may be evident after work is complete. Two (2) new windows will be installed as well, one (1) window in each infill wall. These windows will closely resemble existing windows. Additionally, a non-functioning vent opening on the east elevation will be infilled with brick.

All wall mounted light fixtures will be updated with LED fixtures. Fixtures will resemble existing wall mounted fixtures.

A new steel guardrail will be installed along the east elevation. An existing canopy above the guardrail will be repainted. Both the guardrail and canopy will be painted to match the color of the exterior brick wall.

Finally, as mentioned in *Elevation "SHETH__Exterior_Paint Labels"*, two (2) wall signs are shown on this elevation as well, stating the name of the company next to a logo. Approval of these signs is part of a separate permitting process and not reviewed as part of this report.

No additional exterior building changes are proposed through this petition.

LANDSCAPING/TREE MITIGATION

The site is in major need of landscaping improvements, especially weeding, plant replacement and mulching. Landscaping will likely become a property maintenance issue for the petitioner. The petitioner is strongly advised to address these issues in the short-term.

DETAILED PLANNING DISCUSSION

Masonry Painting

As mentioned above, Staff does not support the proposal to apply paint directly to any portion of the building's masonry façade, but does support all other proposed building updates. Staff's reasons to not support masonry painting are the short- and long-term maintenance issues associated with painted brick, the desire to not set a precedent for the painting of masonry and the stipulations detailed in Section 6-308.F of the Land Development Code, which states:

"Brick shall not be painted, except if approved under an Appearance Review and subject to the following conditions:

- a. Painting and color selection approved by Plan Commission pursuant to the design standards of Section 6-308. A.;
- b. Paint to be Masters Choice Acrylic/Aliphatic Urethane (waterborne) or equal;

- c. Scrape or grind protrusions flush with the surface;
- d. Clean with a trisodium phosphate solution, followed by a clean water rinse;
- e. Air temperature not to exceed minimum or maximum 50-110 degrees at time of application; and
- f. Seal all surfaces with primer prior to applying paint.”

Section 6-308.A are architectural design standards, the aim of which are to: “encourage and promote acceptability, attractiveness, cohesiveness and compatibility of new development so as to maintain and improve the established standards of property values throughout the Village; and to aid prospective contractors, architects, designers and developers in preparing their project plans for review by the Village.”

As such, if based on the architectural design standards listed in 6-308.F, the Plan Commission decides to approve the direct application of paint onto the masonry façade, the petitioner must follow the Village’s protocol for its application.

Garbage Enclosure

Additionally, a garbage enclosure does not currently exist on premises. It is assumed that garbage was previously stored inside the building near the loading bays; as this area’s purpose is being converted, an outdoor garbage handling area is required. Requirements for dumpsters and trash handling areas are detailed in Section 6-302.D of the Village Land Development Code, and require an approved appearance review and building permit prior to construction.

Parking Lot

Finally, in addition to landscape and dumpster enclosure deficiencies, the parking lot that services the building is in major disrepair. Cracks, weeds and pot holes can be found throughout the parking lot. As the parking lot, landscaping and dumpster enclosure are major property issues that will need to be dealt with, the petitioner is strongly advised to address these issues in the short-term.

Overall, the project conforms to the Village’s Comprehensive Plan, Land Development Codes and policies for this area, except for the direct application of paint on masonry, which is pending Plan Commission approval.

Mechanicals/Utility Conduits

All mechanical equipment must be screened, either at grade level with landscaping or hidden behind the roofline.

Signage

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

This is now before Plan Commission for consideration.

Recommended Action/Motion

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated July 28, 2015.

And

I move to approve the Appearance Review application, case number 2015-0414, as shown in the architectural drawings titled Elevation "SHETH__Exterior_Paint Labels" dated 07/15/2105 and Elevation "A4.0" dated 06/22/2015, prepared by APEX Design Build for Sheth Dermatology, subject to the following conditions:

- 1) That no paint or primer is applied directly to the existing building masonry;
- 2) That a building permit is obtained from the Village's Building Department prior to initiating work;
- 3) That a sign permit application is submitted to the Building Division for separate review and approval;
- 4) That weeds and dead/dying plants are removed and replaced, the parking lot is brought up to Village installation and maintenance standards and a dumpster enclosure is constructed.