

DAN'S PAINTING SERVICE  
(708) 927-5680

PROPOSAL SUBMITTED TO <u>Laura Murphy</u>	PHONE	DATE <u>9-10-16</u>
STREET <u>9925 W. 143rd St.</u>	JOB NAME	
CITY, STATE AND ZIP CODE <u>Oakland Park IL</u>	JOB LOCATION	

WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATES FOR:

Staining - stairs on west side of building  
 sign in front of building  
 1 post  
 pressure wash - 1 coat solid arborcoat stain

Labor and materials

750.00

All material is guaranteed to be specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature Dan Bohler

Note: This proposal may be withdrawn by us if not accepted within 90 days.

**Acceptance of Proposal** - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature \_\_\_\_\_

Date of Acceptance \_\_\_\_\_

DAN'S PAINTING SERVICE  
(708) 927-5680

PROPOSAL SUBMITTED TO Laura Murphy	PHONE	DATE 9-1-16
STREET 9925 W. 143rd St.	JOB NAME	
CITY, STATE AND ZIP CODE Orland Park IL 60462	JOB LOCATION	

WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATES FOR:

Ext. of building minus upper gable in back  
and front porch

Pressure wash - Scrape - prime - paint eves - siding -  
window frames - cement base

Labor and materials

\$ 6550.00

All material is guaranteed to be specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature [Signature]  
Note: This proposal may be withdrawn by us if not accepted within 90 days.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature \_\_\_\_\_  
Date of Acceptance \_\_\_\_\_

## 1. Job Description

- **Exterior Areas of Home:** Pressure Wash, Siding, Soffits and Fascia Trim, Open Rafter Soffit, Decorative Fascia Trim on Front, Window Sills & Casings, Decorative Window Sills & Casings, Oval Window, Picture Window, Wood Louvered Shutters, Door Frames, Foundation Walls **\$7,195.00**
  - **Front Porch:** Pressure Wash, Mechanical Sanding, Flooring, Porch Ceiling, Railing(s), Skirting, Posts & Beams, Decorative Corner Brackets **\$1,880.00**
- Total \$9,075.00**

Pricing includes labor and material.

Preparations and repairs are listed below.

Pressure wash using Simple Green eco friendly solution to clean and prepare all surfaces.

Siding, Soffits, Fascia, Shutters, Window Sills & Casings, and Door Frames:

Scrape, sand, caulk joints, and wood fill any rotten areas as needed. Spot prime any bare wood with Peel Stop to help reduce any future peeling. Apply 2 coats of Sherwin Williams Super Paint Exterior Flat Finish.

Picture Window Only:

Scrape, sand, re-glaze, spot prime bare wood, and apply 2 coats of Sherwin Williams Super Paint Exterior Flat Finish. (All other windows are sills and casings only. We will not be removing storm windows and painting actual windows.

Porch:

Pressure wash using Simple Green eco friendly solution to clean and prepare all surfaces.

Screw/nail in loose boards as needed. Mechanically sand all horizontal surfaces to remove loose stain and prep bare wood.

Apply 2 coats of Sherwin Williams Super Paint Exterior Satin Paint to railings, ceiling, posts, beams, decorative brackets, and skirting. The existing red areas possibly could need a 3rd coat. If needed the crew leader will provide a cost for the 3rd coat.

Apply 1 coat of Porch and Floor Satin Finish with anti-slip additive to floor and steps.

Color(s) to be chosen/approved by customer.

**Please take special note of job description. Jondec Painting is not required to perform any projects or tasks not specifically listed.**

### Exterior Preparation

Jondec Painting will protect all necessary areas with drop cloths.

Before pressure washing, all areas with mildew, mold or heavy dirt will be treated with Simple Green building wash (or similar).

Surfaces will be scraped of peeling paint and sanding. Glossy surfaces will be sanded to assure proper adhesion.

Deteriorated glazing compound around windows will be replaced.

All cracks in wood will be filled with latex caulk to lock out moisture (Excluding deck floors & steps).

If wood repairs are needed, customer will be notified. Small areas of rotted wood will be filled with wood-filler and sanded if possible. Larger repairs will include additional cost and must be agreed on in writing prior to the work being completed.

Areas of bare wood will be primed.

When the job is completed, paint residue and debris will be cleaned up and taken away. Unused paint will be labeled and left at job site.

Because of conditions unseen, additional repairs/cost may become necessary. Customer will be notified if any such conditions exist at time of discovery and will be required to sign an Additional Work Order for said repairs.

### Paint

Jondec Painting will recommend quality paints and stains from Benjamin Moore or Sherwin Williams. Other products may be used request.

Colors **must** be chosen 1 week prior to the start date. An additional cost will be charged for color changes made after work begins.

**Please Note** : Some accent colors are inherently less opaque and may require more than two coats to achieve a satisfactory and uniform appearance. Therefore, using these colors may result in additional costs. If these colors are selected, customers will be notified before work begins in that area.

### Marketing Agreement

Jondec Painting would like to display a yard sign on your lawn.

### Work Standard

Jondec Painting is a member of the Painting and Decorating Contractors of America.

All work is to be completed in a workman-like manner according to standard practices. Worker/s will remain on job until completion of project. Work site will be cleaned daily and upon project completion. All agreements are contingent upon the absence of strikes, accidents or delays beyond our control.

Our work procedures follow the standards of the PDCA (Painting and Decorating Contractors of America, [www.pdca.org](http://www.pdca.org)).

The painting contractor will produce a "properly painted surface." A "**properly painted surface**" is one that is **uniform in color and sheen. It is one that is free of foreign material, lumps, skins, sags, holidays, misses, strike-through or insufficient coverage. It is a surface that is free of drips, spatters, spills or over-spray caused by the contractors' workforce performance. Compliance to meeting the criteria of a "properly painted surface" shall be determined when viewed without magnification at a distance of one meter or more under normal lighting conditions and from a normal viewing position.**

### Customer Responsibility

For your safety, no one other than employees of Jondec Painting is permitted in work areas. **As with all home improvement projects, children and pets should be kept away from work areas and from Jondec Painting supplies and equipment.**

Alarms must be turned off while work is in progress.

The customer must be available to meet with Jondec Painting crew leader on the last day of job.

### Unforeseen Conditions

Because of unforeseen conditions, additional repairs/costs may become necessary. The customer will be notified if any such conditions exist at time of discovery and will be required to sign an Additional Work Order for said repairs or any changes in work scope.

### Limited Warranty

Jondec Painting's warranty covers labor and material for a period of 2 years. **If paint failure appears, we will supply labor and materials to correct the condition without cost. This warranty is in lieu of all other warranties, expressed or implied. Our responsibility is limited to correcting the condition as indicated above.**

**This warranty excludes -- and in no event will Jondec Painting be responsible for -- consequential or incidental damages caused by accident or abuse, normal wear and tear, temperature changes, settlement or moisture; i.e., nail pops or cracks caused by expansion and/or contraction. Cracks will be properly prepared as indicated at time of job, but will not be covered under this warranty.**

**The exclusion also includes: Painted or stained horizontal walking surfaces (i.e. decks, floors and steps), dirt and mildew accumulation; paint/coating failure due to rotted wood, chemical exposure, structural defects, moisture intrusion, extensive sun and/or UV light exposure, heavy foot traffic, failure of previous paint coatings and insect infestation.**

**Jondec Painting is not responsible for differences in paint color when performing warranty work. This warranty is transferable.**

**Right of Rescission**

An individual signing a home improvement contract, except as provided in the emergency provisions of section 7 of the December 17, 1968 (P.L. 1224, No. 387), known as the Unfair Trade Practices and Consumer Protection Law, shall be permitted to rescind the contract without penalty regardless of where the contract was signed, within three business days of the date of signing.

**Payment Terms**

**A 30% deposit is due with the signed proposal, with the balance due on the last day of the project. On larger jobs a progress payment may be included.**

**Acceptance of proposal**

**Please indicate your acceptance of this proposal by signing this copy and returning to our office or reply by email with your acceptance.**

By accepting this contract, I acknowledge that I have read and understand the terms of this proposal.



18770 S. 88th Ave. Unit A, Mokena, IL 60448 708-532-5038 office 708-478-5074 fax  
IntegritySignCompany.com

PREPARED BY: Earvin Foster

DATE: Sept. 2, 2016

PROPOSAL

Agreement made between INTEGRITY SIGN COMPANY and

BUYER: Sugarbaker's Darlin Decor & More

ATTN: Laura M. Murphy

Phone: 708-460-3429

BILLING ADDRESS: 15608 Lakeside Drive  
Orland Park, IL 60462

INSTALL ADDRESS: 9925 W. 143rd St.  
Orland Park, IL 60462

DESCRIPTION OF WORK:

- 1. Double sided box sign reface. (2) 3/16 inch digitally printed translucent faces  
\*ALL FACES DONE ACCORDING TO CUSTOMER SUPPLIED ARTWORK

COST: \$675.00

DEPOSIT: \$337.50

BALANCE: Due upon completion

Remarks/Notes: Price includes survey and \*Vector artwork charge.

NOTE: A 2% convenience fee will be added to all credit card transactions.  
Above price does not include applicable sales taxes and permit fees (unless otherwise specified).  
All unpaid balances shall bear interest at the rate of two percent (2%) per month or part thereof after due date. Contact an Integrity representative for a detailed list of other restrictions that may apply to this contract. The parties acknowledge that they have carefully read the entire Agreement and fully understand their respective covenants hereunder.  
CONTRACT NOT VALID UNLESS SIGNED BY AN OFFICER OF INTEGRITY SIGN COMPANY.

INTEGRITY SIGN COMPANY BUYER Laura Murphy ACCEPTED BY:  
BY: \_\_\_\_\_ BY: \_\_\_\_\_ BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_ TITLE: owner TITLE: \_\_\_\_\_  
DATE: \_\_\_\_\_ DATE: 9-8-16 DATE: \_\_\_\_\_

PLEASE SIGN AND RETURN THE ORIGINAL OF THIS AGREEMENT  
Prices subject to change if not accepted within thirty (30) days of the first date set forth above.



13401 SOUTHWEST HIGHWAY, ORLAND PARK, IL 60462 / 708-448-0826 FAX 708-448-9092

### PROPOSAL

Date: 8/22/16  
Page: 1 of 1

MEM DESIGN INC.  
ATTN: KIM  
9925 W. 143<sup>RD</sup> STREET  
ORLAND PARK, IL 60462

JOBSITE ADDRESS (IF OPTION B CHOSEN):  
MEM DESIGN INC.  
9925 W. 143<sup>RD</sup> STREET  
ORLAND PARK, IL 60462

Van Bruggen Signs, Inc. hereby proposes to furnish all the material and perform all the labor necessary for the completion of:

<p>A. (2) 48.5”H x 36.5”W (approx. size) replacement faces for existing d/f illuminated sign  - VBS to come up with simple design similar to provided design (attached for quick reference).  Customer to approve prior to production.  - Two standard 3M vinyl colors (translucent red &amp; HP black)  - Provided for customer pickup &amp; installation</p>	\$990. <sup>00</sup>
<p>B. VBS to install (2) faces described above in existing sign at 9925 W. 143<sup>rd</sup> Street, Orland Park IL.</p>	\$265. <sup>00</sup>
Total Cost: \$1255. <sup>00</sup>	

NOTES: Permit & procurement fees are additional if required. Any service work to the sign is additional and will be charged per typical service rates. Above pricing includes 1 hour of design time. Additional charges may apply if exceeded.

All material is guaranteed to be as specified and the above to be in accordance with the drawings and or specifications submitted for the above work and completed in a workmanlike manner.

TERMS: 50% Partial Payment, Balance Due Upon Completion

RESPECTFULLY SUBMITTED,  
*Rebecca Gonzalez*  
Rebecca Van Bruggen - Gonzales

NOTE: THIS PROPOSAL MAY BE WITHDRAWN IF NOT ACCEPTED WITHIN 30 DAYS. WORK WILL NOT BEGIN UNTIL DOWNPAYMENT AND WRITTEN ACCEPTANCE ARE RECEIVED.

Any alteration from the above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate to be paid by the purchaser. In the event of a breach of contract by purchaser, VAN BRUGGEN SIGNS, INC. will be entitled to attorneys’ fees in a court proceeding. All agreements contingent upon strikes, accidents or delays beyond our control. Purchaser to carry fire, tornado and other necessary insurance upon above work. Worker’s compensations and public liability insurance on above work to be taken out by VAN BRUGGEN SIGNS, INC.

#### ACCEPTANCE OF PROPOSAL

The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_ OPTION(S): \_\_\_\_\_



# VILLAGE OF ORLAND PARK

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

## Department Requested Action

File Number: 2016-0657

**Agenda Date:**

**Version:** 0

**Status:** PLACED ON FILE

**In Control:** Board of Trustees

**File Type:** MOTION

### **Title/Name/Summary**

9925 143rd Street - Certificate of Appropriateness

### **History**

#### **QUICKFACTS**

#### **Project**

9925 143rd Street - Certificate of Appropriateness - 2016-0657

#### **Petitioner**

Laura Murphy - Tenant (MEM Design Inc. and Sugarbakers Inc.)  
Jeanne Gartland, Nancy Plesha - Property Owners

#### **Purpose**

The purpose of this petition is to re-paint the exterior of the building and install new signage at 9925 W. 143rd Street.

*Requested Actions:* Certificate of Appropriateness

#### **Project Attributes**

*Address:* 9925 W. 143rd Street

*P.I.N.(s):* 27-09-201-001; -002; -003

#### *Size:*

Lot: 7,500 square feet

Building: 1,700 square feet

*Comprehensive Plan Planning District:* Downtown Planning District

*Comprehensive Land Designation:* Neighborhood Mixed Use

*Existing Zoning:* OOH Old Orland Historic District

*Existing Land Use:* Commercial Retail / Office

#### *Surrounding Land Use:*

North: BIZ General Business District - School / Institutional

South: OOH Old Orland Historic District - (across alley) Single Family Home /



Commercial Office

East: OOH Old Orland Historic District - Commercial Office

West: OOH Old Orland Historic District - (across Brook Avenue) Commercial Office /  
Single Family Home

### **OVERVIEW AND BACKGROUND**

According to the 2008 Residential Area Intensive Survey (RAI), the building at 9925 W. 143rd Street is a two-story Italianate structure in good condition with medium integrity. It was constructed circa 1885. The RAI lists this building as a contributing structure to the Old Orland Historic District. The structure is also listed as an Orland Park Landmark on the Local Register of Significant Places in Section 5-110 Landmarks of the Land Development Code. The building was originally constructed as a residence, but is now used for commercial retail.

The RAI indicates minor alterations have taken place, including the installment of composition siding and non-original shutters. In 2012, a Certificate of Appropriateness was approved to construct a 450 square foot deck expansion to the existing rear deck and a new picket fence in the side yard area (2012-0133).

In 2015, a previous tenant replaced the roof on the front porch and partially painted the building without prior building permit or Certificate of Appropriateness approvals. A portion of the front façade, including the front porch posts, balustrade, trim, and decorative wood features, were painted in red and black. The new paint colors did not match the paint colors on the remainder of the façade, which created a visual and aesthetic dissonance on the building and to the surrounding neighborhood.

The exterior alterations were considered a minor change to a contributing structure, subject to an administrative review. The minor changes were addressed in a Certificate of Appropriateness approved September 17, 2015 (2015-0578). To date, the property has not been repainted. However, the installation of the new porch roof was approved in the Certificate of Appropriateness and all landscaping not properly maintained was trimmed to meet property maintenance standards defined in the Land Development Code.

The new tenant, Laura Murphy, is proposing to open Sugarbakers Inc. on the first floor of the building, a commercial retail business offering home goods, housewares, and antiques. Additionally, MEM Design Inc., a commercial design office firm, will be located on the second floor. The petitioner proposes to repaint the entire façade, complete minor repairs to the building's siding and trim where needed, and reface the existing freestanding sign in the front of the building.

The petitioner has also applied for an Appearance Improvement Grant (AIG), which would help cover the cost of painting, repairing siding and trim as needed, and installing new signage.

### **PROJECT DESCRIPTION & CONTEXT**

The petitioner proposes to paint the entire façade of the building at 9925 W. 143rd Street.

The existing red and black colors on the front porch area were painted by a previous building tenant and do not match the remaining trim and building features, which are painted in two different shades of grey-blue. The mismatched color scheme creates a visual and aesthetic dissonance on the building and to the surrounding neighborhood. This visual dissonance is contrary to the purpose of the Historic District and architectural style. The Land Development does not explicitly regulate the paint colors of trim, front porches, or decorative architectural features. However, per Section 6-209.F.3.f, "trim should match and be compatible in character, color and texture with the original." Additionally, Section 6-209.F.3.g states that all storefronts "should be compatible in design, size, scale, color, material and character of the historic elements of each building. Changes should reflect the building's architecture based on evidence of the original."

Section 6-209.G of the Land Development Code classifies repair and repainting as routine maintenance, which may be reviewed administratively.

The proposed paint colors will remedy the current situation and create a harmonious appearance on the building.

As shown in the paint swatches submitted by the petitioner, the following Sherwin-Williams brand paint colors are proposed:

- 1) Ice Cube (#SW 62542)
- 2) Serious Gray (#SW 6256)
- 3) Positive Red (#SW 6871)

The following building elements will be painted according to the color scheme below:

- 1) Siding: Serious Gray
- 2) Cornice trim under the roof eaves: Ice Cube
- 3) Decorative wood feature under the cornice trim: Ice Cube
- 4) Window trim: Ice Cube
- 5) Circular window trim on front elevation: Ice Cube. The petitioner originally proposed the window trim to be painted in the Serious Red color, but has confirmed and amended the painting plan to paint the trim in Ice Cube.
- 6) Interior window trim (window divides, trim under window hoods, etc): Ice Cube
- 7) Arched window hoods: Ice Cube
- 8) Pedimented window hoods: Ice Cube
- 9) Door trim: Ice Cube
- 10) Shutters: Positive Red
- 11) Front porch trim: Ice Cube
- 12) Front porch posts (including decorative features): Ice Cube
- 13) Front porch railing: Serious Gray
- 14) Front porch balustrade: Ice Cube
- 15) Front porch decorative wood features (corner brackets): Ice Cube
- 16) Front porch lattice / skirting underneath porch: Serious Gray
- 17) Concrete foundation area: Serious Gray
- 18) Sign post: Serious Gray
- 19) Two-story staircase railing: Serious Gray

20) Two-story staircase balustrade: Ice Cube

In addition to re-painting the façade, some minor repair work will be completed on the building, including pressure washing the building, scraping and removing all loose and peeling paint, and priming or repairing any siding or building features.

**Signage**

The petitioner is proposing to re-paint the existing white freestanding sign in front of the building in the Serious Gray color. The existing illuminated double-sided box sign will be refaced with the signage for the two new businesses, MEM Design Inc. and Sugarbakers Inc. Per Section 6-209.E, freestanding signs are permitted in the OOH District on lots forty (40) or more feet in width. The maximum sign face area shall be twenty (20) square feet with a maximum height of five (5) feet. Message boards are not permitted. Building directories are encouraged for multi-tenanted buildings.

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

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

**Recommended Action/Motion**

The Certificate of Appropriateness to repaint the façade and front porch of the building located at 9925 W. 143rd Street, per the submitted application prepared by the petitioner received on September 13, 2016, was administratively approved on September 13, 2016, subject to the following conditions and instructions:

- 1) Obtain a building permit from the Village's Building Department and meet all Building Code related items.
- 2) Submit a sign permit application for any new signage to the Building Division for separate review;
- 3) Submit an Appearance Improvement Grant (AIG) application for separate review;
- 4) Any changes to approved elevations or site plan will require Village notification and an additional administrative review before proceeding.



BODY OF HOUSE - SERIOUS GRAY

ICE CUBE

2 RED

RED

925

Colors chosen

ICE CUBE -  
ALL TRIM,  
SPINDLES  
UPPER GABLE,

SERIOUS GRAY -  
MAIN BULK  
OF HOUSE, RAILINGS

POSITIVE RED -  
SHUTTERS



37  
X  
SW 6252  
Ice Cube

SW 6253  
Olympus White

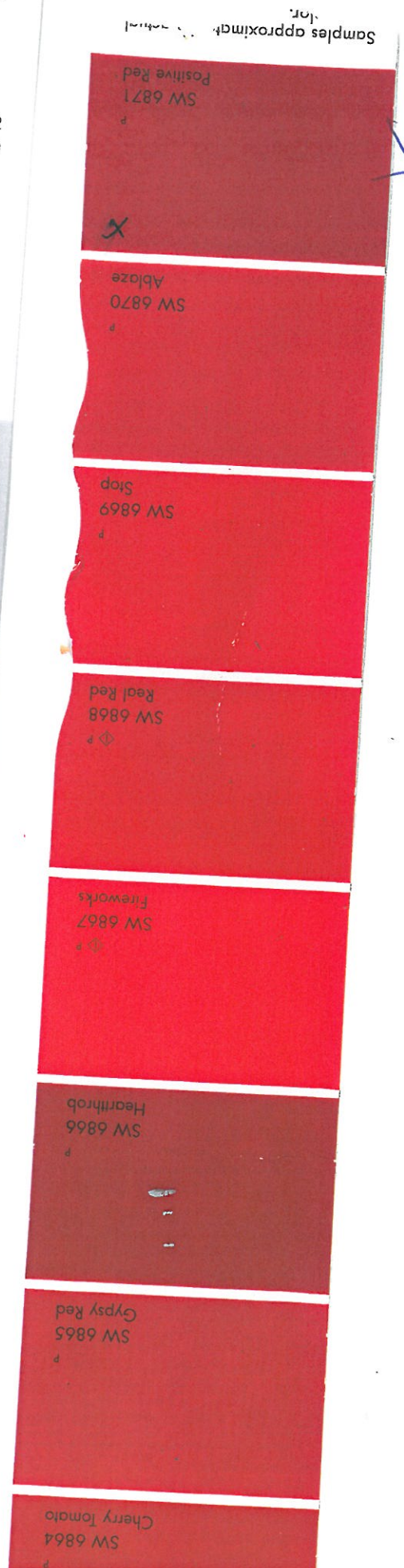
SW 6254  
Lazy Gray

SW 6255  
Morning Fog

SW 6256  
Serious Gray

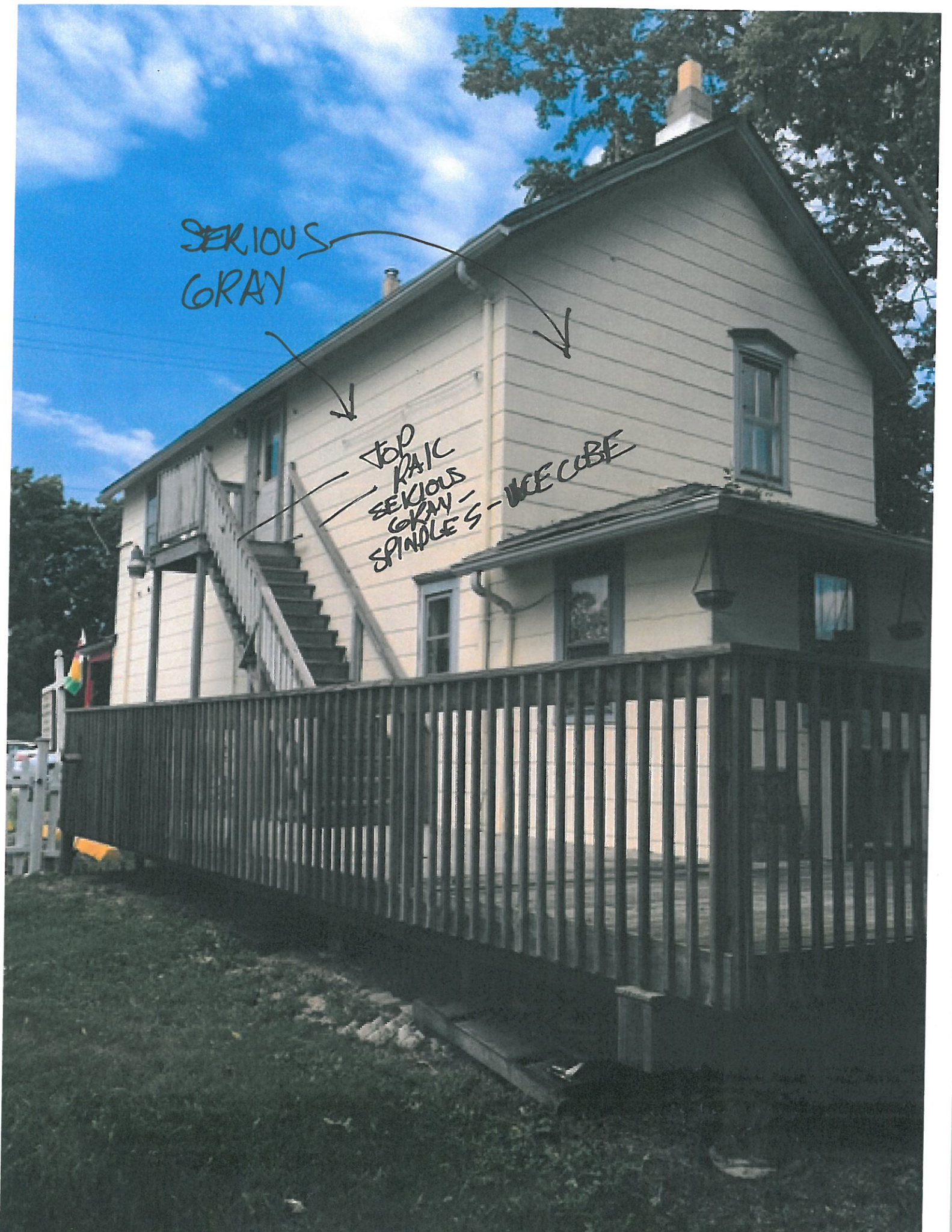
SW 6257  
Gibraltar

SW 6258  
Tricorn Black



SERIOUS  
GRAY

TOP  
RAIL  
SERIOUS  
GRAY  
SPINDLES - WEE COBE



- Siding – painted Serious Gray
- Cornice trim under the roof eaves – painted ice cube
- Decorative wood feature under the cornice trim- painted
- Window trim
- Any Interior window trim (window divides, trim under window hoods, etc) – We had discussed if these are going to be repainted. Currently, it appears that they are painted a slightly lighter shade of gray than the window trim.
- Arched window hoods – painted ice cube
- Pedimented window hoods – painted ice cube
- Door trim – painted ice cube
- Shutters – painted positive red
- Front porch trim – painted ice cube
- Front porch posts (including decorative features) – painted ice cube
- Front porch railing – painted serious gray
- Front porch balustrade painted ice cube
- Front porch decorative wood features (brackets in corners) – painted ice cube
- Front porch lattice / skirting underneath porch (currently painted green) – painted serious gray
- Concrete foundation area – painted serious gray
- Sign post – painted serious gray
- Two-story staircase – railings – serious gray