



VILLAGE OF ORLAND PARK

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

Department Requested Action

File Number: 2015-0031

Agenda Date:

Version: 0

Status: PLACED ON FILE

In Control: Board of Trustees

File Type: MOTION

Title/Name/Summary

Grand Appliance and TV - Façade Renovation - Appearance Review

History

QUICKFACTS

Project

Grand Appliance and TV - Façade Renovation
2015-0031

Petitioner

Mark Reckling
President - Grand Appliance and TV

Purpose

The purpose of this petition is to renovate the east façade of a building unit located at 14740 LaGrange Road.

Requested Actions: Appearance Review

Project Attributes

Address: 14740 LaGrange Road

P.I.N.(s): 27-09-401-042-0000

Parcel Size: 1.42 acres (62,025 s.f.)

Building Size: 0.47 acres (20,575 s.f.)

Tenant Building Size: 0.27 acres (11,575 s.f.)

Comprehensive Plan Planning District: Regional Core Planning District

Comprehensive Land Designation: Regional Mixed Use

Existing Zoning: VCD Village Center District

Existing Land Use: Commercial Retail

Surrounding Land Use:

North: COR Mixed Use District - Retail

South: COR Mixed Use District - Restaurant

East: COR Mixed Use District - (across LaGrange Rd.) Financial Institution

West: VCD Village Center District - Medical Office

PROJECT DESCRIPTION & CONTEXT

The petitioner proposes to renovate the front, or east, façade of a building unit located at 14740 LaGrange Road. The building unit is located within the Village Green Shopping Center, a small shopping plaza that includes three (3) additional retail units; the facades of these other units will not be changed as part of this project. Grand Appliance and TV, which operates 18 additional stores in Illinois, Wisconsin and Indiana, will occupy the space upon completion of interior and exterior renovations.

All four (4) building units within the Village Green Shopping Center currently feature a uniform, shallow mansard-style roof above a continuous band of storefront windows and masonry knee wall. The overall appearance of the shopping center is fairly outdated, although relatively well-maintained.

The benefit of this project for Grand Appliance and TV would be two-fold: firstly, it would provide an inviting, modern storefront for its newest location; secondly the façade change would help to distinguish the new tenant from the previous one, who had a very similar name (Grant's Appliances). The façade update should also benefit the Village of Orland Park as a whole by providing an updated building façade along LaGrange Road, the town's most important roadway, which also happens to be near Village Hall, the Village Civic Center and other public amenities.

Proposed exterior changes include ornamental stone columns, architectural block detail areas, new exterior light fixtures, a bi-level parapet wall, a masonry (brick-style) façade and knee wall, and new building canopies. A new illuminated LED sign has also been proposed, approval of which is not part of this appearance review and subject to a separate permitting process. Details of these proposed changes can be found on the submitted drawings and are described in more detail below.

There are no proposed changes to any other exterior elements of the building.

- 1) Meet all final engineering and building code related items.
- 2) Ensure parapet braces and brace wall are screened from view as depicted on submitted drawings.
- 3) Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline.
- 4) Submit a sign permit application to the Building Division for separate review.

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

SITE PLAN

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

MOBILITY

Vehicular/Traffic:

The site can be accessed from a curb cut on the east side of the property along LaGrange Road, a major arterial IDOT road. Additionally, there are two access points from parking lots of adjacent parcels to both the north and south along LaGrange Road.

BUILDING ELEVATIONS

The petitioner submitted rendered drawings, a building elevation and three (3) section drawings for this project. The east façade elevation (“Elevation and Signage Plan”) and rendered drawings (“Front View”) work hand in hand to provide a detailed understanding of the proposed work, while additional section drawings (Section A-A, B-B and C-C) offer additional details.

Elevation and Signage Plan and Front View

The proposed elevation is characterized by two (2) ornamental stone columns, three (3) architectural block detail areas, four (4) “barn light” fixtures, two (2) sconce light fixtures, a bi-level parapet wall, a masonry (brick-style) façade and knee wall, and three (3) building canopies. The existing entryway door and storefront windows will remain unchanged, except for two (2) window bays which will be removed to make room for decorative columns. As a result, the main doorway will be slightly offset from the center of the building. The actual materials, dimensions and colors used during construction should match those shown on the “Elevation and Signage Plan” and “Front View” drawings.

Two (2) proposed ornamental stone columns will be approximately six and one half (6’-6”) feet wide and capped with a sixteen (16) inch wide, charcoal gray aluminum coping. Columns will be wrapped in a Nichiha USA, Inc. fiber cement product referred to as “LedgeStone KuraStone”, in a “Bluff” or sandy brown color. The columns will project four (4) inches out from the building face. Columns will not extend upwards all the way to the new roofline; rather they will terminate approximately seven (7) feet short of the roof. The charcoal gray color of the coping, which is used on the roof coping and canopies as well, will closely match the existing mansard roof color of the remaining shopping center units, and will help harmonize the proposed improvements with the remaining building facades.

Two (2) of the three (3) architectural block details areas will be placed on either side of proposed ornamental columns, while a much larger architectural block area will be placed on center to the building. Two (2) side block areas will be rectangular in shape, light tan in color and comprised of eighteen (18) by seventy-two (72) inch block segments. They will each be illuminated from above by two (2) barn lights and not contain any signage or other details. Materials and colors for the center block area will be the same as the side blocks, however the center area will be much larger in size and provide a backdrop for an illuminated LED sign. A six (6) inch charcoal gray aluminum trim detail will bound all three architectural block details areas.

The four (4) barn lights (gooseneck lights) will be twenty-four (24) inches wide, have a

dark gray finish and project light downwards on the abovementioned side architectural block areas. The two (2) wall sconces will be forty-eight (48) inches wide vertically, have a white and dark gray finish and project light on the ornamental columns.

The proposed bi-level parapet wall will step up approximately five (5) feet from the existing mansard roof of the shopping plaza. In a sense, the roof can be broken up into three (3) sections; a middle section occupies the majority of the façade area and measures thirty-four (34) feet in height, while two (2) sections on either side of the middle section measure twenty-three and a half (23'-6") in height. The middle section of the roof line is capped by a sixteen (16) inch aluminum, charcoal gray coping, while the side roof sections will be capped by a twelve (12) inch coping.

Another Nichiha USA, Inc. fiber cement product referred to as "Vintage Brick-White Washed" will make up the majority of the new façade and parapet wall. This material will also be used on the roof to screen the braces which support the parapet wall, as discussed in *Section B-B* below. The "Vintage Brick-White Washed" material has a distressed-brick appearance, is reddish gray in color and should complement the "Bluff" color of the columns and "Tuscan" color of the architectural block areas.

In total, there are four (4) proposed color tones for the new façade (Bluff, Tuscan, White Washed and Charcoal Gray), all of which complement each other and should harmonize well with the existing shopping center aesthetic.

Section A-A

Cloth Canopy

Section A-A details the two (2) cloth canopies that will hang over sections of windows at each end of the building unit. The canopy will extend three (3) feet from the wall and be mounted nine and a half (9'-6") above grade. The canopies will both be charcoal gray in color, to match proposed building trim details.

Fluorescent linear down-lighting will cast light on the sidewalk, however it will not illuminate the cloth canopy.

Section B-B

Brace Wall on Backside

Section B-B details the brace wall that will cover the braces supporting the parapet wall. The brace wall will be sheathed in a roofing-type material and have screening walls on either side made of the same "Vintage Brick" material as the parapet wall. These screening walls will be capped in a twelve (12) inch charcoal gray coping.

Section C-C

Aluminum Canopy

Section C-C details the canopy that extends over the main doorway and adjacent storefront windows. The canopy will be secured to the building with metal support brackets, extend four (4) feet from the building and run approximately forty (40) feet along the building façade. Fluorescent recessed lighting will be installed behind the canopies and will shine downward on to the sidewalk.

DETAILED PLANNING DISCUSSION

Village Land Use Code Section 6-407.1.e sets standards for luminaires located under a canopy (for non-residential uses) and states that, “luminaires mounted to the underside of a canopy, which provide overhead illumination, shall be recessed such that no part of the luminaire or the lamp shall extend below the exterior edge of the canopy.” Per the drawing submitted, the placement of the wall-mounted light conforms to this regulation.

Land Use / Compatibility

The proposed land use is compatible with the VCD Village Center District and the Comprehensive Plan vision for this property.

Lot Coverage

No changes are proposed.

Setbacks

No changes are proposed.

Building Height

Proposed changes to 14740 LaGrange Road do not exceed the allowed height restrictions within the VCD Village Center District, which permits a maximum building height of 3 stories or 40 feet. The building will however increase from an existing height of approximately eighteen (18) feet to a proposed maximum of thirty-four (34) feet.

Parking and Loading

Currently, the four (4) tenants located within the Village Green Shopping Center (14706, 14712, 14724, and 14740 LaGrange Road) share a combined 65 parking spaces. Twenty-seven of these spaces are located along the front of the building (along LaGrange Road), while thirty-six (36) are located at the rear of the building. Prior to construction associated with the widening of LaGrange Road, the shopping center had a total of 76 spaces, with 38 spaces in front and 38 spaces at the rear of the building.

Based on the individual land use and square footage of each tenant space, a combined 83 parking spaces should be required. As such, in either scenario (current or pre-LaGrange Road widening), the shopping center does not have enough parking spaces to meet Code requirements.

However, Village Land Development Code Section 6-212.D.5 states that in order to promote smaller lots in the VCD Village Center District, sites with shared parking will be allowed to reduce the on-site parking requirements by up to 25%. Applying the maximum 25% reduction to the shopping center’s parking requirements results in a total of 63 required spaces. As sixty-five (65) spaces currently exist, and eleven (11) additional spaces should be replaced after work on LaGrange Road is complete, the Village Green Shopping Center can accommodate the required number of parking spaces by reducing the on-site parking requirements as allowed by Village Code.

Landscape Bufferyards

No changes are proposed.

Accessory Structures

No changes are proposed.

Incentives

The petitioner proposes to participate in the Appearance Improvement Grant program to accomplish these façade improvements.

Mechanicals/Utility Conduits

All mechanical equipment must be screened, either at grade level with landscaping or hidden behind the roofline. Exterior roof ladders are not permitted and should be located interior to the building. All final engineering and building code related items must be met.

Signage

A new illuminated LED sign is proposed for the site along the front building elevation. The sign reads Grand Appliance & TV, with the word “Grand” in cursive-style lettering and “Appliance & TV” in all-caps block channel letters. All letters of the sign will be illuminated in red.

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

Recommended Action/Motion

The Appearance Review for Grand Appliance and TV - 14740 LaGrange Road, case number 2015-0031, as shown on drawings titled “Elevation and Signage Plan”, “Front View”, and “Sections A-A, B-B, and C-C” all dated 1/17/2015 and drawn by Ridgefield Builders, Inc. and submitted by the petitioner, has been administratively approved on **01/22/2015**, subject to the following conditions:

- 1) Meet all final engineering and building code related items.
- 2) Ensure parapet braces and brace wall are screened from view as depicted on submitted drawings.
- 3) Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline.
- 4) Submit a sign permit application to the Building Division for separate review.