



VILLAGE OF ORLAND PARK

14700 Ravinia Avenue
Orland Park, IL 60462
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Department Requested Action

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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.