



Legislation Text

File #: 2016-0576, **Version:** 2

[Title/Name/Summary](#)

Horton Center Shopping Center Façade Update - Appearance Review & AIG Update

History

QUICKFACTS

Project

Horton Center Shopping 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.

It is also the purpose of this report to apply these changes to the 2014 Appearance Improvement Grant award for the Horton Center Shopping Center, case number 2014-0245.

This is an Appearance Improvement Grant Update.

Requested Actions: Appearance Review & AIG Update

Project Attributes

Address: 14400 John Humphrey Drive

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

Existing Zoning: Village Center District (VC)

Comprehensive Plan designation: Downtown Mixed Use

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 2014 grant award was \$60,000, \$20,000 for each of the three buildings at the shopping center (case number 2014-0245) for plans made by Portico Partners Architects.

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

In August 2016, the petitioner re-evaluated the Horton Center Shopping Center appearance improvement project and resubmitted new design and appearance considerations for the shopping center by Phillip J. Riley Architects 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 in the Appearance Review report 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.

Additional details about the project are discussed in the Appearance Review report, which is attached for reference.

APPEARANCE REVIEW DISCUSSION

The attached Appearance Review report reflects changes that are proposed to the existing buildings at the Horton Center. These façade updates are different than what was approved in February 2014. The February 2014 proposed updates included more architectural detail on the main entry parapets and a new false front parapet above the metal seam roof system along both retail buildings. In addition, the 2014 proposed updates included a framed out main entrance, with columns and canopy, and detailed cornice work for the office building. These are the main elements which have been removed from the 2016 proposed update.

The cost of the 2014 proposed updates were estimated at approximately \$500,000, which maxed out the AIG award at \$20,000 per building, or \$60,000.

Although the elevations have been changed from 2014, the proposed 2016 updates will again max out the AIG award at \$20,000 per building. This means that the \$60,000 award from 2014 will still be applicable for this update.

Lastly, while the elevation changes proposed in 2016 appear as fewer or lesser improvements to the 2014 update, it is important to note that they are still moving in the same direction as 2014 and can be viewed as an incremental improvement toward achieving the 2014 vision.

Re-BIDS

Two re-bids were submitted to complete the work under the 2014 AIG grant award.

The first bid by Finney Decorating (attached) proposes a ranged bid of \$100,000 to \$150,000 for all repairs and remodeling.

The second bid by Level Builders proposes a scope of work worth \$474,974.50.

On September 19th, 2016 this item was reviewed by the Development Services Planning and Engineering Committee, recommended for approval and referred to the Village Board of Trustees for consideration.

Recommended Action/Motion

I move to approve the Appearance Review for the Horton Center Shopping Center, 2016-0576, and the Appearance Improvement Grant amendment for the Horton Center Shopping Center, 2014-0245, as indicated in the below fully referenced motion.

THIS SECTION FOR REFERENCE ONLY (NOT NECESSARY TO BE READ)

I move to approve the Appearance Review titled "Horton Center Façade Update - Administrative Review", dated September 15, 2016;

And

I move to approve an Appearance Improvement Grant amendment to apply the Appearance Review titled "Horton Center Façade Update - Administrative Review", dated September 15, 2016, to the AIG Award titled "Horton Center Shopping Center - Appearance Improvement Grant", case number 2014-0245, originally approved by the Board of Trustees on August 18, 2014, 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.