



Legislation Text

File #: 2015-0414, Version: 1

Title/Name/Summary

Sheth Dermatology - Appearance Review

History

QUICKFACTS

Project

Sheth Dermatology
2015-0414

Petitioner

Randy Johnstone - Apex Design Build

Purpose

The petitioner proposes to update and make repairs to the façade and other exterior features of an existing building, install a new dumpster enclosure and make updates to the parking lot and site landscaping.

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)

OVERVIEW AND BACKGROUND

The original proposal for this project called for a large portion of the building's brick masonry façade

to be painted. This proposal was not supported based on 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. However, the petitioner wished to present the original proposal to the Plan Commission for final approval or denial, which was the petitioner's right as per Section 6-308.F.4 of the Land Development Code.

On 07/27/2015, Plan Commission voted 7-0 to approve the Plan Commission motion which included the condition that no paint or primer be applied directly to the existing building masonry (see attached Plan Commission report, filed under the same Legistar number as this appearance review). This condition in essence denied the petitioner's original proposal. The full Plan Commission report is included at the end of this report for reference. Subsequent to the Plan Commission's decision, a new approach was proposed by the petitioner, which is described in detail below.

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 the addition of an EIFS wall band and stuccoed window trim details, the infill of two (2) loading bay doors, the installation of new windows, the replacement of wall mounted lights and a handrail, repainting an overhead canopy, a new garbage enclosure, and updates to the site's landscaping and parking lot.

The petitioner plans to have Apex Design proceed with the EIFS, stucco detailing, tuck pointing, infill of the overhead door openings, and parking lot/curb work, all per the notes on the corrected building plans dated 09/03/15. With the exception of the repairs to the parking lot, the petitioner plans to begin this work upon receipt of the building permit. The petitioner requested permission to hold off on the repairs to the parking lot until immediately after the new trees, landscaping and new garbage enclosure are installed in the spring of 2016, to prevent damage to the new blacktop repairs.

No additional exterior building changes are proposed through this petition. A building permit will be required prior to construction.

The motion includes the following conditions:

- 1) No portion of the building's brick masonry shall be painted.
- 2) A building permit shall be obtained from the Village's Building Department prior to initiating work.
- 3) A sign permit application shall be submitted to the Building Division for separate review and approval.
- 4) A landscape plan shall be submitted to the Village for review and approval prior to initiating any landscape-related work.
- 5) All work associated with the exterior façade, parking lot and garbage enclosure shall be completed in full by 12/31/2015.
- 6) All work associated with site landscaping improvement shall be completed by 05/30/2016. A landscape plan shall be submitted to the Village for approval prior to initiation of work.

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

SITE PLAN

A site plan titled "A1.0", updated 09/03/2015, details the proposed updates to the parking lot,

including the location of a new garbage enclosure and other site improvements. A summary of these changes are discussed here:

Parking Lot

The parking lot will be patched and repaired in several locations; simply filling in potholes will not address the issues with the parking lot, and will not be accepted as compliance with the conditions of this report. Furthermore, an eleven (11) foot wide section of pavement along the south property line will be completely removed and replaced, in addition to the curbing associated with this parking area. Several additional curbs will be replaced, and all parking spaces will be restriped. Additionally, an inoperable light pole on the south property line should be removed in conjunction with the parking lot repairs, as well as all concrete wheel stops around the parking lot. All parking lot improvements shall be completed by 12/31/2015.

Garbage Enclosure

The site plan shows the proposed garbage enclosure located on an existing concrete pad in the southeast corner of the property. The enclosure will be constructed of a beige colored vinyl material called "Chesterfield CertGrain", as detailed in manufacture's details provided by the petitioner, titled "Garbage Enclosure." The fence will contain aluminum support posts and measure six (6) feet tall. An access gate will open outwards towards the building. The enclosure will measure seventeen (17) feet eight (8) inches long by five (5) foot eight (8) inches wide. Completion of the garbage enclosure shall occur by 12/31/2015.

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 - 21

Parking Provided - 50

In sealing off the existing overhead doors, six (6) new parking spaces will be created, bringing the total parking space count on site to fifty (50) spaces, including two (2) accessible spaces. Land Development Code requires one (1) space per 300 square feet of building area for medical offices, which in this case results in twenty-one (21) required spaces, including two (2) accessible spaces. The excess of parking spaces is an existing non-conforming condition. The creation of six (6) new spaces adds to this existing non-conforming condition; however there is no plausible alternative use for this newly created space.

BUILDING ELEVATIONS

Elevation "SHETH__Exterior_Paint_Labels"

The elevation titled "*SHETH__Exterior_Paint_Labels*", updated on 09/03/2015 to reflect the decision of the Plan Commission on 07/27/2015, 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, columns adjacent to either side of all exterior windows will be covered in stucco and 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.

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”, updated on 09/03/2015, 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. Additionally, columns adjacent to either side of all exterior windows will be covered in stucco and painted, except for the four (4) new windows being installed in the overhead door infill walls, which will not receive the stuccoed treatment.

In addition to the proposed EIFS and stucco 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 west and east elevations will be infilled with brick. The petitioner will closely match the infill brick with the existing brick, but will most likely not be identical. As such, evidence of this infill may be evident after work is complete. A total of four (4) 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

Site landscaping will be addressed by the petitioner in conjunction with a landscape architect. A landscape plan shall be submitted to the Village for approval, and should detail all proposed landscape changes. Land Development Code Section 6-305 details Village landscape requirements. In addition to required landscaping, the submitted landscape plan should include the removal of three (3) dying trees along the south property line and the installation of new stone face along the retaining wall at the base of the building's north elevation.

A landscape plan will be submitted to the Village for approval prior to initiating any landscape updates. Updates to site landscaping shall occur by 05/30/2016.

DETAILED PLANNING DISCUSSION

The Village did not support the original proposal to apply paint directly to any portion of the building's masonry façade, but does support the revised updates (dated 09/03/2015) all other proposed building updates. The reasons to not support the direct painting of masonry were 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 Building and Structure Design of the Land Development Code.

In part, Section 6-308.F states, "Brick shall, at a minimum, extend from ground level to tops of windows, with minor accents allowed in place of brick subject to meeting building codes." The final proposed changes to the building's elevations include minor accents in the form of stuccoed columns, which extend from ground level to the bottom of the EIFS façade detail, on both sides of all exterior windows. These columns will be stuccoed and be painted "Benjamin Moore Metropolitan AF-690." These columns represent a compromise between the petitioner's original plans and the requirements outlined in the Land Development Code.

Finally, in an email dated September 9, 2015, the timeline for the completion of additional work associated with this project was submitted by the petitioner and approved by Assistant Director Mike Kowski.

1. The parking lot shall be fixed this year. The extent of work shall include the filling-in of pot holes, the reconstruction of broken portions, and repaving based on a marked up drawing dated 08/18/2015 by Kevin Lehmann. If more serious deficiencies are uncovered when work begins, they will be addressed in the field.
2. The dumpster enclosure, per the revised drawings (dated 09/03/2015 Sheet A1.0 Details 3 & 4) shall be installed this year, which was a condition of the Plan Commission.
3. All dead landscaping shall be removed this year, which was a condition of the Plan Commission.
4. The new landscaping shall be installed not later than next spring; specifically, not later than May 30, 2016.

Overall, the project conforms to the Village's Comprehensive Plan, Land Development Codes and

policies for this area.

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

Accessory Structures

Garbage Enclosure

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. Plans for a new garbage enclosure are detailed in the Site Plan "A.01" section of this report. Completion of the garbage enclosure shall occur by 12/31/2015.

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

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 Sheth Dermatology, case number 2015-0414, as shown on "SHETH__Exterior_Paint Labels", Site Plan "A 1.0", and Elevation "A 4.0", submitted by the petitioner on 06/26/2015 and updated on 09/03/2105, has been administratively approved on 09/16/2015, subject to the following conditions:

- 1) No portion of the building's brick masonry shall be painted.
- 2) A building permit shall be obtained from the Village's Building Department prior to initiating work.
- 3) A sign permit application shall be submitted to the Building Division for separate review and approval.
- 4) A landscape plan shall be submitted to the Village for review and approval prior to initiating any landscape-related work.
- 5) All work associated with the exterior façade, parking lot and garbage enclosure shall be completed in full by 12/31/2015.
- 6) All work associated with site landscaping improvement shall be completed by 05/30/2016. A landscape plan shall be submitted to the Village for approval prior to initiation of work.

OCTOBER 6, 2015 AMENDMENT

The petitioner has requested a change to the approved building elevations. Namely, the masonry columns on each side of all window bays will no longer be stuccoed; rather they will remain as is and will be tuckpointed and repaired as needed. The topmost portion of the building, measuring four (4) feet in width and constructed of EIFS, will remain "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. All other conditions, timelines and details approved in the original 09/16/2015 appearance review still apply.

The Appearance Review for Sheth Dermatology, case number 2015-0414, as shown on "SHETH__Exterior_Paint Labels", Site Plan "A 1.0", and Elevation "A 4.0", submitted by the petitioner on 06/26/2015 and updated on 09/03/2105, has been administratively approved on 09/16/2015, subject to the following conditions:

- 1) No portion of the building's brick masonry shall be painted.
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And

The amendment to the Appearance Review Sheth Dermatology, case number 2015-0414, as shown on the Elevation "A 4.0" and on the color rendering titled "SHETH__Exterior_Paint Labels", both resubmitted by the petitioner on 10/06/2015, has been administratively approved on **10/06/2015**, subject to the same conditions outlined above.

FIELD CHANGE

Garbage Enclosure

* A field change was made the materials used for the gabage enclosure. Instead of vinyl, pressure treated wood was used. Approved by M. Mazza 10/27/2015.

NOTE

All conditions associated with the approval of this appearance review (facade updates, parking lot, garbage enclosure and landscaping) as detailed above were completed by 12/31/2015. MM