



## CHILI'S RE-IMAGING JSP13-23

### **CHILI'S RE-IMAGING, JSP13-23**

Approval of the request of GHA Architecture/Development for Preliminary Site Plan and Section 9 Façade Waiver. The subject property is located in Section 36 at 20901 Haggerty Road on the west side of Haggerty Road, north of Eight Mile Road in the OSC, Office Service Commercial District. The applicant is proposing to update the existing façade including repainting the brick, trim and metal screens and adding fabric awnings to the building.

### **REQUIRED ACTION**

Approval/denial of the Preliminary Site Plan and Section 9 Façade Waiver.

<b>REVIEW</b>	<b>RESULT</b>	<b>DATE</b>	<b>COMMENTS</b>
Planning	Approval recommended	04/04/13	Items to be addressed on the next submittal
Facade	Approval recommended	04/04/13	<ul style="list-style-type: none"> <li>• <b>Section 9 façade waiver for the overage of painted brick, wood siding, fabric awnings and metal roof screens</b></li> <li>• <b>Applicant must clarify the color, intensity and method of integration of all LED accent lighting</b></li> <li>• Items to address on the next submittal</li> </ul>

**Motion sheet**

Approval – Preliminary Site Plan

In the matter of Chili's Re-Imaging, JSP13-23, motion to **approve** the Preliminary Site Plan based on and subject to the following:

- a. Section 9 waiver for the overage of painted brick, wood siding, fabric awnings and metal roof screens;
- b. Applicant clarifying the color, intensity and method of integration of all LED accent lighting;
- c. The conditions and items listed in the staff and consultant review letters being addressed on the next plan submittal; and
- d. *(additional conditions here if any)*

*(This motion is made because the plan is otherwise in compliance with Article 12, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)*

Denial – Preliminary Site Plan

In the matter of Chili's Re-Imaging, JSP13-23 motion to **deny** the Preliminary Site Plan, for the following reasons...(because the plan is not in compliance with Article 12, Article 24 and Article 25 of the Zoning Ordinance.)

**PLANNING REVIEW**



cityofnovi.org

## PLAN REVIEW CENTER REPORT

April 4, 2013

### Planning Review

Final Site Plan

Chili's Re-Imaging

JSP 13-23

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#### Petitioner

GHA Architecture/Development

#### Review Type

Final Site Plan

#### Property Characteristics

- Site Location: 20901 Haggerty Rd., North of Eight Mile Rd.
- Site Zoning: OSC, Office Service Commercial
- Site Use(s): Existing Chili's Restaurant
- Plan Date: 02/22/13

#### Project Summary

The applicant is proposing to update the façade of the existing Chili's restaurant located at the northwestern corner of the intersection of Haggerty Road and Eight Mile Road. The applicant is proposing to repaint the existing brick, repaint exiting trim, add new fabric awnings, and to paint existing corrugated metal roof screens.

#### Recommendation

Approval of the Final Site Plan **is recommended, subject to the applicant receiving a Section 9 Façade waiver from the Planning Commission.** The Community Development Department has not identified a previously granted Section 9 Façade waiver for the building. The applicant should address the comments indicated below and in the façade review letter, particularly in regard to the Accent (LED) Lighting.

#### Review Standards

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 16 (TC and TC-1 District) and Article 25 (General Provisions), and any other applicable provisions of the Zoning Ordinance.

#### Response Letter

A letter from either the applicant or the applicant's representative addressing comments in this and other review letters is required prior to consideration by the Planning Commission and with the next plan submittal.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.347.0586 or [kkapelanski@cityofnovi.org](mailto:kkapelanski@cityofnovi.org).

Planning Review by Kristen Kapelanski, AICP, Planner  
248-347-0586 or [kkapelanski@cityofnovi.org](mailto:kkapelanski@cityofnovi.org)

FACADE REVIEW



April 4, 2013

City of Novi Planning Department  
 45175 W. 10 Mile Rd.  
 Novi, MI 48375-3024

Re: **FACADE ORDINANCE - Facade Review – Final Site Plan**  
**Chili’s Reimaging, PSP13-0059**  
 Façade Region: 1, Zoning District: OSC

Dear Ms. McBeth;

The following is the Façade Review for Preliminary and Final Site Plan Approval of the above referenced project based on the drawings prepared by GHA Architecture / Development, dated 2/22/13. The percentages of materials proposed for each façade are as shown on the table below. The maximum percentages allowed by the Schedule Regulating Façade Materials (AKA Façade Chart) of Ordinance Section 2520 are shown in the right hand column. Materials in non-compliance with the Façade Chart, if any, are highlighted in bold.

	East (Front)	South	North	West	Ordinance Maximum (3/1/13)
Brick (existing, unaltered)	30%	41%	53%	43%	100% (30%)
Painted Brick (existing painted brick to be repainted)	<b>25%</b>	<b>13%</b>	<b>17%</b>	<b>10%</b>	0%
Asphalt Shingles (existing to be replaced)	7%	19%	3%	0%	25%
Wood Trim (existing to be repainted)	11%	15%	4%	10%	15%
Wood Siding (existing to be repainted)	0%	0%	0%	<b>20%</b>	0%
Stucco Panel (proposed, treated as EIFS)	3%	0%	4%	0%	25%
Fabric Awning (proposed)	<b>17%</b>	1%	9%	0%	10%
Corrugated Metal Roof Screen (existing to be painted)	<b>7%</b>	<b>11%</b>	<b>10%</b>	<b>17%</b>	0%

This project consists of a façade alteration in accordance with Section 2520.6 of the Ordinance. As shown above the percentage of Painted Brick and Corrugated Metal on all facades, Wood Siding on the west façade, and Fabric Awnings on the east façade exceed the maximum percentages allowed by the Façade Chart.

Painted Brick – While the Façade Ordinance does not allow painted brick, in this case the brick proposed to be painted was previously painted. The applicant is proposing to change the color of the painted brick from crème to black. The majority of the brick on the building that was not previously painted is proposed to be preserved.

Wood Siding and Corrugated Metal Roof Screens – These are also existing materials that were previously painted. The applicant is proposing to change the color of the wood siding from red to beige and the metal roof screens from red to black.

Fabric Awnings – The proposed colors of the awnings appears to harmonize with other façade colors and the graphics highly stylized and do not constitute a sign or logo that would be in violation of Section 2520.2 of the Ordinance, which prohibits façade materials that are intended to form a sign for the purpose of advertising.

Accent (LED) Lighting – The renderings indicate “LED BORDER IN COVE” along the building’s parapet on all facades, and LED lights illuminating the awnings. This affect is not prohibited by the Façade ordinance providing it is integrated into the overall architectural design of the building with respect to color, intensity, and proportions. The applicant should clarify the color, intensity and method of integration of the LED lighting.

**Recommendation** – It is our recommendation that the design is consistent with the intent and purpose of the Façade Ordinance and that a Section 9 Waiver be granted for the overage of Painted Brick, Wood Siding, Fabric Awnings and Metal Roof Screens. This recommendation is contingent on the applicant clarifying the color, intensity and method of integration of all (LED) accent lighting. It is recommended that a night-view rendering and/or photograph of a similar exiting facility be provided to accurately demonstrate the lighting effect.

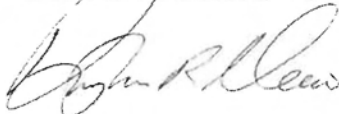
**Notes to the Applicant:**

1. Façade Ordinance requires inspection(s) for all projects. Materials displayed on the approved sample board will be compared to materials delivered to the site. It is the applicant’s responsibility to request the inspection of each façade material at the appropriate time. Inspections may be requested using the Novi Building Department’s Online Inspection Portal with the following link. Please click on “Click here to Request an Inspection” under “Contractors”, then click “Façade”.

**<http://www.cityofnovi.org/Services/CommDev/OnlineInspectionPortal.asp>**

If you have any questions regarding this project please do not hesitate to call.

Sincerely,  
DRN & Architects PC



Douglas R. Necci, AIA



APPLICANT RESPONSE LETTER



April 12, 2013

**Ms. Kristen Kapelanski**  
A/CP Planner  
City of Novi  
45175 W. Ten Mile Road  
Novi, MI 48375  
Ph: 248-347-0586

**RE: Chili's: Novi #0095**  
**20901 Haggerty Rd. North of Eight Mile Rd.**  
**Novi, MI 48375**

**GHA Job No: 120268.001**

**Dear Ms. Kapelanski,**

The following are our responses to the Planning Dept. comments dated 04/4/13.

**FAÇADE REVIEW COMMENTS:**

***Comment:*** This project consists of a façade alteration in accordance with Section 2520.6 of the Ordinance. As shown per the Façade char, the percentage of Painted Brick and Corrugated Metal on all facades, Wood Siding on the West façade, and Fabric awnings on the east façade exceed the maximum percentages allowed by the Façade chart.

***Painted Brick:*** While the façade Ordinance does not allow painted brick, in this case the brick proposed to be painted was previously painted. The applicant is proposing to change the color of the painted brick from crème to black. The majority of the brick on the building that was not previously painted is proposed to be preserved.

**Response:** Please refer to the enclosed proposed color elevations and material sample board, the existing unpainted brick is to remain unpainted. The brick trim that was previously painted as crème is proposed to be painted 'Dark Side' paint color.

***Wood Siding and Corrugated Metal Screen:*** These are also existing materials that were previously painted. The applicant is proposing to change the color of the wood siding from red to beige and the metal roof screens from red to black.

**Response:** Please refer to the enclosed proposed color elevations and material sample board, the following changes are proposed:

- Existing wood siding that was painted red is proposed to be painted 'Surrey Beige'
- Existing corrugated metal roof screen that was painted to match existing brick color (reddish orange) is proposed to be painted 'Wexford Fog'.
- Existing Green Shingle roof is proposed to be replaced with 'Certaineed XT 25 Black'.
- Existing green tile material under the windows are proposed to be replaced with Hardie panel of stucco finish and painted as 'Surrey Biege'.
- Existing red slats in the chainlink fence at the service yard is proposed to be replaced with 'Brown' PVC slats

**Fabric Awnings:** *The proposed colors of the awnings appears to harmonize with other façade colors and the graphics highly stylized and do not constitute a sign or logo that would be in violation of Section 2520.2 of the Ordinance, which prohibits façade materials that are intended to form a sign for the purpose of advertising.*

**Response:** Please refer to the enclosed proposed color elevations, the graphics over the awnings as proposed are tone on tone and very subtle.

**Accent LED Lighting:** *The renderings indicate "LED BORDER in COVE" along the building's parapet on all facades, and LED lights illuminating the awnings. This affect is not prohibited by the Façade ordinance providing it is integrated into the overall architectural design of the building with respect to color, intensity, and proportions. The applicant should clarify the color, intensity and method of integration of the LED lighting.*

**Response:** Please refer to the enclosed LED Border Cove detail sheet and daytime and nighttime pictures of similar existing projects.

The LED border is mounted along the parapet profile and is shielded by a continuous aluminum cover to shine down to provide a wall wash effect. The aluminum cover is painted 'Dark Side' to match the parapet coping paint color. The color of the LED border or tubing is 'Orange'.

The existing goose neck lights (total 4) over the two front awnings are proposed to be replaced with new LED lights (total of 4) mounted to the bottom of the awning frame to illuminate the awnings. All other existing goose neck lights are to remain and painted 'Dark Side'.

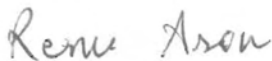
**Notes to the Applicant:**

1. *Façade ordinance required inspection(s) for all projects. Materials displayed on the the approved sample board will be compared to materials delivered to the site. It is the applicant;s responsibility to reuest the inspection of each façade material at the appropriate time. Inspections may be requested using the Novi building Department's Online Inspection portal with the following link. Please click on "Click here to request an Inspection" under "Contractors", then click "Façade".*  
<http://www.cityofnovi.org/Services/CommDev/OnlineInspectionPortal.asp>.

**Response:** Acknowledged. Owner notified.

Please let us know if you need any further information.  
Thank you for your time.

Sincerely,



Renu Aron  
Client Manager

Cc: Mr. J. J. Jamadar  
Ms. Janet Reid

ELEVATION

- GUDDEN "RAPTURE"
- GUDDEN "THE DARK SIDE"
- GUDDEN "SURREY BEIGE"
- GUDDEN "AUTHENTIC BROWN"
- EXISTING BRICK TO REMAIN
- GUDDEN "WEXFORD FOG"

TOP OF PARAPET  
EL 118'-0"  
TOP OF PARAPET  
EL 115'-9 1/4"  
TOP OF PARAPET  
EL 114'-8"

EXISTING GREEN SHINGLE ROOF  
TO BE REPLACED WITH  
CERTANTEED XT-25 BLACK.

LED BORDER IN COVE



EXISTING GREEN SHINGLE ROOF  
TO BE REPLACED WITH  
CERTANTEED XT-25 BLACK.

BOT OF AWNING  
EL 106'-8"

TSL  
EL 100'-0"

TOP OF SLAB  
EL 100'-0"

EXISTING TILE TO BE REMOVED.  
G.C. TO INFILL W/4X10 SHEETS  
OF HARDIE PANEL STUCCO FINISH.

FRONT ELEVATION

TOP OF PARAPET  
EL 114'-8"



LED BORDER IN COVE

TOP OF PARAPET  
EL 118'-0"  
TOP OF PARAPET  
EL 115'-9 1/4"

EXISTING GREEN SHINGLE  
ROOF TO BE REPLACED  
WITH CERTANTEED XT-25  
BLACK.

BOT OF AWNING  
EL 106'-8"

EXISTING TILE TO BE  
REMOVED. G.C. TO INFILL  
W/4X10 SHEETS OF HARDIE  
PANEL STUCCO FINISH.

TSL  
EL 100'-0"

TSL  
EL 100'-0"

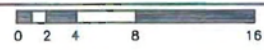
LEFT ELEVATION

BRICK MAY NOT BE PAINTED PER CITY.

NOTE:  
SIGNAGE IS NOT PART OF THIS APPLICATION.  
SIGNAGE PERMIT APPLICATION TO BE SUBMITTED BY  
SIGNAGE CONTRACTOR



NOVI, MI - EXTERIOR ELEVATIONS  
PROTOTYPE 5A



JOB NO. 120258.001

DATE	DESCRIPTION
01/31/13	PRELIMINARY COLOR ELEVATIONS
02/27/13	FINAL COLOR ELEVATIONS
-	REVISION 1
-	REVISION 2





- GLIDDEN "RAPTURE"
- GLIDDEN "THE DARK SIDE"
- GLIDDEN "SURREY BEIGE"
- GLIDDEN "AUTHENTIC BROWN"
- EXISTING BRICK TO REMAIN
- GLIDDEN "WEXFORD FOG"

TOP OF PARAPET  
EL 118'-0"

TOP OF PARAPET  
EL 115'-9 1/4"

EXISTING GREEN SHINGLE  
ROOF TO BE REPLACED  
WITH CERTAINTEED XT-25  
BLACK.

BOT OF AWNING  
EL 106'-8"

EXISTING TILE TO BE  
REMOVED. G.C. TO INFILL  
W/4X10 SHEETS OF HARDIE  
PANEL STUCCO FINISH.

TOP OF SLAB  
EL 100'-0"

LED BORDER IN COVE

TOP OF PARAPET  
EL 114'-8"



**RIGHT ELEVATION**

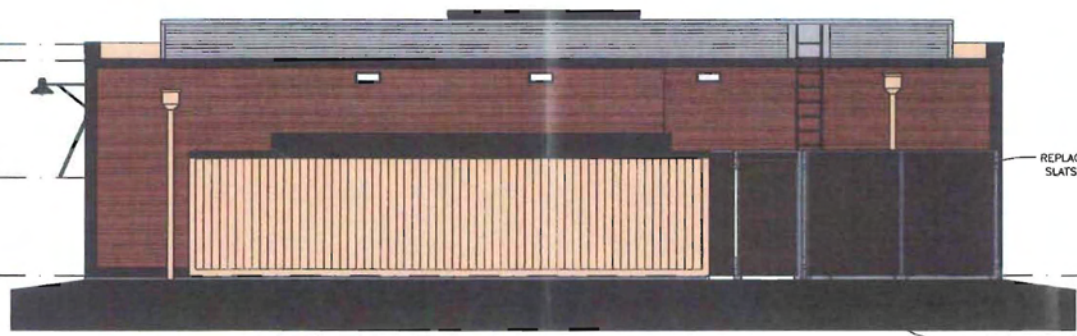
EXISTING TILE TO BE REMOVED.  
G.C. TO INFILL W/4X10 SHEETS  
OF HARDIE PANEL STUCCO FINISH.

TOP OF PARAPET  
EL 115'-9 1/4"

TOP OF PARAPET  
EL 114'-8"

BOT OF AWNING  
EL 106'-8"

TOP OF SLAB  
EL 100'-0"



**REAR ELEVATION**

REPLACE RED  
SLATS W/PVI  
BROWN

TOP OF SLAB  
EL 100'-0"

EXISTING  
CALVANIZED METAL  
POSTS TO REMAIN.

BRICK MAY NOT BE PAINTED PER CITY.

NOTE:  
SIGNAGE IS NOT PART OF THIS APPLICATION.  
SIGNAGE PERMIT APPLICATION TO BE SUBMITTED BY  
SIGNAGE CONTRACTOR.



**NOVI, MI - EXTERIOR ELEVATIONS  
PROTOTYPE 5A**



JOB NO. 120268.001

DATE	DESCRIPTION
01.31.13	PRELIMINARY CONCEPT ELEVATIONS
02.01.13	FINAL COLOR ELEVATIONS
-	REVISION 1
-	REVISION 2



MAPS  
Location  
Zoning





# Chili's Re-Imaging JSP13-23

Location



Map Author: Kristen Kapelanski  
 Date: 04 / 16 / 13  
 Project: JSP13-23 Chili's Re-Imaging  
 Version #: 1.0

### Map Legend

-  Subject Property
-  City Incorporated Boundary



## City of Novi

Planning Division  
 Community Development  
 45175 W Ten Mile Rd  
 Novi, MI 48375  
[cityofnovi.org](http://cityofnovi.org)

**MAP INTERPRETATION NOTICE**  
 Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.



1 inch = 83 feet







# Chili's Re-Imaging JSP13-23

Zoning



Map Author: Kristen Kapelanski  
 Date: 04/16/13  
 Project: JSP13-23 Chili's Re-Imaging  
 Version #: 1.0

### Map Legend

-  Subject Property
-  City Incorporated Boundary
-  FS Freeway Service District
-  OSC Office Service Commercial



**City of Novi**  
 Planning Division  
 Community Development  
 45175 W Ten Mile Rd  
 Novi, MI 48375  
 cityofnovi.org

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