



# VILLAGE OF ORLAND PARK

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## Department Requested Action

File Number: 2016-0658

**Agenda Date:** 9/19/2016

**Version:** 0

**Status:** IN COMMITTEE  
/COMMISSION

**In Control:** Development Services, Planning and Engineering Committee

**File Type:** MOTION

Title/Name/Summary

9925 143rd Street - Appearance Improvement Grant

### History

#### QUICKFACTS

#### **Project**

9925 W. 143rd Street - 2016-0658

(See COA 2016-0657)

#### **Petitioner**

Laura Murphy - Tenant (MEM Design Inc. and Sugarbakers Inc.)

Jeanne Gartland, Nancy Plesha - Property Owners

#### **Purpose**

The purpose of this petition to obtain \$3,987.50 in funding assistance to repaint the exterior of the building and install new signage at 9925 W. 143rd Street. The building is listed as a contributing structure to the Old Orland Historic District and will include two new commercial tenants.

*Requested Actions:* Appearance Improvement Grant

#### **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**

A Certificate of Appropriateness (2016-0657) was administratively approved for this project on September 14, 2016. The Certificate of Appropriateness staff report and its exhibits are included with this report for further reference. See 2016-0657 / COA-16-00354.

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 petitioner is applying to the Appearance Improvement Grant for \$3,987.50 to repaint the exterior of the building (north, east, and west exterior elevations visible from the public right-of-way) and reface the existing signage at 9925 W. 143rd Street. The Appearance Improvement Grant program was written to financially assist both commercial properties in the Village and also landmark properties.

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 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. These minor changes were addressed in a Certificate of Appropriateness approved September 17, 2015 (2015-0578), yet the building has not been repainted to date.

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 proposed paint colors will remedy the current situation and create a harmonious appearance on the building. Additionally, the proposed updates are consistent with the surrounding architecture in the immediate vicinity and will improve the appearance of a

commercial property, which is located in a prominent location and is highly visible from 143rd Street.

### **PROJECT DESCRIPTION & CONTEXT**

Per the requirements of the Appearance Improvement Grant the proposed improvements fit under the Commercial Remodel category for “Facade Expansions and Exteriors”, “New Signage” and “Storefront Architectural Features.” In addition, the proposed improvements meet the guidelines for eligible projects.

The petitioner has provided four (4) bids, two (2) for the proposed re-painting work and two (2) for signage. Two bids are required by the grant program. The four bids are from Dan’s Painting Service (\$7,300), Jondec Painting (\$9,075), Integrity Sign Company (\$675), and Van Bruggen Signs (\$1255). Each bid is described below.

#### **Painting Bids**

##### ***Dan’s Painting Service (\$7,300)***

Dan’s Painting Service is proposing to do the following:

- Pressure wash and scrape all loose and peeling paint
- Prime and paint the exterior of the building, as described in the approved Certificate of Appropriateness (2016-0657)
- Pressure wash and paint the existing wood freestanding sign post in front of the building

Note: This estimate only includes the building elevations that are visible from the public right of way and that are eligible for funding under the Appearance Improvement Grant, including the front (north) and side elevations (east and west).

##### ***Jondec Painting (\$9,075)***

Jondec Painting is proposing to do the following:

- Pressure wash and prepare all surfaces of the building
- Scrape, sand caulk, and repair as needed
- Spot prime and apply two coats of paint to the exterior of the building, as described in the approved Certificate of Appropriateness (2016-0657)

Note: This estimate includes all building elevations, including the rear elevation which is not visible from the public right of way and is not eligible for funding under the Appearance Improvement Grant.

#### **Signage Bids**

##### ***Integrity Sign Company (\$675)***

Integrity Sign Company is proposing to do the following:

- Fabricating two signs and refacing the double sided box sign with digitally printed translucent faces

Note: The petitioner has confirmed that Integrity Sign Company’s bid also includes the signage installation in the scope of work.

##### ***Van Bruggen Signs (\$1255)***

Van Bruggen Signs is proposing to do the following:

- Creating simple design similar to provided design
- Fabricating two replacement faces for the existing illuminated sign
- Installing two sign faces in the existing sign

Each of the above noted bids are attached for more detail.

### **Bid Selection**

All four bids describe work related to the exterior appearance of the building at 9925 W. 143rd Street. Interior activities are not eligible for funding assistance through this grant program.

Two bids, Dan's Painting Service (\$7,300) and Jondec Painting (\$9,075), were submitted for the repainting the exterior of the building. An additional two bids, Integrity Sign Company (\$675) and Van Bruggen Signs (\$1255), were submitted for refacing the existing freestanding sign at the front of the building.

The Appearance Improvement Grant notes that the best or lowest bid is selected to fund the project.

In this case, Dan's Painting Service (\$7,300) was the lowest bid for repainting the exterior of the building. Additionally, the bid included only the costs for painting the north, east, and west elevations visible from the public right-of-way, which are eligible for funding assistance through this grant. The petitioner has also expressed support to select Dan's Painting Service. Based on the lower bid costs and because this is the petitioner's preferred selection, the Dan's Painting Service bid is the selected bid for re-painting the building.

Integrity Sign Company (\$675) provided the lowest bid for fabricating and refacing / installing new signage on the existing freestanding sign. The Integrity Sign Company bid is \$580 lower than the Van Bruggen Signs bid. The scope of work provided by both companies are nearly the same, but the discrepancy in these bids could be due to additional costs with signage design (which was included in Van Bruggen Signs bid estimate). The petitioner has also expressed support to select Integrity Sign Company. Based on the lower bid costs and because this is the petitioner's preferred selection, the Integrity Sign Company bid is the selected bid for fabricating and installing new signage.

Ultimately, the proposed total cost of the project is a **\$7,975**. The total project cost includes both bids from Integrity Sign Company (\$675) and Dan's Painting Service (\$7,300).

### **Bid Conclusion**

The Appearance Improvement Grant funds projects over \$1,000 to cover 50% of the work up to a maximum of \$20,000. In this case, a 50% cost share of the **\$7,975** total project cost would be **\$3,987.50**. The grant will provide \$3,987.50 to the petitioner for repainting the north, east, and west exterior elevations building and refacing the existing freestanding sign at 9925 W. 143rd Street.

### **FINANCIAL IMPACT**

The financial impact to the Village of Orland Park will be **\$3,987.50** from the following account number:

**010-0000-484930**

In addition to the \$3,987.50 in grant assistance to 9925 W. 143rd Street, the project will benefit from the programs' permit fee waiver for a sign permit.

This case is now before the Development Services/Planning Committee for review prior to being sent to the Board of Trustees for final review/approval.

### **Recommended Action/Motion**

I move to recommend to the Village Board to approve the Appearance Improvement Grant application for \$3,987.50 to repaint the north, east, and west exterior elevations and reface the existing signage at 9925 W. 143rd Street, as indicated in the fully referenced motion below.

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

I move to recommend to the Village Board to approve the Appearance Improvement Grant application for **\$3,987.50** from account **010-0000-484930** for 9925 W. 143rd Street, subject to the following conditions:

- 1) Obtain a building permit from the Village's Building Department prior to initiating work.
- 2) Meet all final engineering and building code related items.
- 3) Submit a sign permit application to the Building Division for separate review and approval.
- 4) Complete all project components and conditions of approval as detailed in Certificate of Appropriateness 2016-0657 before 12/31/2016. No payout of AIG funds shall be issued without 100% completion of these conditions or requirements detailed in Certificate of Appropriateness 2016-0657.
- 5) Enter into an Appearance Improvement Grant Agreement with the Village of Orland Park.

And

I move to recommend to the Village Board to approve the Dan's Painting Service bid for \$7,300 as the lowest bid for repainting the exterior of the building at 9925 W. 143rd Street.

And

I move to recommend to the Village Board to approve the Integrity Sign Company bid for \$675 as the lowest bid for the refacing the existing signage at 9925 W. 143rd Street.