

VILLAGE OF ORLAND PARK

14700 Ravinia Avenue
Orland Park, IL 60462
www.orland-park.il.us



Meeting Minutes

Monday, September 19, 2016

6:00 PM

Village Hall

Development Services, Planning and Engineering Committee

*Chairman Kathleen M. Fenton
Trustees Patricia A. Gira and Daniel T. Calandriello
Village Clerk John C. Mehalek*

CALL TO ORDER/ROLL CALL

The meeting was called to order at 6:00 P.M.

Present: 3 - Chairman Fenton; Trustee Gira and Trustee Calandriello

APPROVAL OF MINUTES

2016-0660 Approval of the August 15, 2016 Development Services, Planning and Engineering Committee Minutes

I move to approve the Minutes of the Regular Meeting of the Development Services, Planning and Engineering Committee of August 15, 2016.

A motion was made by Trustee Gira, seconded by Trustee Calandriello, that this matter be APPROVED. The motion carried by the following vote:

Aye: 3 - Chairman Fenton, Trustee Gira, and Trustee Calandriello

Nay: 0

ITEMS FOR SEPARATE ACTION

2016-0534 151st Street and West Avenue Roundabout Presentation

Transportation and Engineering Manager Kurt Corrigan stated that as part of the FY 2016 Budget, the Village Board approved the engineering for a roundabout at 151st Street and West Avenue. Christopher B. Burke Engineering (CBBEL) of Rosemont was selected to complete the Phase I Engineering. Representatives of CBBEL will provide a presentation of the proposed roundabout.

Jason Souden, Vice President with Christopher B. Burke Engineering, and Val Racich who is the lead engineer for the project presented information pertaining to the proposed modern roundabout at 151st Street and West Avenue. The presentation can be found attached to the Committee Packet.

Paul Hiller, a resident who lives near the proposed roundabout stated he drives that intersection often and finds it hard to believe that there is on average, a 73 second delay. He also asked if there are going to be any cost benefits to this project. He stated that to him, the cost of the project does not exceed the benefit.

Mr. Souden stated that the biggest benefit would be the improved traffic flow. He stated that in order to rebuild the stop sign controlled intersection it would cost about \$600,000, so there is a \$200,000 difference if a roundabout was added. He stated that more federal funding was received with adding the roundabout which made the village's share go down. Mr. Souden also added that the 73 second delay is 2040 projected volumes with increased traffic flow during the peak

morning and afternoon times.

Mr. Hiller asked for the illustration of the roundabout to be put up. He stated that in the lower left-hand corner is a resident's property. The property presently has a driveway that is where the projected roundabout would be.

Mr. Souden stated that they have spoken to that resident several times and he/she is very aware of what the project entails in terms of the his/her driveway and that the resident is also in favor of the roundabout.

Mr. Racich added that they are adding a hammerhead near the property owner's garage so that he/she never has to back into the roundabout.

Mr. Hiller stated that he did not see how there is \$200,000 worth of benefits from this project presently or 25 years from now.

Colleen Gavin, a resident, asked if the 73 second delay was an actual study done on the intersection at 151st and West Avenue.

Mr. Souden stated that it was and the study shows projected volumes over the years. It is based on traffic count and projection that are done for the area for future volumes. The traffic engineers then use programming to predict delays at the stop sign vs. the roundabout.

Ms. Gavin asked is there are any modern roundabouts in the surrounding area.

Transportation and Engineering Manager Corrigan stated that there are not any currently in Orland Park, but stated that there is one in Plainfield and that Lake County has a few roundabouts as well.

Ms. Gavin asked why 151st and West Avenue was chosen for a roundabout.

Transportation and Engineering Manager Corrigan stated that a few years ago the Village Board wanted to make the effort to install roundabouts as an alternative to four way stops and traffic signals. He stated that as traffic increases at 151st and West Avenue the next step would be to put in a traffic signal. However, roundabouts are becoming more popular around the country and it made sense to evaluate a roundabout at 151st and West Avenue.

Ms. Gavin stated that she is concerned for pedestrian safety if cars do not have to stop when there are no other cars in the roundabout. Especially with schools nearby.

Transportation and Engineering Manager Corrigan stated pedestrians will only have to look in one direction for cars when crossing a roundabout.

Trustee Gira asked if there was one or two lanes of traffic in the roundabout. She also asked if most roundabouts were two lanes.

Mr. Souden stated that it is one lane. He stated that the truck apron is usually done in pavers and it is raised up by a 2 inch curb so the normal passenger vehicles know not to go there. He went on to say that single lane roundabouts are more prevalent and safer than dual lane ones.

Trustee Gira pointed out that there are less emissions in the air due to the continued traffic flow of a roundabout.

Trustee Calandriello asked what is recommended in regards to educating the public about using roundabouts correctly.

Transportation and Engineering Manager Corrigan stated that communities will do an outreach, post an information page on their website, post videos on how to drive them, etc.

Mr. Souden stated that there is a great video on Lake County Department of Transportation website in regards to driving roundabouts.

Trustee Calandriello stated this project will be cheaper for Orland Park with the roundabout than without it.

Chairman Fenton stated that the roundabout would add more safety to the intersection and it would be fiscally responsible to do the roundabout versus the traffic signals.

This item was for discussion only. NO ACTION was required.

2016-0641 Weed & Grass Nuisance Abatement RFP

Development Services Director Karie Friling stated the Village of Orland Park currently uses a private contractor to complete work orders for miscellaneous weed/grass nuisance mowing throughout the Village of Orland Park. This activity is permitted via Village Code Title 5, Chapter 7, Property Maintenance Code.

The Village solicited proposals as part of an RFP, from qualified contractors for a two year contract with an option for a third year to provide weed/grass nuisance abatement. The costs incurred by the weed/grass abatement is liened against the private property with an additional \$500.00 administrative fee.

The Development Services Department received six (6) proposals from individual contractors.

The following are the companies that submitted proposals:

1. Alvarez, Inc.
2. Avanti American Services Inc.
3. Legion Service Provider
4. On Call Properties
5. Ramiro Guzman Landscaping, Inc.
6. Roy Erickson Outdoor Maintenance, Inc.

In reviewing the proposals, the lowest cost was not the final determination for the award of the contract. The experience, quality and availability is as important. Many times these work orders are for residential areas and having unkept properties can have a significant effect on a neighborhood. Additionally, quality of work needs to be up to Orland Park standards. These factors were weighed heavily during the selection process. The Development Services Department has encountered under many instances that immediate or expedited turnaround is required based on complaints by local residents and businesses. This contract will assure a single company will provide this service on a regular basis for an approved/agreed upon sum.

Village staff recommends approval of a contract with Roy Erickson Outdoor Maintenance, Inc. Roy is currently a qualified and licensed vendor with the Village. When called upon, the company has performed work promptly and with high performance standards. The company is located in Crestwood, within close proximity of Orland Park.

Chairman Fenton asked what the rate of return on the liens that the village puts on properties was.

Director Friling stated that she would have to get that information from Finance.

I move to recommend to the Village Board of Trustees approval of the proposal for Roy Erickson Outdoor Maintenance, Inc. for a two-year contract with the possibility of a third year extension only.

A motion was made by Trustee Calandriello, seconded by Trustee Gira, that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees.

The motion carried by the following vote:

Aye: 3 - Chairman Fenton, Trustee Gira, and Trustee Calandriello

Nay: 0

2016-0643 Village Code Amendment Title 6, Chapter 1 Health Code

Development Services Director Karie Friling stated the Village of Orland Park currently uses the "Food Service Sanitation Code" (77 I11. Adm. Code 750) and the "Retail Food Store Sanitation Code" (77 I11. Adm. Code 760) from the Illinois Department of Public Health with Village amendments as the basis for food service establishment regulations. The Food Service Sanitation Code was amended on June 29, 2016.

The latest edition of this code has repealed the majority of the regulations to incorporate the 2013 Food Code from the FDA. The Food Store Sanitation Code was repealed in its entirety. The Illinois Department of Public Health has also developed a new inspection form and rating system to be adopted by all counties and municipalities in the state.

The Development Services Department has reviewed these new regulations and is proposing amendments and revisions to the Village Code Title 6 Chapter 1 Health Code to correlate with the change in verbiage and rating system enacted by IDPH in its adoption of the 2013 Food Code.

In Village Code Section 6-1-1-4, an amendment to the 2013 Food Code Section 5-204.11 was added to define convenient location of hand sinks. This change will allow architects and builders to properly locate hand sinks during construction and planning.

Another proposed change was the repeal of Section 6-1-1-5, as an amendment to the Illinois Plumbing Code. The Illinois Department of Public Health no longer approves amendments to the plumbing code without prior approval.

Trustee Gira asked if there were any changes that really stand out.

Director Friling stated that biggest change is the way health inspections are ranked and scored. Therefore, the restaurants and businesses have to be educated of those changes.

I move to recommend to the Village Board of Trustees approval of the local revisions of Title 6, Chapter 1 of the Orland Park Building Code and to implement the 2013 Food Code as written by the U.S. Food and Drug Administration, with the Village of Orland Park's amendments and deletions as part of Orland Park's Village Code.

**A motion was made by Trustee Gira, seconded by Trustee Calandriello, that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees.
The motion carried by the following vote:**

Aye: 3 - Chairman Fenton, Trustee Gira, and Trustee Calandriello

Nay: 0

2016-0592 Southwest Highway and Brook Crossing Drive Intersection Improvements - Change Order #1 and Final

Transportation and Engineering Manager Kurt Corrigan stated The Village Board awarded P.T. Ferro of Joliet Illinois the proposed intersection improvements at Southwest Highway and Brook Crossing Drive for a project cost of \$275,512.50. During the course of construction a variety of minor adjustments of the ditch re-grading, pavement removal, resurfacing area and restoration area has resulted in an adjustment to the final quantities and cost. To finalize the project an additional \$2,538.44 is necessary to add to the current contract with P.T. Ferro. Village staff, consulting engineer and contractor have verified and agreed to final quantities. Staff is recommending approval of the additional funds to finalize the project.

I move to recommend to the Village Board amending the contract with P.T. Ferro of Joliet, Illinois by adding \$2,538.44 for additional work required to complete the Southwest Highway turn lanes at Brook Crossing Drive.

A motion was made by Trustee Calandriello, seconded by Trustee Gira, that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees.

The motion carried by the following vote:

Aye: 3 - Chairman Fenton, Trustee Gira, and Trustee Calandriello

Nay: 0

2016-0583 Midwest Animal Hospital Addition

Development Services Director Karie Friling stated that Midwest Animal Hospital was originally constructed in 2004 as an 11,280 square foot animal hospital, and has gradually expanded through the years to accommodate a growing business. In June of 2007 a 2,878 square foot addition was added to the south end of the building, and in 2013 a 554 square foot addition was added to the north end of the building. In 2014 additional land was purchased for a parking lot expansion, which has been approved and is currently under construction. The 2014 petitioned site plan showed a dashed footprint for future building expansion, and 2014 Board approvals required the petitioner to return to the Village at the time of building additions for additional approvals. Midwest Animal Hospital has now returned for approvals of a 5,111 square foot building addition and an expanded fenced in dog exercise area.

PROJECT DESCRIPTION:

Other than the proposed addition, the existing building and site will remain unchanged. A larger future building addition envelope (11,251 square feet) was shown on the approved 2014 Site Plan, however a much smaller addition (5,111 square feet) is proposed at this time.

Minor grading changes have been made around the new addition and fenced area, which includes two low retaining walls south of the proposed fence enclosure. An expanded outdoor dog exercise area is proposed on the west and south side of the building addition. Ten additional kennels are proposed along the south side of the building. The exercise area will have an artificial turf surface with a granular subsurface designed for pets, and will be fenced in with an ornamental iron fence to match the existing one that currently encloses the existing pet area. Details for these products were approved under the 2014 petition.

In 2014 the Board stipulated that a \$25,000 contribution to the northbound Wolf at 183rd left turn lane that was constructed in conjunction with the Mobil Gas project was to be paid at the time of the building addition construction, and this condition has been carried forward in the current petition.

PLAN COMMISSION DISCUSSION:

At the Plan Commission meeting, the petitioner was present and requested that the \$25,000 turn lane contribution be waived, because in order to make their storm water storage for the site improvements work they had to spend \$50,000 on downstream pond improvements that also benefitted the entire business center. Plan Commissioners want the request considered, but included the original condition in the motion and have deferred the decision on the fee reduction to the Village Board.

It is noted that the petitioner had the option to reduce their proposed parking lot size and accommodate all their detention on the Midwest site, but instead opted for the improvements to the off-site private pond. Therefore, the recommended motion still includes the \$25,000 contribution, which was a condition of approval for Midwest's 2014 petition.

PLAN COMMISSION MOTION:

On September 13, 2016, the Plan Commission voted 5-0 to recommend to the Village Board approval of the preliminary site plan titled "Midwest Animal Hospital Architectural Site Plan" by Linden Group, page A-0.1, project number 2016-0035, and dated 7-13-16, subject to the following conditions:

1. A \$25,000 left turn construction contribution must be paid to the Village prior to the issuance of building permits.
2. Any additional building additions and/or site plan changes must return to the Village for additional approvals.
3. Label on the site plan:
 - Proposed outdoor dog exercise area
 - Extent of pet artificial turf surface material

- Additional kennels
- Retaining wall location and height

4. Meet all engineering requirements.

And

I move to recommend to the Village Board approval of the amended Landscape Plan titled "Midwest Animal Hospital Phase II Landscape Plan and Tree Preservation Plan" by Eriksson Engineering Associates, pages L-1 and TP-1, dated 7-13-16.

And

I move to recommend to the Village Board approval of the elevations titled "Midwest Animal Hospital Exterior Elevations" pages A-4.0 and A-4.1 dated 7.13.16; the color perspective on page T-1.0, titled "Midwest Animal Hospital", dated 7.13.16, both by Linden Group, project 2016-0035; and elevations for the dumpster, and fence elevations and 'Perfect Turf' surface product details on the sheet titled 'Site Details', by Linden Group, project 2014-0050, dated 12.12.14, subject to the following conditions:

1. Screen any new mechanical equipment either at grade level with landscaping or hidden behind the roofline.
2. All masonry must be of anchored veneer type masonry with a 2.625" minimum thickness.
3. Retaining walls may not exceed 3' in height.
4. Meet all Building and Engineering requirements.

This petition is now before the Development Services Committee for consideration.

Chairman Fenton stated she had met with Director Friling about this item and that she agrees with the recommendation.

I move to recommend to the Village Board of Trustees approval of a site plan, amended landscape plan, and elevations, for the Midwest Animal Hospital Addition, as recommended at the September 13, 2016 Plan Commission meeting and as fully referenced below:

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

I move to recommend to the Village Board approval of the preliminary site plan

titled "Midwest Animal Hospital Architectural Site Plan" by Linden Group, page A-0.1, project number 2016-0035, and dated 7-13-16, subject to the following conditions:

1. A \$25,000 left turn construction contribution must be paid to the Village prior to the issuance of building permits.
2. Any additional building additions and/or site plan changes must return to the Village for additional approvals.
3. Label on the site plan:
 - Proposed outdoor dog exercise area
 - Extent of pet artificial turf surface material
 - Additional kennels
 - Retaining wall location and height
4. Meet all engineering requirements.

And

I move to recommend to the Village Board approval of the amended Landscape Plan titled "Midwest Animal Hospital Phase II Landscape Plan and Tree Preservation Plan" by Eriksson Engineering Associates, pages L-1 and TP-1, dated 7-13-16.

And

I move to recommend to the Village Board approval of the elevations titled "Midwest Animal Hospital Exterior Elevations" pages A-4.0 and A-4.1 dated 7.13.16; the color perspective on page T-1.0, titled "Midwest Animal Hospital", dated 7.13.16, both by Linden Group, project 2016-0035; and elevations for the dumpster, and fence elevations and 'Perfect Turf' surface product details on the sheet titled 'Site Details', by Linden Group, project 2014-0050, dated 12.12.14, subject to the following conditions:

1. Screen any new mechanical equipment either at grade level with landscaping or hidden behind the roofline.
2. All masonry must be of anchored veneer type masonry with a 2.625" minimum thickness.
3. Retaining walls may not exceed 3' in height.
4. Meet all Building and Engineering requirements.

A motion was made by Trustee Gira, seconded by Trustee Calandriello, that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees. The motion carried by the following vote:

Aye: 3 - Chairman Fenton, Trustee Gira, and Trustee Calandriello

Nay: 0

2016-0658 9925 143rd Street - Appearance Improvement Grant

Development Services Director Karie Friling stated that 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.

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.

A motion was made by Trustee Calandriello, seconded by Trustee Gira, that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees. The motion carried by the following vote:

Aye: 3 - Chairman Fenton, Trustee Gira, and Trustee Calandriello

Nay: 0

2016-0576 Horton Center Shopping Center Façade Update - Appearance Review & AIG Update

Development Services Director Karie Friling that 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 \$474,974.50, which maxed out the AIG award at \$20,000 per building, or \$60,000.

Although the elevations have been changed from 2014 and bids have not yet been submitted for this project, it is anticipated that 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.

A condition is added to the recommendation motion below to submit three bids to complete the 2016 updates prior to this project attending a meeting of the Board of Trustees.

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.

Chairman Fenton stated that the parking lots turned out beautiful and that she is excited for the facade improvements.

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

And

I move to recommend to the Village Board of Trustees 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.
5. Submit three bids to complete the 2016 updates prior to this project attending a meeting of the Board of Trustees.

A motion was made by Trustee Gira, seconded by Trustee Calandriello, that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees. The motion carried by the following vote:

Aye: 3 - Chairman Fenton, Trustee Gira, and Trustee Calandriello

Nay: 0

ADJOURNMENT: 6:32 P.M.

A motion was made by Trustee Calandriello, seconded by Trustee Gira, that this matter be ADJOURNED. The motion carried by the following vote:

Aye: 3 - Chairman Fenton, Trustee Gira, and Trustee Calandriello

Nay: 0

/AS

Respectfully Submitted,

John C. Mehalek, Village Clerk