



VILLAGE OF ORLAND PARK

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

Department Requested Action

File Number: 2014-0379

Agenda Date: 7/21/2014

Version: 0

Status: IN COMMITTEE
/COMMISSION

In Control: Development Services & Planning Committee

File Type: MOTION

[Title/Name/Summary](#)

9959 W. 143rd Street - Appearance Improvement Grant

History

QUICKFACTS

Project

9959 W. 143rd Street - 2014-0379

Petitioner

Hyun Sun Kwon

Purpose

The purpose of this application is to obtain \$20,000 in funding assistance to renovate and rehabilitate the exterior appearance of the building at 9959 W. 143rd Street in the Old Orland Historic District.

Requested Actions: Appearance Improvement Grant

Project Attributes

Address: 9959 W. 143rd Street

P.I.N.(s): 27-09-200-014

Existing Zoning: Old Orland Historic District

Comprehensive Plan Planning District: Downtown Planning District

Comprehensive Plan Designation: Neighborhood Mixed Use

OVERVIEW AND BACKGROUND

A Certificate of Appropriateness was administratively approved for this project on May 27, 2014. The Certificate of Appropriateness report and its exhibits are included with this report for further reference.

The petitioner is applying to the Appearance Improvement Grant for \$20,000, representing the maximum participation amount, to renovate and rehabilitate the exterior appearance of the commercial building at 9959 W. 143rd Street. The building is located in the Old Orland Historic District, but it is not a landmark. The building is

participating in the program as any other commercial structure in the Village would participate. The presence of the building on 143rd Street, a major arterial road, is very visible-particularly in its proximity to the Downtown and the Southwest Highway intersection with 143rd Street, a gateway intersection to the community.

The subject building has an aged and outmoded appearance. A new appearance will re-energize the site and reflect the continued renewal of the Old Orland Historic District and the Downtown region.

PROJECT DESCRIPTION & CONTEXT

The petitioner proposes to renovate the front exterior façade of the building. The renovation will include the following activities to the existing building elements: cleaning, patching and repairing all of the existing masonry, removing the box sign and removing the existing storefront picture window system. The renovation will then install a new exterior IPE wood siding system over a portion of the front masonry façade.

Per the requirements of the Appearance Improvement Grant the proposed improvements fit under the Commercial Remodel category for “Façade Expansion & Exteriors”, “New Doors & Windows”, “New Signage”, “Storefront Architectural Features” and “Removal of Inappropriate Materials”. In addition, the proposed improvements meet the guidelines for eligible projects and the Old Orland Historic District guidelines.

Additionally, the petitioner has provided two bids (program minimum) for the grant program to consider. The two bids are from MDesign&Build Inc. (MDBI: \$72,050.00) and PNK Construction (\$65,500.00). Each bid is described below.

MDBI Bid (\$72,050)

This bid includes the following work:

- Demolition work
- Install aluminum/ glass storefront systems
- Clean, patch and repair existing brick, stone base, stone coping, and stone sill
- Install new IPE wood siding system
- Install new alum. Shading
- Install new IPE wood railing
- Install new wood deck and stair with concrete piers
- Install new gooseneck lighting for sign
- Install new signage

PNK Construction (\$65,000)

This bid includes the following work:

- Demolition
- Install aluminum/ glass storefront systems
- Clean, patch and repair existing brick, stone base, stone coping, and stone sill
- Install new IPE wood siding system
- Install new alum. Shading
- Install new IPE wood railing

- Install new wood deck and stair with concrete piers
- Install new gooseneck lighting for sign
- Install new signage

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

BID SELECTION

The petitioner has indicated that these bids are only for the exterior appearance of the building. Interior activities are not eligible for funding assistance through this grant program.

The Appearance Improvement Grant notes that the best or lowest bid is selected to fund the project. In this case, being no difference between the two bids besides the total estimated cost, the PNK Construction is selected as the lowest bid.

PNK Construction is also the preferred contractor for the petitioner.

The AIG funds projects over \$1,000 to cover 50% of the work up to a maximum of \$20,000. In this case, the grant will provide the maximum amount allowed, \$20,000, to the petitioner for the renovation of the subject building.

FINANCIAL IMPACT

The financial impact to the Village of Orland Park will be \$20,000 from the following account number:

010-0000-484930

In 2013, the AIG was funded for \$50,000, which rolled over in 2014 and another \$50,000 was added. The AIG is funded for \$100,000 in total.

Program Obligations

To date, the following projects have been approved for AIG assistance:

Twin Towers Sanctuary: \$2,772.50
Joon Lee's TKD Studio (former Crest Lighting): \$20,000
Horton Center Shopping Center: \$60,000

Total Obligations to Date: \$82,772.50

It is important to note that with this \$20,000 grant award, the AIG program will exceed its \$100,000 total funding by \$2,772.50 ($\$82,772.50 + \$20,000 = \$102,772.50$). *A budget adjustment will be necessary to cover the excess expenses. In the meantime, this project finishes the last of the funding for the 2013-2014 AIG program cycle. The program will not accept any additional applicants unless more funding is provided or an existing project is canceled.*

Lastly and in addition to the \$20,000 in grant assistance to 9959 W. 143rd Street, the project will benefit from the program's permit fee waiver. This is estimated as an

additional \$2,000 incentive depending on ultimate project scope and building permit reviews.

Program Projection

The program's leverage projection is based on the total project cost of each project participating in the program divided by the total amount of assistance to each project. Thus, with this latest project, the following is projected:

For every \$1 in public spending, AIG is projected to leverage \$7.44 in private spending.

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 of Trustees to approve the Appearance Improvement Grant application for \$20,000 to renovate and rehabilitate the exterior appearance of 9959 W. 143rd Street, 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 Improvement Grant application for \$20,000 from account 010-0000-484930 for 9959 W. 143rd Street;

And

I move to recommend to the Village Board of Trustees to approve the PNK Construction bid for \$65,500 as the lowest bid for 9959 W. 143rd Street and for the petitioner to use, subject to the following conditions:

1. Obtain the necessary building permits for renovating the building;
2. Sign an Appearance Improvement Grant Agreement before beginning any work.
3. Complete the conditions outlined in the attached Certificate of Appropriateness approval.