

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Monday, May 19, 2014

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 6:10 PM.

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

APPROVAL OF MINUTES

2014-0303 Approval of the April 21, 2014 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 April 21, 2014.

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

2014-0176 Main Street District Geotechnical Borings

Throughout the development of the Main Street District, i.e. Main Street Triangle and Ninety7Fifty on the Park project, the Village has retained a team of professionals to assist the Village in the planning, development, and marketing the area. HSA Commercial Real Estate currently represents the Village in marketing the Main Street District; Spaceco, Inc. assists with civil engineering, platting and utility work; and Norris Design is instrumental in the Landscape Architecture of the site along with blending in of the 143rd and LaGrange Road roadway improvements.

As the Village works with HSA to develop future phases of the downtown, more detailed information about existing site conditions is needed. The proposal attached to the Committee Packet from SpaceCo and TSC Testing Service Corporation is for 15 geotechnical borings at various locations throughout the Main Street District. The borings will provide valuable information that will be used to design and estimate the costs for buildings and parking structures. TSC Testing is familiar with the site, and did work on the Ninety7Fifty on the Park project and the Ravinia Avenue North Extension. TSC will contract as a subconsultant to SpaceCo, who is already under contract with the Village.

The complete scope of services and fees are attached to the Committee Packet. The total cost is \$15,250.

I move to recommend to the Village Board to approve the scope of services proposed by SpaceCo and TSC Testing Service Corporation for fifteen (15)

geotechnical borings in the Main Street District for an amount not to exceed \$15,250.

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

2014-0245 Horton Center Shopping Center - Appearance Improvement Grant

Project

Horton Center Shopping Center - 2014-0245

Petitioner

Ramzi Hassan

Purpose

The purpose of this application is to obtain \$60,000 in funding assistance to renovate and rehabilitate the exterior appearance of the three buildings (two retail and one office) at 14402-38 John Humphrey Drive at the northwest corner of 144th Place and John Humphrey Drive.

Requested Actions: Appearance Improvement Grant

Project Attributes

Address: 14402-38 S. John Humphrey Drive

P.I.N.(s): 27-10-100-100; 27-10-100-085

Existing Zoning: Village Center District

Comprehensive Plan Planning District: Downtown Planning District

Comprehensive Plan designation: Downtown Mixed Use

Surrounding Land Use:

North: VC Village Center District - Vacant (former automobile dealership)

South: VC Village Center District - (across 144th Place) Offices

East: Not in Orland Park - (across John Humphrey Drive) Wetland

West: VC Village Center District - Governmental (United States Post Office)

OVERVIEW AND BACKGROUND

An Appearance Review was administratively approved for this project on February 28, 2014. The Appearance Review report and its exhibits are included with this report for further reference.

The petitioner is applying to the Appearance Improvement Grant for \$60,000, representing the maximum participation of \$20,000 for each of the three buildings on site, to renovate and rehabilitate the exterior appearance of the Horton Center Shopping Center. The Horton Center's presence is very visible from John Humphrey Drive, one of the main north-south corridors in the Downtown Planning District that acts as an alternative to La Grange Road and a main access route to Orland Square Mall.

The Horton Center has an aged appearance with its paint and materials dulled and weathered grey. A new appearance will re-energize this site and reflect the continued renewal of the Downtown and LaGrange Road areas.

PROJECT DESCRIPTION & CONTEXT

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.

Additionally, the petitioner has provided three bids for the grant program to consider. The three bids are from Level Builders (\$474,974.50) Marcotte General Contracting (\$924,846) and Landmark Construction Systems, Inc. (\$1,255,000). Each bid is described below.

Level Builders (\$474,974.50)

This bid is divided into two parts: The Retail Buildings and the Office Building. Each part includes the following work:

- General Conditions (labor and material)
- Equipment rentals
- Demo & Dumpster
- Carpentry
- Masonry
- EIFs
- Column Covers
- Painting
- Roof
- Electric
- Bollards (retail only)
- Concrete (retail only)

A number of costs are not factored into this bid, including: insurance, utility service fees, special assessments, architecture/ engineering fees.

Marcotte General Contracting (\$924,846)

This bid is divided into three parts: Retail Building A, Retail Building B and the

Office Building. Each part includes the following work:

- Labor and Material
- Demo
- Carpentry
- EIFs
- Masonry
- Electrical and lighting
- Roofing, flashing
- Concrete
- Painting

Landmark Construction Systems, Inc. (\$1,255,000)

This bid is divided into two parts: the Retail Buildings A and B and the Office Building. Each part includes the following work:

- General Conditions
- Demo
- Concrete and bollards
- Masonry
- Framing/ Sheathing/ Carpentry
- Synthetic plaster finishes
- Roofing and sheet metal
- Glass and glazing
- Remove and replace signage
- Painting
- Electrical

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

Bid Selection

The petitioner has indicated that these bids are only for the exterior appearance of the three buildings on site. 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, the Level Builders bid is the lowest bid.

The Level Builders bid is significantly lower than either the Marcotte or the Landmark bid, both of which approach or exceed \$1,000,000 in project costs. There are three main reasons for why the Level Builders bid is nearly \$550,000 less than the other two.

First, it is the Horton Center's ownership's intent to preserve and reuse as much of the existing building system infrastructure as possible. For example, the Level Builders bid estimates total cost for Electrical on all buildings at \$9,775. The

Marcotte and Landmark bids estimate \$20,000 and \$80,000 for Electrical respectively, demonstrating significant rework of core building system infrastructure. This cost gap is repeated in other construction categories like roofing, \$70,000 for Level, \$111,500 for Marcotte and \$108,000 for Landmark.

Second, Level Builders have been with the project since the beginning of plan conception and have worked with the petitioner to refine project costs, demonstrating significant cost reductions through their bid compared to the other contractors that have not had the same amount of time to work on the project.

Lastly, Level Builders has a history and working relationship with the architectural firm that designed the renovation of the Horton Center, Portico Partners Architects, and therefore has more intimate knowledge of the project compared with the other bids.

Based on these reasons provided by the petitioner, and because this is the petitioner's preferred selection, the Level Builder's bid is the selected bid for the project. Ultimately, the proposed total project cost is \$474,974.50. A 50% cost share on the project cost would be \$237,487.25, which far exceeds the maximum grant amount of \$20,000 per building. Therefore, the petitioner could only receive a maximum of \$60,000.

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, the grant will provide \$60,000 to the petitioner for the renovation of the Horton Center's three buildings.

FINANCIAL IMPACT

The financial impact to the Village of Orland Park will be \$60,000 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.

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

Total Obligations to date: \$22,772.50

Once Horton Center is approved, total AIG obligations will be \$82,772.50.

In addition to the \$60,000 in grant assistance to the Horton Center, the project will benefit from the program's permit fee waiver. This is estimated as an additional \$5,000 to \$10,000 incentive depending on ultimate project scope and building permit plan reviews.

Program Projection

For every \$1 in public spending, AIG is projected to leverage \$8.45 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.

I move to recommend to the Village Board to approve the Appearance Improvement Grant application for \$60,000 to renovate and rehabilitate the exterior appearance of the Horton Center Shopping Center, 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 to approve the Appearance Improvement Grant application for \$60,000 from account 010-0000-484930 for the Horton Center Shopping Center at 14402-38 S. John Humphrey Drive;

And

I move to recommend to the Village Board to approve the Level Builders bid for \$474,974.50 as the lowest bid for the Horton Center Shopping Center 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 Appearance Review approval.

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

2010-0045 Electronic Message Boards - Discussion

On April 21, 2014 the Development Services & Planning Committee discussed a possible code change to allow for electronic message boards in the Village of Orland Park. This item was also discussed, in detail, back in October of 2013

and also in 2010. The background and history of these previous discussions are attached to the Committee Packet for your review, including photos of signs in other communities that would or would not be permitted under proposed code language.

At the last Committee meeting, Trustees requested additional changes to the proposed regulations that are included in the list below. For the purpose of final review and consideration, staff has specifically highlighted the recommended regulations, including those highlighted in red - which were added by the Committee trustees and/or staff.

Proposed regulations:

1. Electronic message boards are only allowed on the area of commercial signs currently permitted for manual message boards, which is 25% of the sign face. The sign face area permitted for each property is based on lineal square feet, up to the following maximums:

Buildings under 350,000 square feet - 40 square feet sign face permitted. 10 square feet permitted for electronic message board.

Buildings between 350,000 - 500,000 square feet (Lakeview Plaza) - 100 square feet sign face permitted. Per existing code, 25 square feet is permitted for electronic message board (unless a multi-tenant sign is used - then no electronic message board is permitted).

Buildings over 500,000 square feet (Orland Park Place Mall and Orland Square Mall) - 150 square feet sign face permitted. Per Trustee recommendation, maximum 25 square feet permitted for electronic message board (unless a multi-tenant sign is used - then no electronic message board is permitted).

Originally the recommendation was a maximum of 37.5 square feet. The code would be revised to limit the total area of an electronic message board to 25 feet.

2. No electronic message boards will be permitted for multi-tenant signs or office signs. Essentially, electronic message boards would only be allowed for retail/commercial buildings.

It is important to note that Orland Park's zoning districts often permit commercial retail and office in the same building, so there may be some occasions where an office occupies a previous commercial space that already has an electronic sign.

3. Electronic message boards will not be permitted on existing nonconforming signs. A new sign must be constructed to current Codes in order to install an electronic message board.

4. If a property installs an electronic message board, no window electronic message board will be permitted. The Code does not currently regulate interior electronic signage that is located behind a window.

5. The message board cannot be above the primary sign.

6. Sign copy may only be changed once every 24 hours. The message change must be instantaneous - no fading, flashing or running script.

7. A default mechanism is required to freeze the sign in one location if a malfunction occurs.

8. Sign copy must be static and may not be scrolling, flashing or in any way animated.
9. Only text and numbers are permitted. Illustrations, graphics and images are prohibited.
10. The maximum number of lines for copy is three.
11. Background is required to be black and copy may be white or yellow only.
12. Luminance - Night NIT requirements - 50-150; Daylight NIT - 1,000 (in sunny conditions). All signs will be required to have a sensor that automatically lowers light output in accordance with atmospheric conditions, including sunny versus cloudy daylight conditions.
13. Only one electronic message board will be permitted per property. Under current Code, some properties are allowed more than one message board based on lineal feet of property.
14. All signs must meet minimum aesthetic requirements, including landscaping. The general sign nomenclature must match the proposed aesthetic improvements for the LaGrange Road enhancement project, including brick pillars and additional landscaping. This will be further refined as the code language is drafted for the public hearing process.
15. Two violations within a twelve month period will result in a third party suspension from using the electronic message board. If a third violation in a twelve month period is issued, the sign owner must remove the electronic message board and restore the sign or replace the electronic message board with a manual message board. The electronic message board must be removed and restored within 30 days of the third violation or owner will be fined \$500/day. A citation for the first violation will be issued, not less than \$500, followed by a fine of \$1,000 for each subsequent offence within the twelve month period.
16. All electronic message boards must obtain both a sign permit and appearance review. Appearance reviews will be administered and approved by the Development Services Director or her designee. If there is a conflict/disagreement between staff and the permit applicant regarding appearance, materials, landscape requirements, etc. the application must be approved by the Village Board. The applicant must pay all required sign permits plus a \$500 appearance review application fee.
17. Signs are not allowed to be activated until a final field inspection has been conducted by the Village of Orland Park, to ensure compliance with approved permit and Village Code.
18. Electronic message boards will only be permitted for commercial properties that abut directly LaGrange Road (U.S. Route 45). Overtime, the Village Board of Trustees may decide to expand this signage district. However, for this initial Code change, the limits will stay contained to this area, which is the most intense commercial area with the least amount of impact to adjacent conflicting uses (i.e. - residential).

Next Steps

If the Development Services and Planning Committee agrees with these

proposed changes, this item will be forwarded to the entire Village Board on June 2, 2014 for final review and direction. If a majority consensus is reached, staff will then need to begin the public hearing process to amend the Village's Land Development Code (LDC). The process typically takes 3-4 months for final adoption. This item is for discussion only

Chairman Fenton stated that one of the comments that came out of Committee was not only to get down to 25 square feet, but to also have the design with brick pillars and landscaping on the bottom.

Village Manager Grimes stated the brickwork would follow the design vocabulary of the LaGrange Road project. They would only be eligible on LaGrange Road along the corridor. They would need to be consistent with the framed look. He commented that there should be a little flexibility while staying with a unified look. He added that if there was a dispute it would come to the Village Board for final approval. He commented that item 14 in the Committee Packet referred to the brick work.

Trustee Gira stated that she has a concern of just doing this on LaGrange Road. She asked if it would be possible to include 143rd Street from the railroad tracks east to include The Crossing so that the signage there would be consistent with what is along LaGrange Road as well. She added that there are a few long time businesses in Orland that have signs that need replacement and including them might give them incentive to do so.

Chairman Fenton stated that if it was just that particular section it may be possible.

Manager Grimes stated that it would be a matter for the Board. He recommended that there is a consensus along the LaGrange Road corridor, it could be later amended to add other areas if it turns out to look nice.

Chairman Fenton stated that the purpose is because of the construction on LaGrange Road and that for right now it should just stay along the corridor.

This item was for DISCUSSION ONLY. No action was required.

ADJOURNMENT: 6:21 PM

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

/AJ

Respectfully Submitted,

John C. Mehalek, Village Clerk