



## Legislation Text

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File #: 2016-0351, Version: 0

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### **Title/Name/Summary**

24 Orland Square Drive - Appearance Improvement Grant

### **History**

#### **QUICKFACTS**

#### **Project**

24 Orland Square Drive

2016-0351

(See associated AR 2016-0185 and AIG 2016-0349)

#### **Petitioner**

Curtis Hurst

Frontier Development, LLC.

#### **Purpose**

The purpose of this application is to obtain \$18,698.13 in funding assistance to renovate the exterior appearance and landscaping at 24 Orland Square Drive.

*Requested Actions:* Appearance Improvement Grant

#### **Project Attributes**

Address: 24 Orland Square Drive

*P.I.N.(s):* 27-10-300-027-0000

*Parcel Size:* 34,730 s.f

*Building Size:* 5,736 s.f.

*Tenant Space Sizes (2):* 2,878 s.f. (Blaze Pizza) / 2,858 s.f. (Pearle Vision)

*Comprehensive Plan Planning District:* Regional Core Planning District

*Comprehensive Land Designation:* Regional Mixed Use

*Existing Zoning:* COR Mixed Use District

*Existing Land Use:* Commercial Retail

#### *Surrounding Land Use:*

North: COR Mixed Use District - Restaurant (Denny's)

South: COR Mixed Use District - Financial Institution (Citibank)

East: COR Mixed Use District - Commercial/Retail (Mall)

West: VCD Village Center District - (across LaGrange Rd.) Commercial/Retail

## **OVERVIEW AND BACKGROUND**

An Appearance Review was administratively approved for this project on May 10, 2016. The Appearance Review (2016-0185) report and its exhibits are included with this report for further reference.

The petitioner is applying to the Appearance Improvement Grant for a total of **\$16,819.50** to renovate the exterior appearance and landscaping of the one story building located at 24 Orland Square Drive. Currently, the building's exterior has an outdated architectural appearance and is in need of façade update. The proposed updates are consistent with the surrounding architecture in the immediate vicinity, and will represent the third Appearance Improvement Grant (AIG) for a property located in a prominent location along LaGrange Road within the last year, the first being Grant TV and Appliance and second 29 Orland Square Drive.

The property, which was most recently occupied solely by Pearle Vision, was recently demised to create a new tenant space. Blaze Pizza is scheduled to move into this new tenant space upon completion of proposed interior and exterior building improvements. The building is located in an outlot of the Orland Park Place Mall, amongst a cluster of financial, retail and restaurant properties. The presence of this property is highly visible from LaGrange Road, the most important north-south corridor in the Village.

The general contractor for this job, Frontier Development, has submitted contractor estimates for proposed work that is covered by the AIG program; two (2) bids from companies competing for the fenestration work associate with this project, and two (2) bids from companies vying for the landscape work associate with this project. Ultimately, Frontier Development will enter into an Appearance Improvement Grant Agreement with the Village of Orland Park and distribute AIG funds to bid winners.

## **PROJECT DESCRIPTION & CONTEXT**

Per the requirements of the Appearance Improvement Grant the proposed improvements fit under the Commercial Remodel category for "Façade Expansion and Exteriors" and "Landscaping". In addition, the proposed improvements meet the guidelines for eligible projects.

### **Contractor Estimate Summary**

The petitioner, Frontier Development, has provided a total of four (4) contractor estimates (i.e. bids) for the grant program to consider: two (2) bids for work related to "Façade Expansion and Exteriors" and two (2) bids for work related to "Landscaping". The two (2) bids for "Façade Expansion and Exteriors" are from A Touch of Glass & Mirror (\$26,250.00) and Geneva Glass Works (\$34,718.00). The two (2) bids for "Landscaping" are from D'Amore Contractors Co. (\$7,389.00) and Rock Solid Hardscapes (\$11,146.25). Each bid is described below.

The petitioner has indicated that these bids are only for improvements to the exterior appearance and landscaping of 24 Orland Square Drive. Interior activities are not eligible for funding assistance through this grant program.

### **Estimate Selection**

The Appearance Improvement Grant notes that the best or lowest bid is selected to fund the project. Village building permit fees are waived for this project, as per stipulations with the Appearance Improvement Grant. Each of the below noted bids are attached for more detail.

### **FAÇADE EXPANSION AND EXTERIORS**

#### **A Touch of Glass & Mirror (\$26,250.00)**

This bid is divided into four (4) categories, all of which are related to the building fenestration proposed for the site. These categories are:

- Framing
- Doors
- Windows
- Door Accessories

#### **Geneva Glass Works (\$34,718.00)**

This bid is divided into five (5) categories, all of which are related to the building fenestration proposed for the site. These categories are:

- Framing
- Doors
- Windows
- Door Accessories
- Labor

### **Facade Expansion and Exteriors Estimate Summary**

The A Touch of Glass & Mirror bid is \$8,468, or 24%, lower than the Geneva Glass Works bid. As the scopes of work provided by both companies are nearly the same, the discrepancy in these bids comes down to the fact that Geneva Glass Works proposes to use a slightly high quality building material than A Touch of Glass & Mirror. According to the petitioner, however, the materials proposed by A Touch of Glass & Mirror are still high quality and will not detract from the overall aesthetic or functionality of the proposed work. The cost savings for the petitioner will be used towards further building improvement costs.

Based on these reasons provided by the petitioner, and because this is the petitioner's preferred selection, the A Touch of Glass & Mirror bid is the selected bid for the Facade Expansion and Exteriors of the project. The A Touch of Glass & Mirror bid is **\$26,250**.

### **LANDSCAPING**

#### **Rock Solid Hardscapes, Inc. (\$11,146.25)**

This bid is divided into five (5) categories, all of which are related to the landscaping proposed for the site. These categories are:

- Plant Materials (Including a One Year Plant Guarantee)
- Mulch and Mulch Installation
- Topsoil and Sod
- Damaged Area Repair
- Prevailing Wage Labor

#### **D'Amore Contractors Co. (\$7,389.00)**

This bid is divided into four (4) categories, all of which are related to the landscaping proposed for the site. These categories are:

- Plant Materials (including Initial Plant Watering)
- Mulch and Mulch Installation
- Top Soil Installation
- Labor

### **Landscaping Estimate Summary**

The D'Amore Contractors Co. bid is \$3,757, or 34%, lower than the Rock Solid Hardscape Inc. bid. The scopes of work provided by both companies differ however. Rock Solid Hardscape's bid includes the repair of damaged lawn areas, a one year plant replacement guarantee and a labor calculation that incorporated prevailing wage standards of pay. Additionally, the petitioner has indicated a strong preference for Rock Solid Hardscape based on their reputation for quality work.

Based on these reasons provided by the petitioner, and because this is the petitioner's preferred selection, the Rock Solid Hardscape bid is the selected bid for the Landscaping portion of this project. The Rock Solid Hardscape bid is **\$11,146.25**.

### **Contractor Estimate Conclusion**

Ultimately, the total proposed total project cost based on the selected contractor estimates is \$37,396.50. 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 would provide **\$18,698.13** to the petitioner, Frontier Development, for the renovation of the building exterior and landscape improvements located at 24 Orland Square Drive.

### **FINANCIAL IMPACT**

The financial impact to the Village of Orland Park will be **\$18,698.13** from the following account number:

**010-0000-484930**

In addition to the **\$18,698.13** in grant assistance to 24 Orland Square Drive, the project will benefit from the programs' permit fee waiver. This is estimated as an additional \$5,000 to \$10,000 incentive depending on the ultimate project scope and building permit plan reviews.

This agenda item is being considered by the Development Services, Planning and Engineering and the Village Board of Trustees on the same night.

The Committee and Appearance Review reports are attached for further reference.

This case is now before the Village Board for consideration.

### **Recommended Action/Motion**

I move to authorize the Village President to execute the Appearance Improvement Grant Agreement for 24 Orland Square Drive.

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

I move to approve the Appearance Improvement Grant application for **\$18,698.13** from account **010-0000-484930** for 24 Orland Square Drive, subject to the following conditions:

- 1) That the petitioner completes all conditions of approval as detailed in Appearance Review 2016-0029 before 12/31/2016. No payout of AIG funds shall be issued without 100% completion of these conditions or requirements detailed in Appearance Review 2016-0029.
- 2) That the petitioner enters into an Appearance Improvement Grant Agreement with the Village of Orland Park.

AND

I move to approve the A Touch of Glass and Mirror bid for \$26,250 as the lowest bid for the fenestration improvements at 24 Orland Square Drive and for the petitioner to use.

AND

I move to approve the Rock Solid Hardscape, Inc. bid for \$11,146.25 as the lowest bid for the landscape improvements at 24 Orland Square Drive and for the petitioner to use.