



Legislation Text

File #: 2013-0738, **Version:** 1

[Title/Name/Summary](#)

Joon Lee Tae Kwon Do Studio - Appearance Improvement Grant

History

QUICKFACTS

Project

Joon Lee Tae Kwon Do Studio - 2013-0738

Petitioner

Joon Hee Lee

Purpose

The purpose of this application is to obtain \$20,000.00 in funding assistance to renovate and rehabilitate the exterior appearance of the two-story former Crest Lighting building at the northeast corner of 144th Place and La Grange Road and to make minor site plan adjustments related to the construction of the an elevator shaft and a cross-access connection.

Requested Actions: Appearance Improvement Grant

Project Attributes

Address: 14355 S. La Grange Road

P.I.N.(s): 27-10-100-028

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 - Parkway Bank/ Financial Institution

South: VC Village Center District - (across 144th Place) Retail shopping center

East: VC Village Center District - Office

West: VC Village Center District - (across La Grange Road) Miroballi Plaza shopping center

OVERVIEW AND BACKGROUND

An Appearance Review was administratively approved for this project on December 12, 2013. 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 \$20,000, the maximum participation, to renovate and rehabilitate the exterior appearance of the former Crest Lighting

building. The former Crest Lighting building very visible from La Grange Road and is the type of building this grant program is intended to assist. It has an aged appearance complete with mansard roof, old dormers and heavy design features. A new appearance will re-energize this site within the Downtown and the La Grange Road corridor and reflect the continued renewal of the Downtown district.

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 two bids as required by the grant program. The two bids are from Krane Builders and Development (\$219,000) and Lee Construction (\$266,400). Each bid is described below.

Krane Builders and Development (\$219,000)

Krane is proposing to do the following in summary:

- Demolition
- Façade work (STOCOAT, masonry, openings etc.)
- Installation of new windows, canopy, doors etc.
- Cross-access installation and other site work (striping etc.)

For more detail on these activities, the Krane bid is attached.

Lee Construction (\$266,400)

Lee Construction is proposing to do the following in summary:

- Demolition
- Façade work (STOCOAT, masonry, openings etc.)
- Rough and Finished carpentry
- Fire protection and electrical
- Installation of new windows, canopy, doors etc.
- Cross-access installation and other site work (striping etc.)

For more detail on these activities, the Lee bid is attached.

Bid Selection

The architect has indicated that these bids are only for the exterior appearance project for the building. However, as noted above in the Lee bid, some internal activities are also included in both bids. Interior activities are not eligible for funding assistance. Excluding these, however, do not lower the \$20,000 grant sought by the petitioner as the exterior portion of this project is substantial and beyond \$40,000 in cost.

The Appearance Improvement Grant notes that the best or lowest bid is selected to fund the project. In this case, the Krane Builders and Development bid is the lower bid and the bid that references only exterior work.

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 \$20,000 to the petitioner, Joon Lee's Tae Kwon Do Studio, for the renovation of the former Crest Lighting building.

Financial Impact

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

010-2003-484930

The Appearance Improvement Grant currently has \$47,227.50. After this project, the grant fund will have \$27,227.50 remaining.

To date, two additional projects will apply to the grant program to use that remainder in full. Those reports will reflect this grant application in the total available grant funding.

Prior projects funded so far include:

- Twin Towers Sanctuary for \$2,772.50

DEVELOPMENT SERVICES AND PLANNING COMMITTEE MOTION

On December 16, 2013, the Development Services and Planning Committee moved 3-0 to recommend to the Village Board of Trustees to approve the Appearance Improvement Grant application for \$20,000 from account 010-2003-484930 for Joon Lee's Tae Kwon Do Studio at 14355 S. La Grange Road;

And

Moved 3-0 to recommend to the Village Board of Trustees to approve the Krane Builders and Development bid for \$219,000 as the lowest bid for Joon Lee's Tae Kwon Do Studio 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.

This case is now before the Village Board of Trustees for consideration.

Recommended Action/Motion

I move to approve the Appearance Improvement Grant application for \$20,000 to renovate and rehabilitate the exterior appearance of the former Crest Lighting building for Joon Lee's Tae Kwon Do Studio, as indicated in the below fully referenced motion.

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

I move to approve the Appearance Improvement Grant application for \$20,000 from account 010-2003-484930 for Joon Lee's Tae Kwon Do Studio at 14355 S. La Grange Road;

And

I move to approve the Krane Builders and Development bid for \$219,000 as the lowest bid for Joon Lee's Tae Kwon Do Studio 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.