



## Legislation Text

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**File #:** 2017-0267, **Version:** 1

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Title/Name/Summary  
El Cameno Retail Center Appearance Improvement Grant

### History

### Project

El Cameno Shopping Center - 2017-0267

### Petitioner

Walter R. McCollom

### Purpose

The purpose of this petition is to obtain \$10,605 in funding assistance for a limited renovation of the exterior appearance of the El Cameno Shopping Center located at the southeast corner of 151st Street and West Avenue.

**Requested Actions:** Appearance Improvement Grant

### Project Attributes

Address: 9965 - 9985 W. 151st Street

P.I.N.: 27-16-203-013

Existing Zoning: BIZ General Business District

Comprehensive Plan Planning District: Orland Grove Planning District, Neighborhood Center

Comprehensive Plan Land Designation: Neighborhood Mixed Use

## OVERVIEW AND BACKGROUND

The petitioner is requesting AIG (Appearance Improvement Grant) assistance for façade improvements for a portion of the El Cameno Shopping Center. An Appearance Review was administratively approved for this project on June 13, 2016. It is noted that the 7-Eleven portion of the building has been removed from the project and will not be improved at this time. The facade improvements that will be addressed through this grant are the center portion of the strip center that abuts the 7 Eleven and then extends eastward to the end of the tan mansard roof building. Note that there are three separate buildings in this commercial center. In 2013, a petition was filed for a more extensive renovation of this building, however for financial reasons the land owner is now requesting assistance on a scaled back version of the façade improvements.

The petitioner is requesting Appearance Improvement Grant assistance in the amount of \$10,605, to improve the exterior appearance of the El Cameno Shopping Center with a limited renovation of one of the buildings. The shopping center is the type of building this grant program is intended to assist, with its aged and worn appearance. The shopping center is also within a strategic location in the Village, since it is in one of the main Neighborhood Centers of the Orland Grove Planning District. The appearance renovation seeks to improve the appearance of a very dated center.

Additional details about the project are discussed in the Appearance Review (2016-0389) report, however it is noted that the 7 Eleven portion of the center will not be addressed as a part of this project. Overall, the project conforms to the Village's Comprehensive Plan, Land Development Codes and policies for this area.

## PROJECT DESCRIPTION & CONTEXT

Per the requirements of the Appearance Improvement Grant, the proposed improvements are visible from a public right of way and fit under the Commercial Remodel category for "Façade Expansion & Exteriors". In addition, the proposed improvements meet the other guidelines for eligible projects.

As required, the petitioner has provided bids for the project. Two bids are required by the grant program, three have been provided, although one lacks a bid break down. The three bids are from JBR Construction (\$64,500 total) Victor Construction (\$68,550 total) and Division 3 Corporation (\$72,650 total). Although a new mansard roof is planned as a part of these improvements, the replacement of the mansard roof with a new standing metal seam mansard roof, which is the costliest item in the bids, has been excluded from consideration under the AIG Grant because mansard roofs are not allowed under the Land Development Code and therefore are not fundable with Village

money. Each bid is summarized below.

JBR Construction - \$21,210 eligible expenses (\$64,500 bid minus mansard roof item )

- Demolition front fascia (\$6,500)
- Supply and Install standing metal seam roof on fascia (\$43,290)
- Demo existing electric and supply and install 12 new canopy lights (\$6,519)
- Paint Wood Siding (\$1600)
- Power wash brick and tuck point under canopy only (\$1,580)
- Remove and replace sign paint (\$5,011)
- No work to 7 Eleven
- Does not include permits

Victor Construction - \$38,550 eligible expenses (\$68550 bid minus mansard roof item)

- Remove and reinstall signage \$6,500
- Remove existing material (\$4,000)
- Install standing seam panels (\$30,000)
- Masonry & tuck pointing (\$4,250)
- Painting (\$3,100)
- Electrical (\$6,300)
- General Conditions (\$5,400)
- Overhead & fee (\$9,000)

Division 3 Corporation \$72,650 (No cost break down provided)

- Painting of wood siding under soffit
- Demo material on fascia and install new standing seam metal

- Install soffit material on bottom awning
- Wash brick under awning and tuck point
- Remove soffit lights and replace with 10 new LED
- Remove and replace existing signs
- All work will be according to 2 point perspective drawings

### **Bid Selection & Award Amount**

All three bids describe work related to the exterior appearance of the building. The Appearance Improvement Grant notes that the best or lowest bid is selected to fund the project. The grant funds projects that are over \$1,000 cover 50% of the cost of work up to a maximum of \$20,000. The lowest bid for this project is JBR Construction with \$21,210 in eligible expenses. The grant provides for up to 50% of the eligible project costs, in this case \$10,605 of potential assistance.

### **DEVELOPMENT SERVICES COMMITTEE MOTION**

On April 17, 2017, the Development Services Committee voted 3-0 to recommend Village Board approval of the Appearance Improvement Grant application for \$10,605 for a partial facade renovation of the El Cameno Shopping Center located at 9965-9985 W. 151st Street in Orland Park.

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

### **FINANCIAL IMPACT**

The financial impact to the Village of Orland Park will be \$10,605 from the following account number: 010-0000-484930. The Village's Appearance Improvement Grant account currently has available funds to cover the requested amount.

### **Recommended Action/Motion**

I move to approve the Appearance Improvement Grant application for \$10,605 for a partial facade renovation of the El Cameno Shopping Center located at 9965-9985 W. 151st Street in Orland Park, and as fully referenced below:

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

I move to approve the Appearance Improvement Grant application for \$10,605 from account 010-0000-484930 for the El Cameno Shopping Center located at 9965-9985 W. 151st Street;

And

I move to approve acceptance of the JBR Construction bid for \$22,210 in eligible expenses as the lowest bid for the El Cameno Shopping Center, 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, with the exception of requirements related to the 7 Eleven.