



VILLAGE OF ORLAND PARK

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Orland Park, IL 60462
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Department Requested Action

File Number: 2013-0653

Agenda Date:

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Status: DRAFT

In Control: Board of Trustees

File Type: MOTION

Title/Name/Summary

Joon Lee Studio - Administrative Review

History

QUICKFACTS

Project

Joon Lee Studio - 2013-0653

Petitioner

Joon Hee Lee

Purpose

The purpose of this petition is to renovate and rehabilitate the exterior appearance of the two-story former Crest Lighting building at the north east corner of 144th Place and La Grange Road and to make minor site plan adjustments related to the construction of an elevator shaft and a cross-access connection.

Requested Actions: Appearance Review

Project Attributes

Address: 14355 S. La Grange Road

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

Size: .8 acres

Comprehensive Plan Planning District: Downtown Planning District

Comprehensive Land Designation: Downtown Mixed Use

Existing Zoning: Village Center District

Existing Land Use: Vacant

Proposed Land Use: Personal Service Establishment/ Retail

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

PROJECT DESCRIPTION & CONTEXT

The petitioner proposes to change the appearance of the former Crest Lighting building by removing the mansard roof and changing the window arrangements facing La Grange Road. The petitioner also proposes to construct a new elevator shaft on the south elevation to provide full accessibility to the second story.

No variances are requested for this project.

The recommendation motion includes the following conditions:

- 1) Obtain a shared parking and cross-access agreement with Parkway Bank in order to significantly reduce non-conforming parking conditions.
- 2) Balance the secondary entry design, increase its height to the parapet- or at least mid-level to the building-and straighten its lines.
- 3) Undergo a landscape plan review when the final conditions of the La Grange Road right-of-way are better understood for this corner.

Overall, the project conforms to the Village's Comprehensive Plan, Land Development Codes and policies for this area.

SITE PLAN

Minor site plan changes are proposed to the south parking lot due to the proposed construction of an elevator shaft. The shaft will be "external" to the building as an "add on" component. The interior architecture of the building does not lend itself to constructing the shaft inside the building and necessitates an external retrofit to accommodate second story accessibility.

The elevator will only be accessible from inside the structure. The shaft will extend approximately seven (7) feet into the south parking lot drive aisle. Currently, that drive-aisle is a one-way eastbound 24 foot wide single loaded drive-aisle with diagonal parking. As a result, the drive aisle width will effectively be reduced to 18 feet west and east of the elevator shaft and 17 feet at the elevator shaft. Table 6-306 (C) notes that single loaded diagonal parking (45 degrees) requires a minimum 13 foot drive-aisle. The proposed drive-aisle, at its narrowest point, is four (4) feet wider than minimum requirements.

To the east of the shaft two new accessible ramps to two entrances will be constructed utilizing the space offset by the shaft in the drive-aisle. To the west, a striped area is proposed to demarcate pedestrian movements from a ramped doorway. The striping extends and connects to the existing sidewalk on the west elevation to link the pedestrian zone around the building.

MOBILITY

The site is accessible from 144th Place, a local street that intersects with La Grange Road, a major arterial under IDOT jurisdiction and currently under construction for

expansion.

The proposed site plan changes do not change the onsite circulation in the parking lot. However, the parking conditions on this site are non-conforming to the current parking regulations. Per the submitted building plans, approximately 16,059 square feet is demarcated as “retail” area and 6,635 square feet is the Tae Kwon Do studio (including the mezzanine level which looks down onto the studio floor). The TKD studio is considered a personal service establishment and Table 6-306 (B) indicates a parking ratio of 1 space per 200 square feet. The parking ratio for the retail area is 1 space per 250 square feet. The following is a breakdown of the parking requirements:

Required Parking
Retail: 64 spaces
Studio: 33 spaces

Parking Required - 97 spaces
Parking Provided - 31 spaces

The use that occupied this building previously was 100% retail. Per current retail parking requirements this translates to 91 spaces. At 31 spaces, the building was underserved in parking. With the addition of the TKD studio more parking is required and the non-conformity is increased beyond the existing condition. This amounts to a 6% increase in the amount of required parking, which translates to a 68% parking deficit.

Section 6-306.B.2 allows for a 20% reduction in the required amount of parking if not all the required parking can be located on site without demolition of a structure before a variance is triggered. This means that the required number of parking spaces may be reduced to 78 parking spaces. This is still a 60% parking deficit.

Section 6-306.F of the Land Development Code notes that parking may be shared between adjacent properties in order to reduce the required amount of parking by 50%. A 50% reduction via shared parking on top of the 20% reduction noted above would effectively reduce the number of required spaces onsite to 39. This is still a non-conforming condition; however, the opportunity for shared parking poses a significant reduction in the legal non-conforming status of the site (even below the previous land use's non-conformity).

Shared parking and cross-access may be achieved with Parkway Bank to the north, which has a ready constructed stub access at the southeast corner of their site, and which is analogous to the northeast corner of the subject site and aligned with its drive-aisles. A shared parking and cross-access agreement between Parkway Bank and Joon Lee's TKD studio will bring the subject site closer into Code conformity and mitigate accessibility issues for Parkway Bank once the raised medians are installed on La Grange Road and limit their main entrance to right-in/right-out. With the cross-access connection, Parkway Bank customers will have the opportunity to reach 144th Place and the signalized intersection offering full mobility in every direction and Joon Lee's studio patrons will have additional parking spaces at which to park.

Parkway Bank and the TKD studio are not anticipated to compete for parking as they both have different peak operating hours.

The petitioner has indicated the he will work to obtain a shared parking and cross-access agreement with Parkway Bank in order for their property to significantly reduce non-conforming parking conditions.

BUILDING ELEVATIONS

The petitioner proposes to significantly alter the appearance of the subject building. The project intends to demolish the mansard roof around the entire building (including above the main entrance), remove the six windows on the second floor of the west elevation and the three windows on the north and south elevations (including the mansard dormers above all the windows and the masonry between the windows on the west elevation), and change the windows and storefront doorways on the west and south elevations.

Following this demolition, the petitioner proposes to construct a new second story main façade that will wrap around the north and south elevations from the west elevation. The materials will include aluminum storefront glass windows, metal coping, masonry, and STOCOAT, an EIFS based-product with a metal finish and metallic color (Tahitan Pearl, which is like a beige, and Sudbury Platinum, which is like a blue/ grey).

North Elevation - Sheet A201

The north elevation is a side elevation characterized by the new STOCOAT/EIFS façade application on the second story and three new windows. The ground floor remains largely unchanged with the existing display windows. The north elevation also depicts the projection of the new main entrance feature of the building. It extends approximately six (6) feet from the building. The second level of the main entrance feature is transparent with new windows.

South Elevation - Sheet A201

The south elevation is similar to the north elevation in terms of the extent of the new STOCOAT/EIFS façade application. The main differences include the external elevator shaft add-on component, itself clad in the STOCOAT material, and the addition of a new storefront entrance at the east end of the building. The new entrance will be the main entry for the TKD studio, which will locate at the rear and reserve the front spaces for retail. Signage is anticipated above the new entrance.

The petitioner intends to apply to the Appearance Improvement Grant. Because of this, the entrance for the TKD studio will be highlighted/ emphasized with STOCOAT cladding via an entry feature design similar to the west elevation's main entrance feature. This is important to consider as this elevation fronts 144th Place and the intersection. The second level wrap around only goes half-way along the south elevation. Adding a secondary entry design feature above the studio entrance will provide architecture to an otherwise blank area of the back-end façade. The proposed elevations include secondary entrance feature, but it appears off-balance, short and slanted. The petitioner should work to balance the entry design, increase its height to

the parapet- or at least mid-level to the building-and straighten its lines.

East Elevations

No changes are proposed to the building's east elevation. It is the rear service elevation.

West Elevation - Sheet A201

The west elevation is the main elevation of the building that fronts La Grange Road. It is characterized by a new second level façade using the STOCOAT/EIFS product and punctuated by large transparent window bays on either side of the main entrance tower feature and on the main entrance tower feature as well. The first story windows are also changed to storefront windows that reach from floor to ceiling for the anticipated retail uses. The main entrance tower feature will extend over the main entrance like a canopy. Overall the west elevation is a significant improvement over the aged mansard roof design, giving the building a modern and contemporary look of transparency that reflects buildings like Miroballi Plaza across La Grange Road.

LANDSCAPING/TREE MITIGATION

The landscaping onsite is currently in a state of flux due to the La Grange Road widening. Much of the landscape spaces are along the perimeter of the site's parking lot and are impacted by road widening and intersection improvements.

The petitioner is expected to review landscaping changes via the La Grange Road widening landscape review process. These have been handled through the Appearance Review process as well.

According to the widening plans, not much room is left between the edge of the right-of-way and the parking lot. Landscaping will not be possible along the frontage. The petitioner has indicated, however, that additional landscaping will be added to the parking lot on the south side of the building to accommodate the missing landscaping. The site plan shows some landscaping between the parking lot and La Grange Road, however this may not fit in the final condition of the right-of-way. The proposal of 44 boxwoods will create a solid line of hedged bushes. Trees are not planned for this section of La Grange Road due to the width of the right-of-way and the need for retaining walls. Trees may be accommodated on site. Further review will be required.

DETAILED PLANNING DISCUSSION

Land Use/Compatibility

The proposed land use is compatible with the zoning district and the planning district of the Comprehensive Plan.

Lot Coverage

Lot coverage is remaining unchanged with the exception to a few landscape enhancements resulting from the La Grange Road widening. These are considered negligible.

Setbacks

The petitioner is not changing the footprint of the building. The building setback will remain the same, with the exception of the La Grange Road widening.

Building Height

Maximum - 55 feet

Proposed - 28 feet

Parking and Loading

See Mobility section above.

Landscape Bufferyards

See Landscaping section above.

Exactions and/or Incentives

The petitioner proposes to participate in the Appearance Improvement Grant program to accomplish these façade improvements.

Mechanicals/Utility Conduits

All mechanical equipment must be screened, either at grade level with landscaping or hidden behind the roofline. Exterior roof ladders are not permitted and should be located interior to the building.

Signage

Signage is not part of this petition and should be submitted for separate review to the Building Division.

Recommended Action/Motion

The Appearance Review for 14355 S. La Grange Road, case number 2013-0653, as depicted in the elevations titled "Façade Renovation & Elevator Addition", dated 10/28/2013, prepared by Jinsu Bae Architecture, sheet A201 and the site plan titled the same, dated 10/28/2013, prepared by Jinsu Bae Architecture, sheet T001, was administratively approved on 12/10/2013 subject to the following conditions:

- 1) Obtain a shared parking and cross-access agreement with Parkway Bank in order to significantly reduce non-conforming parking conditions.
- 2) Balance the secondary entry design, increase its height to the parapet- or at least mid-level to the building-and straighten its lines.
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