



VILLAGE OF ORLAND PARK

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Orland Park, IL 60462
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Department Requested Action

File Number: 2012-0386

Agenda Date: 8/14/2012

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Status: IN COMMITTEE /CO

In Control:

File Type: MOTION

Title/Name/Summary

SASS Studios & Salon Suites

History

QUICKFACTS

Project

SASS Studios & Salon Suites - 2012--0386

Petitioner

Scott Hagge

Purpose

The purpose of this petition is to demolish the detached former bank drive-through facility in the middle of the parking lot and restore the original PUD approved parking plan. It is also the purpose of this petition to make minor fenestration changes on the building.

Requested Actions: Site Plan, Appearance Review

Project Attributes

Address: 16057 S. La Grange Road

P.I.N.(s): 27-22-102-047

Size: 1.54 acres

Comprehensive Land Designation: Planned Mixed Use Commercial/ Residential

Existing Zoning: COR Mixed Use District

Proposed Zoning: N/A

Existing Land Use: Vacant/ Former financial institutions

Proposed Land Use: Personal Service Establishment/ Salon

Surrounding Land Use:

North: COR Mixed Use District - Congregate elderly housing

South: COR Mixed Use District - Restaurant

East: COR Mixed Use District - Retail Center/ Restaurant

West: COR Mixed Use District - (across La Grange Road) Retail Center/ Restaurants

Preliminary Engineering: N/A

OVERVIEW AND BACKGROUND

The subject property is located in the Main Street Village planned unit development (phase II). The 2004 PUD approval included a 6,300 square foot restaurant with parking on site able to accommodate 60 parking stalls (including 4 handicap spaces) for the subject property. In 2005, the site was developed as Amcore Bank, reducing the size of the building to 5,700 square feet and the parking lot capacity to 30 stalls (including 2 handicap spaces). The reduction in parking capacity enabled the bank to build a detached drive-through facility in the middle of the parking lot.

The proposed project seeks to restore the original parking capacity of the PUD for the subject property by demolishing the existing drive-through. Planned unit developments are approved via a special use permit and changes to them are typically approved via a special use amendment. In the case of Amcore Bank, a special use amendment was not required for the changes because it was considered a reduction in land use and intensity from what the Board of Trustees approved (from restaurant to financial institution). In this case, a special use amendment is not necessary to restore the site to the original site plan because the 2004 approval set in the PUD special use permit still stands unchanged (per the Village Attorney).

However, the proposed project is still considered a change to the existing site programming, thus requiring at least a site plan review by the Plan Commission. In addition, since changes are proposed to the elevations, the appearance review for this project is attached to streamline the review process.

Lastly, the Plan Commission is reviewing the landscape plan for this project, which follows the original landscape plan requirements for the Main Street Village planned unit development.

PROJECT DESCRIPTION & CONTEXT

The petitioner is proposing a salon and day spa-type personal service establishment in an existing vacant building located along La Grange Road. Studios and Salon Suites (SASS) is essentially an assortment of personal service establishments in which tenant spaces are rented out to hair salons, day spas, tanning salons and other similar services for a one stop shop and service center. SASS has in the past, in other locations, also hosted tattoo and body piercing parlors etc. Each tenant is responsible for obtaining the necessary state and local licensing and meeting all regulations and requirements individually, including obtaining any special use permits and meeting proximity requirements (e.g. in the case of tattoo parlors etc.).

There are no variance requests for this petition.

The recommendation motion includes the following conditions:

- 1) Add a bicycle rack nearest the main entrance to the facility.
- 2) Meet all building code related items.
- 3) Screen all new exterior and rooftop mechanical systems and conduits from view of the public right-of-way and neighboring properties.

4) Provide a cash-in-lieu payment of \$2,400 to the Tree Mitigation Account to meet tree mitigation requirements for 6 trees.

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

SITE PLAN

As noted above, the previous land use for the site was a bank with a detached drive-through facility. The petitioner is proposing to demolish the drive-through facility and restore the parking arrangement originally approved in the 2004 PUD. The changes to the site plan mean that the drive-through facility will be entirely removed and replaced with 33 parking spaces. The garbage enclosure will remain in the same location and be screened with ample landscaping on its own island. A handicap space is added in the northern parking bay. On the east side of the parking field, the petitioner is proposing to restore the landscape area between the sidewalk and the drive-aisle for Main Street Village. Crosswalks are introduced and accessible pedestrian ramps are incorporated into the plan.

The removal of the drive-through facility results in a reduction of green space. However, lot coverage remains Code compliant.

MOBILITY

Pedestrian and Bicycle:

With the pending expansion of La Grange Road, IDOT will install a bike path on the east side of the right-of-way running up long the west property line of SASS. Because of this, SASS must provide bicycle parking per Section 6-306.H, which requires 3 bicycle parking spaces for the first 30 automobile parking spaces and 1 bicycle parking space for every 10 automobile parking spaces thereafter. This means SASS must include bicycle parking for 6 bicycles nearest to their main entrance.

Vehicular/Traffic:

With the elimination of the drive-through facility site circulation improves. Instead of one way access (through a drive-through) in the center area of the site plan, two-way access is provided with the new parking bays.

Parking:

Parking Required - 30 parking spaces (1 per 200 square feet) by Code; 60 spaces by the Main Street Village PUD.

Parking Provided - 67 parking spaces

As noted earlier, the site plan is being restored to the original PUD, which had designated 60 parking spaces for a 6,300 square foot facility. The petitioner proposes 67 parking spaces for the 5,700 square foot building (seven more than the PUD). Section 6-306.B.3, however, enables the Development Services Department to allow up to a 20% increase in parking capacity for a new use. The seven additional spaces are well below the 20% threshold (at 12%) and therefore not considered a variance or modification to the PUD special use permit.

Drive-through Lane:

The drive-through is proposed for demolition.

BUILDING ELEVATIONS

The petitioner is proposing minor changes related to fenestration on the building elevations and the removal of various minor building appurtenances (e.g. bank deposit boxes etc.). No other changes besides those described below are proposed to the building elevations.

North Elevation - Sheet A2.3

On the north elevation, the petitioner proposes to remove any opaque film on the interior of the existing windows to achieve transparency. Additionally, new accent lighting is introduced and a new sign area is proposed.

South Elevation - Sheet A2.2

The petitioner is proposing to remove an existing night deposit box and infill with salvaged bricks.

East Elevations - Sheet A2.1

The petitioner proposes to remove the existing small center windows on the east elevation and replace them with two new large storefront windows. This will result in brickwork salvaged from the new openings of the large windows infilling the old small windows. It will also result in the large windows matching the existing patterns.

The petitioner is also proposing to remove any opaque film on the interior of existing windows.

West Elevations - Sheet A2.3

The petitioner proposes new accent lighting and the reuse of the existing sign area.

LANDSCAPING/TREE MITIGATION

The petitioner proposes to eliminate 8 trees and shrubs from the existing site plan, mostly related to the detached drive-through facility. To mitigate the tree removal, 16 trees will be required per Section 6-305.1.C.1. The proposed landscape plan includes approximately 10 canopy trees as mitigation. The landscape plan also indicates that the petitioner proposes to provide a cash in lieu payment of \$2,400 (\$400 per 2.5 inch caliper tree) to the Tree Mitigation Account to cover the remaining 6 mitigation trees.

Of the 6 canopy trees proposed for removal, 4 require mitigation with 2 trees each at 2.5 inch calipers. The two evergreen trees require mitigation at 4 trees at 2.5 inch calipers. This totals the 16 mitigation trees (10 onsite, 6 cash in lieu).

The petitioner has submitted the landscape plan for review and approval concurrently with this project.

DETAILED PLANNING DISCUSSION

Land Use/Compatibility

The proposed land use is permitted in the COR zoning district as a personal service establishment center. The land use is also compatible with the Comprehensive Plan.

Lot Coverage

Maximum: 75%

Proposed: 73%

Due to the elimination of the existing drive-through and its associated landscaping areas, lot coverage for the site increases from 68.4% to 72.7%. The increase, however, is still below the zoning district's lot coverage maximum of 75%, which is the same as the PUD lot coverage.

Setbacks

No changes are proposed that would alter the building setbacks.

Parking:

Required - 30 parking spaces

Proposed -- 67 parking spaces

See Mobility discussion above.

Building Height

No changes are proposed to the building that would increase the building height beyond the existing 20 feet to top of parapet. However, proposed new mechanical and other rooftop systems must be fully screened from the right-of-way and neighboring properties. Depending on how these are positioned on the rooftop, a parapet height increase may be required to achieve desired screening. These are anticipated to be minor increases in height and will still be well below the permitted 75 foot building height for the district.

Landscape Bufferyards

The bufferyards were established in the Main Street Village planned unit development. The proposed landscape plan shows additional plant material within the west bufferyard along La Grange Road.

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.

This is now before Plan Commission for consideration.

Recommended Action/Motion

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated August 14, 2012,

And

I move to recommend to the Village Board approval of the preliminary site plan titled "Parking Lot Renovations for SASS Studios and Salon Suites Orland Park, Illinois", prepared by DesignTek Engineering Inc. and dated 5.31.12, last revised 7.30.12, sheet 3 of 4, subject to the following conditions:

- 1) Add a bicycle rack nearest the main entrance to the facility.
- 2) Meet all building code related items.
- 3) Screen all exterior and rooftop mechanical systems and conduits from view of the public right-of-way and neighboring properties.
- 4) Provide a cash-in-lieu payment of \$2,400 to the Tree Mitigation Account to meet tree mitigation requirements for 6 trees.

All changes should be made prior to the Committee Meeting wherever possible unless otherwise noted.

and

I move to recommend to the Village Board approval of the elevations titled "Exterior Elevations SASS Studios and Salon Suites", prepared by Stewart Nosky Architects Ltd. and dated 5.30.12, last revised 7.17.12, sheets A2.1, A2.2 and A2.3, subject to the same conditions as above.

and

I move to recommend to the Village Board approval of the preliminary landscape plan titled "Landscape Plan SASS Studios and Salon Suites", prepared by Stewart Nosky Architects Ltd., dated 5.30.12, last revised 7.17.12, sheet L1.1, subject to the same conditions as above.