



Legislation Text

File #: 2019-0119, **Version:** 1

Title/Name/Summary

Seritage - Orland Square Mall - Sears Redevelopment REVISED 2019

History

Project

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Petitioner

Matthew McDonnell, VP Development, Seritage Growth Properties

Purpose

The purpose of this petition is to construct, remodel and operate an AMC Theater, restaurants, and other retail space, all within the footprint of the existing Sears building.

Project Attributes

Address: 2 Orland Square Drive

Size: 16.29 acres

Current Zoning: COR Mixed Use Zoning District

Comprehensive Plan Designation: Regional Mixed Use

OVERVIEW

The 2019 petition for the revised Seritage-AMC project proposes the redevelopment of the former Sears building at Orland Square Mall, and is a scaled back version of the 2018 Seritage petition. The current petition will supplant the old Seritage-AMC petition that was approved by the Village Board in February 2018. Under the latest petition, all building improvements will occur within the footprint of the existing but closed Sears building, whereas the 2018 petition included a 50,000 square foot

theater building addition. According to the petitioner, the current proposal will result in a **reduction of 80,250 SF** of overall development floor space as compared to the previously approved plan.

PROJECT SUMMARY

The petitioner seeks approval of a site plan, elevations, landscape plan, and special use permit amendment to Orland Square Mall planned development to allow the partial demolition and remodeling of the facades of the existing (former) Sears building in order to accommodate the movie theater, retail and restaurant spaces. Changes also include the demolition of the existing Sears Auto Service building, and the construction of 100 additional parking spaces in its place, as well as a more controlled vehicular and pedestrian circulation patterns in the parking lot and surrounding area. A new continuous landscape island with a sidewalk on Orland Square Drive increases pedestrian options and reduces the number of direct curb cuts from the parking lot aisles to the ring road. This project provides .65 acres of additional green space and brings the parking lot into compliance for Code-required parking islands.

The proposed remodeling includes a new 1000 seat AMC theater, 5 new restaurants, and new retail spaces and concourses. Approximately 8,000 square feet of second story building square footage on the northeastern side of the existing Sears building will be demolished to accommodate one-story retail stores and potentially a rooftop outdoor dining area. All existing Sears' building facades will be refaced to reflect the AMC corporate image, with the exception of the northeast elevation, which will reflect the corporate images of the individual commercial tenants.

ANALYSIS

Overall, the project conforms to the Village's Comprehensive Plan, Land Development Codes and policies for this area, with the exception of the listed modifications. The proposed improvements will incrementally improve both the functionality and the visual appeal of the south end of the mall with significant building architecture enhancements, a new pedestrian network, and expanded landscaping. The hope is that improvements such as this will spur more comprehensive changes to the entire mall. The petitioner requests approval for a special use amendment to the Orland Square Mall Planned Development and for a theater and retail space that will exceed 50,000 square feet. The theater use was listed in the Mall's original 1970's Zoning Permit as an intended use, and the mall building and site are already set up to accommodate large commercial facilities including circulation and parking. The petitioner's Traffic Study concludes that existing infrastructure, with some upgrades, can meet the project needs.

This AMC Theater is an example of the ‘family entertainment’ concept that is an innovative approach many large mall owners are now implementing throughout the nation to revitalize and invigorate aging indoor malls. The recent addition and success of entertainment establishments such as Gizmo’s Fun Factory and Sky Zone Trampoline Park directly across Orland Square Drive show that recreational experiences are in demand. As Forbes magazine states, “The future of the malls is not about shopping. No longer is it good enough for malls to be passive places to buy stuff, they have to be engaging places to do stuff. Otherwise this particular retail format will be relegated to relic status.”

Overall, the project conforms to the Village’s Comprehensive Plan, Land Development Codes and policies for this area, with the exception of the listed modifications.

PLAN COMMISSION DISCUSSION

On April 2, 2019, a public hearing was held before Plan Commission regarding the Orland Square Mall - Sears Redevelopment petition. No members of the public spoke regarding the project. Plan Commissioners spoke in support of the proposal.

PLAN COMMISSION MOTION

On April 2, 2019, Plan Commission voted 5-0 to accept as findings of fact the Plan Commission findings of fact set forth in the staff report dated April 2, 2019.

And

Voted 5-0 to recommend to the Village Board approval of the Preliminary **Site Plan** titled 'Seritage Redevelopment - Orland Square Site Plan', prepared by RA Smith Inc, sheet C200, dated 01.10.19, revised 03-19-19 ; and titled 'Proposed Floor plan' by Hobbs and Black Architects, dated 01.10.19, revised 03.19.19, sheet A-1, subject to the following conditions:

- 1) Meet Village requirements for parking lot pavement improvements as determined by Village inspection post-construction.
- 2) Repair concrete stairwell that connects upper to lower parking lots and include decorative safety lighting.
- 3) Work with Orland Fire to relocate Auto Center Fire Department connection prior to demolition.

4) Meet all final Engineering and Building Division requirements and approvals.

And

Voted 5-0 to recommend to the Village Board of Trustees approval of the **Preliminary Landscape Plan** titled 'Seritage Redevelopment - Orland Square Landscape Plan', prepared by RA Smith, Inc., and dated 01.10.19, sheets L100-L106, subject to the following conditions:

- 1) Meet conditions outlined in the most recent Hey and Associates review letter dated February 13, 2019, and all subsequent review letters.
- 2) Submit a Final Landscape Plan for Village approvals after Final Engineering approval.

Voted 5-0 to recommend to the Village Board approval of the **Elevations** titled 'Orland Square Sears Redevelopment - Elevations' prepared by 5o5 Design, sheets 1-14, dated 03.13.19; and as titled "Orland Square Proposed Elevations", prepared by Hobbs + Black Architects, sheet AD-1 and AD-2, dated 03.15.19, subject to the to the following conditions. All changes must be made and conditions met prior to the Board meeting.

- 1) All service doors and safety railings must match the color of the abutting building façade, unless otherwise regulated by Building and Fire Codes.
- 2) Screen all new mechanical equipment either at grade level with landscaping or hidden behind the roofline.
- 3) Meet all final Engineering and Building Division requirements.
- 4) All masonry must be of anchored veneer type masonry with a 2.625" minimum thickness.
- 5) Remove Directory Wall signs from the building elevations since they are not permitted by Code. Signs are subject to additional review and approval via the sign permitting process and additional restrictions will apply. Electronic message board signs are also not allowed.

And

Voted 5-0 to recommend to the Village Board approval of a **Special Use Permit Amendment** for the Orland Square Mall Planned Development to allow the construction and operation of a **movie theater**, and for a commercial development with restaurants, that will continue to exceed 50,000

square feet, subject to the same conditions as outlined in above motions.

And

Voted 5-0 to recommend to the Village Board approval of the following Code **Modifications** for Seritage - Orland Square Mall / Sears Redevelopment petition project subject to the same conditions as outlined in above motions:

- 1) Exceed lot coverage.

- 2) Reduce landscaping requirements for buffers and foundation plantings.

- 3) Reduce parking setbacks and allow parking and drives located between the building and the street.

- 4) Reduce side and rear building setbacks.

Since Plan Commission, the following changes have been made and Board exhibits revised accordingly:

- 1) The petitioner requested some changes to the proposed building materials, as reflected on the revised elevations. In summary, the petitioner proposes to substitute the cultured stone with brick, and the proposed porcelain tile with a decorative high-polish CMU. The revised materials still meet Land Development Code requirements and the general appearance of the building elevations remain the same as those presented to the Plan Commission.

- 2) The large directory signs on the building have been removed per Land Development Code sign regulations and per the Plan Commission condition of approval.

- 3) The landscape plans were updated in response to some of the Village's landscape comments.

The Development Services Committee Chair has consented for this petition to skip Committee and move directly to the Village Board of Trustees for final consideration.

Recommended Action/Motion

I move to approve the Site Plan, Landscape Plan, Elevations, and Special Use Permit with modifications for the Seritage - Orland Square Mall - Sears Redevelopment petition, as recommended at the April 2, 2019 Plan Commission meeting, and as fully referenced below:

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

I move to approve the Site **Plan** titled 'Seritage Redevelopment - Orland Square Site Plan', by RA Smith Inc., sheet C200, dated 03-19-19; and titled 'Proposed Floor Plans' by Hobbs and Black Architects, sheets A-1 and A-2, updated 04.29.19, subject to the following conditions:

- 1) Meet the Village requirements for parking lot pavement improvements as determined by Village inspection post-construction.
- 2) Repair the concrete stairwell that connects upper to lower parking lots and include decorative safety lighting.
- 3) Work with Orland Fire to relocate Auto Center Fire Department connection prior to demolition.
- 4) Meet all final Engineering and Building Division requirements and approvals.

And

I move to approve the **Preliminary Landscape Plan** titled 'Seritage Redevelopment - Orland Square Landscape Plan', by RA Smith, Inc., sheets L100-L106, dated 03.19.19, , subject to the following conditions:

- 1) Meet conditions outlined in the most recent Hey and Associates review letter dated April 2, 2019, and subsequent review letters.
- 2) Submit a Final Landscape Plan for Village approvals after Final Engineering approval.

And

I move to approve the **Elevations** titled “Proposed Elevations” by Hobbs and Black Architects, sheet AD-1, dated 04.29.19; and titled “Proposed Materials”, by Hobbs and Black Architects, sheet AD-2, dated 04.29.19, and titled “Orland Square Exterior Perspectives, by Hobbs and Black Architects, sheets 1, 2, and 3, dated 04.29.19, subject to the to the following conditions:

- 1) All service doors and safety railings must match the color of the abutting building façade, unless otherwise regulated by Building and Fire Codes.
- 2) Screen all new mechanical equipment either at grade level with landscaping or hidden behind the roofline.
- 3) Meet all final Engineering and Building Division requirements.
- 4) All masonry must be of anchored veneer type masonry with a 2.625” minimum thickness.

And

I move to approve a **Special Use Permit Amendment** for the Orland Square Mall Planned Development to allow construction and operation of a movie theater and for a commercial development with restaurants that will continue to exceed 50,000 square feet, subject to the same conditions as outlined in above motions.

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I move to approve the following Code **Modifications** for Seritage - Orland Square Mall / Sears Redevelopment petition project subject to the same conditions as outlined in the above motions:

- 1) Exceed lot coverage.
- 2) Reduce landscaping requirements for buffers and foundation plantings.
- 3) Reduce parking setbacks and allow parking and drives located between the building and the street.

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