



## Legislation Text

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File #: 2014-0280, Version: 2

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### **Title/Name/Summary**

JPS Development 15631 Lagrange Road

### **History**

#### **QUICKFACTS**

#### **Project**

JPS Development 15631 Lagrange Road - Site Plan & Elevations

#### **Petitioner**

John Sweeney

#### **Purpose**

The petitioner proposes to demolish the existing drive through lane and canopy on the former Bank of America building on Lagrange Road and construct a 5500 square foot building addition in its place.

*Requested Actions:* Site Plan & Elevations approval

#### **Project Attributes**

*Address:* 15631 Lagrange Road

*P.I.N.:* 27-15-302-034-0000

*Comprehensive Plan Planning District:* Regional Core

*Comprehensive Land Designation:* Regional mixed use

*Existing & Proposed Zoning:* COR Mixed Use

#### **PROJECT DESCRIPTION & CONTEXT**

This project is located on Lot 3 of the Lowe's Subdivision; a master planned commercial development that, in addition to Lowe's, includes Staples, Discovery Clothing, Chick fil A, Longhorn Steakhouse, Red Robin, Bonefish Grill, and another mixed retail building. The Village Board approved the site plan for Lowe's planned development in 2004, which included a connected street network and overall utility/storm water management plan for the entire development including Lowe's and the surrounding out lots. The Bank of America Site Plan was approved in 2005, along with a special use permit for a drive through lane which will no longer be utilized.

The petitioner is proposing a large addition to the existing building, which will replace the existing bank building's drive-through lane and canopy. The enlarged building will include two commercial retail tenant units. Tentative leases, although not finalized, include a Sleep Number store and DXL

Men's Clothing store. The general site layout, parking, and vehicular circulation patterns will remain mostly the same, with some minor changes to the parking, front drive aisle, landscape islands, and sidewalks.

The petitioner requests Site Plan and Elevation approvals. No Variances or modifications have been requested.

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

### **PLAN COMMISSION MOTION**

On May 27, 2014, Plan Commission voted 6-0 to recommend to the Village Board approval of the preliminary site plan and elevations for JPS Interests 15631 Lagrange Road.

### **DEVELOPMENT SERVICES COMMITTEE MOTION**

On June 16, 2014, Development Services and Planning Committee voted 3-0 to recommend to the Village Board approval of the preliminary site plan titled 'JPS Interests Preliminary Site Plan 15631 South Lagrange Road', by Eckenhoff Saunders Architects, project 13060, dated 04.30.14, revised 06.09.14, subject to the following conditions:

1. Submit a revised Final Landscape Plan, meeting all Village Codes, for separate review and approval within 60 days of final engineering approval.
  - a. Screen new dumpster enclosure.
  - b. Screen new transformer
  - c. Provide tree mitigation per Code for any removed trees.
2. Meet all final engineering and building code related items.

And

Voted 3-0 to recommend to the Village Board approval of the Elevations shown on the plan titled 'JPS Interests Preliminary Site Plan 15631 South Lagrange Road', by Eckenhoff Saunders Architects, project 13060, dated 4.30.14, revised 06.09.14, subject to the following conditions.

1. All new building materials including windows and doors are to match existing building materials in type, style, and color.
2. Clean and patch existing building brick to enhance color match to new brick.
3. Retain current color and opacity on all windows.
4. Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline.
5. All masonry must be of anchored veneer type masonry with a 2.265" minimum thickness.
6. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.

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

Recommended Action/Motion

I move to approve the preliminary site plan and elevations for JPS Interests 15631 Lagrange Road, as recommended at the June 16, 2014 Development Services Committee meeting and as fully referenced below.

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

I move to approve the site plan titled 'JPS Interests 15631 South Lagrange Road' Final Site Plan , by Eckenhoff Saunders Architects, project 13060, dated 04.30.14, revised 06.30.14, subject to the following conditions:

1. Submit a revised Final Landscape Plan, meeting all Village Codes, for separate review and approval within 60 days of final engineering approval.
  - a. Screen new dumpster enclosure.
  - b. Screen new transformer
  - c. Provide tree mitigation per Code for any removed trees.
2. Meet all final engineering and building code related items.

And

I move to approve the Elevations shown on the plan titled 'JPS Interests 15631 South Lagrange Road' Final Site Plan, by Eckenhoff Saunders Architects, project 13060, dated 4.30.14, revised 06.30.14, subject to the following conditions.

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