



Legislation Text

File #: 2019-0849, **Version:** 1

Title/Name/Summary

Yasini Jewelers - Development Petition for a Special Use Permit Amendment, Site Plan, Elevations, and Landscape Plan

History

QUICK FACTS

Project

Yasini Jewelers - 30 Orland Square Drive
2019-0756

Petitioner

Nick Scarlatis

Purpose

The petitioner seeks approval to construct a 3,434 square foot jewelry store on a 0.50-acre parcel located at 30 Orland Square Drive.

Requested Actions: Site Plan, Elevations, Landscape Plan, and Special Use Permit Amendment

Address: 30 Orland Square Drive

P.I.N.: 27-10-300-025-0000

Parcel Size: 0.50 acres

Comprehensive Plan: The subject property is located within the Regional Core planning district and has a land use designation of Regional Mixed Use.

Existing Zoning: COR Mixed-Use District

Existing Land Use: Vacant Retail (formerly Collectors Sports Gallery and Cricket Wireless)

Proposed Land Use: Retail (Yasini Jewelers)

Surrounding Land Use:

North: COR Mixed-Use District - (across 149th Street) financial institution (Fifth Third Bank).

South: COR Mixed-Use District - (across private drive) restaurant (Square Celt).

East: COR Mixed-Use District - (across Orland Square Drive) regional shopping center (Orland Square Mall).

West: COR Mixed-Use District - retail (Mattress Firm & Duluth Trading)

Preliminary Approvals: Preliminary engineering and landscape plan approvals have been granted for this project to move forward to the Plan Commission.

BACKGROUND

The subject property was developed as part of the Orland Square Mall Planned Development (Ordinance No. 468). The existing building was originally constructed around 1980 and was most recently used for the retail establishment Collector's Sports Gallery and Cricket Wireless. Portions of the now-vacant building will be reused and expanded as part of the proposed development.

PROJECT DESCRIPTION

The petitioner requests approval of a Special Use Permit for an Amendment to the existing planned development for Orland Square Mall Planned Development (Ordinance No. 468) to allow for the construction of a 3,434 square foot building intended for use as a jewelry store. In conjunction with the special use permit, the applicant seeks approval of a Site Plan, Elevations, and Landscape plan. No modifications to the Land Development Code are required in relation to the approval of this petition. The proposed building has a modern architectural vernacular, which is primarily distinguished by its use of dark gray and black masonry material. The building is accented by metallic gray and white aluminum clad cornices at the roofline and above the windows. The building massing is broken up through the use of varying heights and distance on all elevations. Except for the adaptive reuse and expansion of the existing building, the site plan remains mostly unchanged. Notable improvements include the installation of wide sidewalks and two (2) parking lot lights. The current building will be expanded from 1,611 square feet to 3,434 square feet. The proposed development conforms to all of the bulk regulations applicable to the COR Mixed-Use District, including lot size, lot coverage, floor area ratio, setback, off-street parking, and building height.

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

PLAN COMMISSION DISCUSSION

A public hearing was held before the Plan Commission on March 17th, 2020. The petitioner was present to answer questions at the public hearing. The Plan Commissioners spoke in support of the proposal. The Commissioners asked about screening for the garbage enclosure. The petitioner indicated that he will comply with the appropriate screening requirements and the landscape plan currently depicts landscape screening. Staff will review the plan to ensure landscaping is adequate for the purpose of screening garbage enclosures and mechanical units during the final landscape review. Commissioners also inquired about occupancy limits. The petitioner indicated that the majority of the owner's business is conducted online and that there is no anticipation of ever exceeding occupancy limits. Commissioners also asked about the condition of sidewalks. The petitioner explained that the site currently lacks sidewalks and that all sidewalks depicted on the plan will be installed new.

PLAN COMMISSION MOTION

On March 17th, 2020, the Plan Commission moved, by a vote of 6-0 to recommend to the Village Board approval of the **Preliminary Site Plan** titled "Site Improvement Plans Yasini Jewelers",

prepared by Woolpert, Sheet C-200, dated January 24, 2020, subject to the following conditions:

1. Meet all building code requirements and final engineering requirements, including required permits from outside agencies.
2. Screen all mechanical equipment either at grade or at the rooftop with landscaping or parapets respectively.
3. Submit a sign permit application to the Development Services Department for a separate review. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.
4. Include the location of bicycle parking on the revised final site plan.

And moved, by a vote of 6-0, to recommend to the Village Board approval of the **Elevations** titled "Yasini Jewelers", prepared by Nicholas Scarlatis, dated September 21, 2019, subject to the following conditions:

1. Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline.
2. All masonry must be of anchored veneer type masonry with a 2.625" minimum thickness.
3. Submit a sign permit application to the Development Services Department for a separate review. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.
4. Meet all final engineering and building code requirements.

And moved, by a vote of 6-0, to recommend to the Village Board approval to recommend to the Village Board of Trustees approval of the **Preliminary Landscape Plan**, titled "Jewelry Store", prepared by Ronald Daye, dated January 22, 2020, subject to the following conditions:

1. Submit a final landscape plan meeting all Village Codes and all required supporting documentation addressing all outstanding landscape items in conjunction with the final engineering submittal.
2. Prior to final approval, comply with Section 6-305.6.b, regulations for plant diversity, and revise the landscape plan accordingly.
3. Prior to final approval, comply with Section 6-305.F.3.h and submit a Tree Survey and Tree Mitigation Plan.
4. Prior to final approval, provide a revised landscape cost estimate.

And

And moved, by a vote of 6-0, to recommend to the Village Board approval of a **Special Use Permit Amendment** to the Orland Square Mall Planned Development (Ordinance No. 468) for Yasini Jewelers to allow for a jewelry store (commercial retail establishment) in the COR Mixed Use District subject to the same conditions as outlined in the Preliminary Site Plan motion.

This case is now before the Village Board for consideration.

Recommended Action/Motion

I move to approve a Development Petition for a Special Use Permit Amendment, and Site Plan, Elevations, and Landscape Plan for Yasini Jewelers to allow for the construction and operation a

3,434 square foot jewelry store located at 30 Orland Square Drive as recommended at the March 17th, 2020, Plan Commission meeting and as fully referenced in the motion below.

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

I move to approve the **Preliminary Site Plan** titled "Site Improvement Plans Yasini Jewelers", prepared by Woolpert, Sheet C-200, dated January 24, 2020, subject to the following conditions:

1. Meet all building code requirements and final engineering requirements, including required permits from outside agencies.
2. Screen all mechanical equipment either at grade or at the rooftop with landscaping or parapets respectively.
3. Submit a sign permit application to the Development Services Department for a separate review. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.
4. Include the location of bicycle parking on the revised final site plan;

And,

I move to approve the **Elevations** titled "Yasini Jewelers", prepared by Nicholas Scarlatis, dated September 21, 2019, subject to the following conditions:

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2. All masonry must be of anchored veneer type masonry with a 2.625" minimum thickness.
3. Submit a sign permit application to the Development Services Department for separate review. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.
4. Meet all final engineering and building code requirements;

And,

I move to approve the **Preliminary Landscape Plan**, titled "Jewelry Store", prepared by Ronald Daye, dated January 22, 2020, subject to the following conditions:

1. Submit a final landscape plan meeting all Village Codes and all required supporting documentation addressing all outstanding landscape items in conjunction with the final engineering submittal.
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And,

I move to approve a **Special Use Permit Amendment** to the Orland Square Mall Planned Development (Ordinance No. 468) for Yasini Jewelers to allow for a jewelry store (commercial retail establishment) in the COR Mixed Use District subject to the same conditions as outlined in the Preliminary Site Plan motion.

