



PREPARED FOR THE URBAN DESIGN COMMISSION

**Project Address:** 7213 Mineral Point Road  
**Application Type:** Planned Multi-Use Site – Initial/Final Approval is Requested  
**Legistar File ID #** [58752](#)  
**Prepared By:** Janine Glaeser, Planning Division

## Background Information

**Applicant | Contact:** Scott Shust, JTS Architects, Elk Grove Village, IL

**Project Description:** The applicant is seeking initial/final approval for a new out-lot development within the West Towne Mall Planned Multi-use site. The proposal is to develop a new one story 6,900 s.f. commercial building with 3,000 sf retail and 3,900 sf restaurant tenants.

### Project Schedule:

- The UDC received an informational presentation on January 15, 2020
- The Plan Commission is scheduled to review this project on June 8, 2020

**Approval Standards:** The Urban Design Commission is advisory on this request to the Plan Commission. Section 28.137(2)(e) states “A Planned Multi-Use Site containing more than forty thousand (40,000) square feet of floor area and where twenty-five thousand (25,000) square feet of floor area is designed or intended for retail use or for hotel or motel use, shall require conditional use approval following a recommendation on the design of any specific proposal by the Urban Design Commission. As a conditional use, the Plan Commission must find the following design-related standard met: “The Plan Commission shall find that the project creates an environment of sustained aesthetic desirability compatible with the existing or intended character of the area and the statement of purpose for the zoning district. In order to find that this standard is met, the Plan Commission may require the applicant to submit plans to the Urban Design Commission for commend and recommendation.”

## Summary of Design Considerations and Recommendations

Planning Division staff requests that the UDC provide comment on the recommendations for the site plan, landscape plan, and exterior design & appearance of all principal buildings and their relationship to the larger multi-use site context.

- Consider existing Mineral Point Road area context and how it relates to the new development.
- The 2018 Comprehensive Plan recommends “Regional Mixed-Use” Development for the subject site that includes a general height recommendation between 2-12 stories.
- Study the vehicular and pedestrian site access from both Mineral Point Road and West Towne Mall.
- Review the relationship of building massing & materials of proposed building to the existing West Towne Mall.
- Review landscaping and parking layout as they impact site circulation and heat island effects.

Planning staff further requests the Commission refer to their comments from the January 15<sup>th</sup> informational presentation:

- When you come back I need to see a site plan that shows the ring road, more of the site and how it relates to Firestone.
- We have an on-going concern with retail buildings like this where you've got four sides that are very visible. What are you seeing from Mineral Point Road, that we're not looking at back-of-the-house?
- Concerns regarding spandrel glass locations.
- I do have concerns with the layout of the parking lot. Making sure this is long-term viable. Making sure those pedestrian access points are in place, especially for the long-term. Should there be a connection to that intersection corner?
- Site plan, is that a stair coming up from the street? Make sure that's ADA accessed from the public sidewalk.
- Recommend simplification of materials. You can get rid of the EIFS. Right now it seems like you have two distinct buildings, maybe a simplification of materials is in order, or reducing the number of materials. Comments regarding awning and canopy locations. Look at the different datums and simplify them.
- I'd be curious to know more about those shutters. It would be nice to see more information about that.
- I can't stress enough the simplification for such a small building, as much as you can. More tied in.

January 15, 2020 Elevations provided below for reference.



January 15, 2020 Elevations