



PREPARED FOR THE URBAN DESIGN COMMISSION

**Project Address:** 7213 Mineral Point Road  
**Application Type:** Planned Multi-Use Site – 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 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 s.f. retail and 3,900 s.f. restaurant tenants.

### Project Schedule:

- The UDC received an informational presentation on January 15, 2020
- The UDC granted initial approval on May 27, 2020
- The Plan Commission approved this project on June 8, 2020, with a condition that this return to UDC for final approval.

**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

This conditional use was approved by the Plan Commission, subject to addressing the two specific points (listed below) that UDC included in their initial approval recommendation. UDC’s review should be limited to those items. Staff further note that one of the Plan Commission’s approval conditions on June 8, 2020 was to include a pedestrian sidewalk from Mineral Point Road, leading south and then east on the southwest corner of the lot. This change is reflected in the plans, but did alter and shift some of the original landscaping elements.

Planning Division staff requests that the UDC provide final comments based on their initial approval motion conditions from the May 27<sup>th</sup> meeting:

- Address concerns regarding the back-of-house facing Mineral Point Road.
- Reduce the amount of spandrel glazing shown on exterior elevations.