



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 4702 Verona Rd
Application Type: Informational Presentation – Major Amendment to a Planned Development (PD)
UDC will be an Advisory Body
Legistar File ID #: [81425](#)
Prepared By: Jessica Vaughn, AICP, UDC Secretary

Background Information

Applicant | Contact: Bill Brodzinski, First Midwest Group

Project Description: The applicant is proposing a major amendment to an existing Planned Development to expand the existing permitted use list to allow for the reuse of the existing building as a coffee shop.

Approval Standards: The UDC is an **advisory body** on the Planned Development request. For Planned Developments the UDC is required to provide a recommendation to the Plan Commission with specific findings on the design objectives listed in Zoning Code sections 28.098(1), Statement of Purpose, and (2), Standards for Approval (PD Standards Attached), including, more specifically:

PD Standard (e), which generally speaks to coordinating “...architectural styles and building forms to achieve greater compatibility with surrounding land uses and create an environment of sustained aesthetic desirability compatible with the existing or intended character of the area and the statement of purpose of the PD District.”

Summary of Design Considerations

Staff requests that the UDC review the proposed development and provide feedback regarding the aforementioned standards related to the items noted below.

- **Building Design and Materials.** As noted in the application materials, the proposed changes to the building exterior are limited to painting the existing masonry and adding composite wood siding in various location on the building. Staff requests the UDC provide feedback on the proposed exterior building modifications, especially with regard to the painting of masonry, and as it relates to PD standard (e) as noted above.
- **Site Improvements and Landscaping.** As noted on the site plan, site improvements are limited to the relocating the existing site access and expansion of the existing drive-thru. As such, staff notes that compliance with the landscape requirements pursuant to the MGO 28.142 is not being triggered. While note being triggered, the applicant is advised that the site will need to be brought into full compliance with the approved landscape plan of record and is encouraged to continue to work with Zoning staff to determine the site’s current status as to landscape. If changes to landscape plan of record are proposed, a full landscape plan will be required.
- **Lighting.** Staff notes and the applicant is advised that if changes to existing lighting or new exterior light fixtures are proposed, full compliance with MGO 29.36 will be triggered. A photometric plan and fixture cutsheets will be required to be submitted as part of a formal application request.