

Department of Building & Zoning

Memorandum

Date: September 20, 2023

To: Village Board

From: Erika Heil

Dick's Sporting Goods – Orchard Town Center Parcel 13

Project Name: *Dick's Sporting Goods*
Location: Orchard Town Center
Address: 2041 Troy Road
Parcel Id Numbers: 14-2-15-23-00-000-083

A Petition for approval of a site plan for the development of Dick's Sporting Goods to be located in Orchard Town Center.

This plan has been thoroughly reviewed by the Public Works Department, Department of Building & Zoning, Village's consulting engineer and landscape architect and all confirm that it sufficiently meets Village Code with two exceptions.

The applicant is requesting the following variances:

1. 10-13-1 G- Parking: Code required 392 spaces, requesting 336 spaces.
2. 10-15-10 – Sign Variance: Requesting develop monument sign at Robinson Drive entrance to be converted to a Dick's Sporting Goods sign. Variance needed due to sign being located on a separate parcel than the store.

The concept plan was presented to the Building & Development Committee on June 27, 2023

The Drainage Report and Traffic Study was previously reviewed and approved to account for all future development within the development.

The Planning and Zoning Commission voted 7 ayes/0 nays.

Per the Comprehensive Land Use Plan dated March 19, 2015, this property was intended to be zoned Commercial/Office.

Surrounding Zoning Districts:

N: CG
S: PDP CG
W: PDP CG
E: PDP CG
E: RM

Recommendation:

To approve the Site Plan with variances for Dick's Sporting Goods, as presented.