Request For Board Action

REFERRED TO BOARD: September 29, 2016 **AGENDA ITEM NO: 11**

ORIGINATING DEPARTMENT: Community Development

SUBJECT: Consideration of Site Plan Review Ordinance.

SUMMARY AND BACKGROUND OF SUBJECT MATTER:
The Combined Planning Commission and Zoning Board conducted several public hearing meetings on the proposed Site Plan Review ordinance and on August 11, 2016 made a favorable recommendation of the ordinance to the Village Board. The proposed Site Plan Review Ordinance will require all future commercial, office, industrial, institutional, and apartments to go before the Plan Commission and Village Board for approval. The proposed ordinance regulates architectural design, materials, landscaping, and lighting.

The Planning Commission recommended approval of the proposed Site Plan Review Ordinance.

FINANCIAL IMPACT: None

DOCUMENTS ATTACHED:
1. Staff Reports and Site Plan Review Ordinance

RECOMMENDED MOTION:

Motion to waive first reading and approve the herewith attached Site Plan Review Ordinance.

VILLAGE OF ANTIOCH

ORDINANCE NO.

SITE PLAN REVIEW ORDINANCE
(PZB-16- 05)

ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES

OF THE

VILLAGE OF ANTIOCH, ILLINOIS

ON

OCTOBER 3, 2016

Published in pamphlet form by authority of the Village Board
of the Village of Antioch, Lake County, Illinois,
this _____ day of October 2016

LAWRENCE M. HANSON	**President**	JERRY JOHNSON	**Trustee**
		MARY DOMINIAK	**Trustee**
LORI K. ROMINE	**Clerk**	TED POULOS	**Trustee**
		SCOTT A. PIERCE	**Trustee**
ROBERT J. LONG	**Attorney**	ED MACEK	**Trustee**
		JAY JOZWIAK	**Trustee**

ORDINANCE

SITE PLAN REVIEW ORDINANCE
(PZB-16-09)

WHEREAS, pursuant to Title 10 of the Antioch Village Code, a public hearing was commenced by the Combined Planning Commission and Zoning Board on August 11th, 2016 following notification as required by State Law and Village Ordinance to consider a text amendment of the Zoning Ordinance requiring site plan review for new commercial, industrial, office, institutional and apartment buildings; and

WHEREAS, the Corporate Authorities have determined that the creation of a Site Plan Review ordinance will enhance the property values of the community; and

WHEREAS, the Corporate Authorities have determined that the creation of a Site Plan Review ordinance will enhance the aesthetics of the community; and

WHEREAS, the Corporate Authorities have concluded and found that the Site Plan regulations will further enhance economic development within the Village and promote the general welfare of the Village and the health, safety and welfare of the residents of the Village; and

WHEREAS, the Combined Planning Commission recommended approval to the Village Board to adopt the Site Plan Review Ordinance; and

WHEREAS, a copy of the Site Plan Review Ordinance recommended to the Village Board by the Combined Planning Commission and Zoning Board is attached as Exhibit A hereto; and

WHEREAS, a copy of the Staff Report considered by the Combined Planning Commission and Zoning Board is attached as Exhibit B hereto;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF ANTIOCH, LAKE COUNTY, ILLINOIS, AS FOLLOWS:

SECTION I: That Section 9-1-8 of the Village of Antioch's Building Regulations and Chapter 13 of the Village's Zoning Ordinance are hereby rescinded and that Chapter 13 of the Zoning Ordinance is hereby replaced with the "Site Plan Review" Ordinance attached as Exhibit A hereto.

SECTION II*:* The representations, recitations and findings set forth in the foregoing recitals are material to this Ordinance and such recitals are hereby incorporated into and made a part of this Ordinance as though they were fully set forth herein. This Ordinance shall be liberally construed so that the purpose and intent represented by the recitals shall be accomplished to the greatest extent permitted by law.

SECTION III*:* That the aforesaid regulations shall be binding on all permits issued for new commercial, industrial, office, institutional, and apartments within the Village's municipal boundaries on and after the effective date hereof.

SECTION IV: The Staff Reports, attached as Exhibit B, shall be kept on file in the Building Department and shall be used as guidance for the proper interpretation of the Site Plan Review Ordinance and related code provisions, but shall not be considered to supersede the language of the ordinance and code itself.

SECTION V: If any provision, clause, sentence, paragraph, section, or part of this ordinance or application thereof to any person, firm, corporation, public agency or circumstance, shall, for any reason, be adjudged by a court of competent jurisdiction to be unconstitutional or invalid, said judgment shall not affect, impair or invalidate the remainder of this ordinance and the application of such provision to other persons, firms, corporation, or circumstances, but shall be confined in its operation to the provision, clause, sentence, paragraph, section, or part thereof directly involved in the controversy in which such judgment shall have been rendered and to the person, firm, corporation, or circumstances involved. It is hereby declared to be the legislative intent of the corporate authorities that this ordinance would have been adopted had such unconstitutional or invalid provision, clause, sentence, paragraph, section, or part thereof not be included.

SECTION VI: That the Village Clerk is hereby directed and ordered to publish this Ordinance in pamphlet form as provided by law.

SECTION VII: That this Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

Passed this 3rd day of October 2016

Ayes: **Nays:** **Absent/Abstain:**

Scott A. Pierce
Jay Jozwiak
Ted Poulos
Ed Macek
Mary Dominiak
Jerry Johnson

APPROVED:

By:_____

Lawerence M. Hanson, Mayor

Date: _____

ATTEST:

By:_____
Lori K. Romine, Village Clerk

Presented and read, or reading having been waived, at a duly convened meeting of the Corporate Authorities on October _____, 2016

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

CERTIFICATE

I, Lori K. Romine, certify that I am the duly appointed Municipal Clerk of the Village of Antioch, Lake County, Illinois.

I certify that on October _____ 2016, the Corporate Authorities of such municipality passed and approved Ordinance _____, entitled the applicant to operate a drive-thru at the Subway Store at the Towne Square Retail Center which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. _____ including the Ordinance and cover sheet thereof, was prepared and a copy of such Ordinance was posted in the municipal building, commencing on October _____, 2016 and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the Municipal Clerk.

DATED at Antioch, Illinois, this _____ day of October 2016

_____

Lori K. Romine, Village Clerk

VILLAGE OF Antioch

AUTHENTIC by nature

SITE PLAN REVIEW ORDINANCE

COMMUNITY DEVELOPMENT DEPARTMENT

SITE PLAN REVIEW ORDINANCE

Purpose

The purpose of this article is to establish a comprehensive procedure and appropriate standards for the design and landscaping of commercial, industrial, civic, multi-family and townhome uses and thus ensure a high quality of development and redevelopment.

Applicability

Site Plan Reviews shall be required prior to all building permits for all new construction and additions of commercial, industrial, office, civic, institutional, multi-family and townhome development in the Village of Antioch. However, any commercial, industrial, office, civic, institutional, multi-family or townhome, refurbishing, renovation or structural addition which constitutes less than 25% of the existing structures total square footage shall not require a site plan review or approval by the Planning Zoning Board, but shall be subject to the review of the appropriate staff member as identified by the Village Board.

Certificate of Occupancy

No certificate of occupancy shall be issued until all requirements and conditions of the site plan approval have been implemented and all improvements completed in accordance with approved plans. Any significant change to the approved site plan or elevations that affect the physical character of the building and/or site, in the absence of an approved amended site plan reflected said changes, shall cause the certificate of occupancy to be withheld until such change is approved by the Village Board. The Community Development Director shall determine the significance of any such changes.

Maintenance

Properties receiving site plan approval shall maintain all improvements in good condition including landscape plantings and materials, painted surfaces, structures, pavement, walkway, signage, light fixtures and fences. Any re-imaging of the building or removal of landscaping other than what has died, requires administrative approval by a Village Staff member as identified by the Village Board.

Authorization

The Planning and Zoning Board shall review and recommend approval, approval with modification, or denial of site plans. The Village Board shall approve, approve with modification, or deny site plans. Approval shall be valid for a period of one year. If after such time construction has not commenced or if construction is stopped for a period of one year, the approval of the site plan becomes void. An extension of the approval period may be authorized by the Village Board upon the written request of the developer.

Application

An application for site plan review shall be filed with the Community Development Director on the official application provided for such purpose. The application shall be accompanied by a non-refundable fee as established by resolution by the Village Board.

Desirable Elements of Commercial Project Design

As the Village of Antioch attracts new commercial development, it is important that commercial development be constructed with good design and quality materials. The quality in design of the Village's commercial corridor will help maintain the Village's unique sense of place.

- Richness of building surface and texture
- Articulated mass and bulk
- Clear visibility of entrances
- Well organized commercial signage
- Landscaped and screened parking
- Special paving identifying intersections and crosswalks
- Pedestrian friendly streetscapes and open spaces
- Thoughtful consideration of circulation
- Screening of mechanical equipment, service areas, parking lots and any undesirable elements
- Step-down of building scale along pedestrian routes and building entrances
- Recognition of building hierarchy
- Formal entry plazas and courtyards for outdoor eating adjacent to restaurants
- Attractively designed detention areas
- Existing trees incorporated into development
- Multi-planed, pitched roofs
- Roof overhangs and arcades
- Defined entrance roads into developments and provide adequate vehicle storage bays at egress drives
- Significant gateway defining entry into the Village
- Unique intersection enhancements to provide visual landmarks and repetitive design elements
- Significant landscape areas with interesting hardscape design
- Comprehensive, uniformly themed signage program for public and private spaces
- Consistent and cohesive architectural elements on buildings
- Consistent window and door patterns
- Significant wall articulation
- Building facades with many windows for streetscape interest and appeal

All Pre-Cast Building

All EIFS Building/Metallic Colors

All EIFS/Glass

CMU Block

Design elements with no context

Metal Structures

Metallic Colors

Outdoor storage with no screening

Undesirable Elements of Commercial Project Design

The Village considers the following design features to be undesirable elements of commercial development:

- All glass and EIFS buildings
- CMU buildings
- Large, blank, unarticulated wall surfaces
- Visible outdoor storage, loading, equipment and mechanical areas
- Disjointed parking areas and confusing circulation patterns
- Large expanses of parking/asphalt
- Service areas near major entries and easily visible from roadway
- Poorly defined site access points
- Large “boxlike” structures
- Use of retaining walls within detention basins
- Large, billboard type signage structures for individual businesses
- Wide ranging lighting and site furnishing styles
- Large, out-of-scale signs with flashy colors
- Highly reflective surfaces or heavily tinted glass fronts
- Sparsely landscaped parking lots, entries and right-of-ways
- Large non-residential building facades with few or no windows
- Consistent family of site furnishings and light fixtures
- Continuation of landscape buffer yards

DESIGN STANDARDS

Commercial, Office, and Civic Buildings

All buildings and proposed development should be visually and physically compatible with one another and with existing buildings on adjacent sites. Building shall demonstrate a high quality of design and incorporate a variety of planes, materials and elements combined to create structures with character that enhance the aesthetics of the area.

Building Form

- The design of all buildings shall employ textured surfaces, projections, recesses, shadow lines, color, window patterns, overhangs, reveals, changed in parapet heights and similar architectural devices to avoid monolithic shapes and surfaces and to emphasize building entries. Designs shall avoid long, unbroken, flat walls of 40 feet or greater.
- Each building shall be designed so that the façade of the building presents a clear base, middle and top. The base or ground floor shall be appropriately articulated to provide human scale.
- Buildings having single walls exceeding 40 feet in length shall incorporate four or more of the following for every 40 feet in length:

    i. Changes in color, graphical patterning, changes in texture, or changes in material;

    ii. Arcades or pergolas;

    iii. Towers;

    iv. Gable projections or hip roof elements;

    v. Horizontal/vertical breaks of at least one foot;

    vi. Decorative storefront or articled window patterns;

    vii. Other similar techniques.

Materials

- Buildings shall be constructed with a predominance of quality materials that may include face brick, glass, native stone or cultured stone. Pre-cast with stamped brick shall be permitted for commercial buildings in excess of 100,000 square feet. Other than an accent material, the use of CMU block shall be prohibited as a façade exterior material.
- Masonry units and brick should employ natural colors. Clay fired red brick, sandstone and other natural finishes are required.
- EIFS, fiber cement or smart board shall be permitted to be used as accent materials and for sign bands above the store front windows within the façade.
- Use heavier materials such as natural or cultured stone and masonry materials is encouraged to be incorporated on the lower 3 to 4 feet of buildings to help visually anchor the building and provide architectural articulation.
- Commercial buildings that mirror a historic vernacular design may be constructed with cedar clapboard, cedar shake or 100% fiber cement board. (See Freeport, Maine illustrations above as an example)
- Painted metal, painted concrete, plain unfinished concrete block or large expanses of unarticulated stucco are not acceptable materials.

Entrance Design

- Buildings shall incorporate prominent entrances that may include the following: overhangs, fabric awnings, recesses, colonnades, building projection, arcades and steel canopies.
- Building entrances shall contrast with the surrounding wall plane.
- Building entrances shall be framed around doorways by changing materials from the primary facade material.
- Design primary entrances to be accessible to handicapped users without complex ramp systems.
- All building entrances shall be well lit. Decorative lighting shall be required.
- Incorporating raised landscaping beds to a buildings entrance is encouraged.
- Consider using terraces or porticos to define entrances.

Colors

- All buildings shall incorporate earth tone colors including design accents. Corporate signage is exempt from this standard.
- Bright or primary color shall be limited to corporate signage, canopies and awnings or other architectural detail.

Rooflines

In order to preserve the unique character of the Village of Antioch and acknowledge its previous rural character, the following standards shall be followed with respect to roofline design:

- With the exception of large big-box stores or junior boxes (stores ranging from 25,000-200,000 square feet), all users are encouraged to incorporate a multi-planed, pitch roof which would provide roof overhangs and arcades and incorporate the additional items listed below on a minimum of three elevations.
- When sloping roofs are used, at least one of the following elements shall be incorporated into the design for each 40 lineal feet of roof:
    i. Projecting gables,
    ii. Hips,
    iii. Horizontal/vertical breaks, or
    iv. Dormers
    v. Other similar techniques.

- Any flat roof shall incorporate a raised parapet, a prominent cornice line and variations within the roofline every 50 linear feet of frontage. Towers, gables, architectural projections or other architectural design elements can be used to break-up a flat-roofline.
- Where flat roofs are used, the design or height of the parapet shall include at least one change in setback and height of at least three feet along each 50 feet of facade.
- Roof materials should be high quality, durable and consistent with local architectural themes. Concrete tile, architectural asphalt dimensional shingles and wood shake are appropriate.

Drive-Thru facilities

- Any drive-thru shall be located on the side or rear of a commercial building. Drive-thrus adjacent to residential areas shall be a minimum of 150 feet to the closest resident structure and incorporate a minimum 40 foot landscaped buffer on the subject property.
- Any drive-thru shall incorporate a by-pass lane with a minimum width of 12 feet.
- All drive-thru facilities shall require a Special Use.

Trash Enclosures, Utility Meters and Dock Doors

- All trash receptacles shall be fully enclosed and any enclosure shall be constructed with the same material as used on the main structure. All enclosures shall incorporate wood slotted doors or metal doors. Chain link doors shall not be permitted. Additionally, trash enclosures shall be located in the rear of the property and every effort should be make to ensure that they are not located adjacent to main access points into the development.
- All meters shall be fully recessed, enclosed or painted with an earth tone color so it blends in with the face brick or stone.
- Loading docks, on-site storage yards and all other service areas shall be fully screened from view from all public and private rights-of-way by a combination of landscaping and walls. These areas shall comply with the Village Code relating to outdoor storage and display. Such screens shall be masonry and of a color matching or compatible with the dominant colors found on the facades of the primary building. The screen height shall be of sufficient height to hide the equipment, vehicles, materials or trash being screened from public view, but in no case shall exceed a height of 10 feet. Chain link fences, with or without slats, shall not be used to satisfy this screening requirement.

MULTI-FAMILY (Apartments)

Materials

- Multi-Family buildings shall incorporate 100% face brick, stone or fiber cement board on all four elevations.

Configuration

- Multi-family buildings shall be oriented around courts, greens or linear green spaces. In addition, no elevation shall exceed 40 feet in linear length without a projection or recess along the façade. Exterior entrances for each unit are required unless located within the Downtown. (as highlighted In Form Base Code)

Height

- Multi-family buildings shall not exceed three stories in height.

Pedestrian Access

- All multi-family units shall incorporate sidewalks on all four sides of a building with a minimum width of five feet.

Landscaping

- Each first floor unit shall incorporate a planting area adjacent to the entrance area with a minimum of one understory tree and six shrubs in addition to ground cover.
- All linear walkways within a multi-family campus shall incorporate a minimum green space of ten feet in width and shall plant one (1) shade tree and five (5) shrubs for every 30 feet of linear length of sidewalk.
- Landscape buffers along collector or arterial streets shall require a minimum width of twenty (20) feet and the planting of one shade/ornamental tree and ten (10) shrubs for every 30 feet of frontage.
- All entrance areas shall incorporate an entrance boulevard with a minimum depth of ten (10) feet and planting of a shade or ornamental tree every twenty (25) feet

LANDSCAPING

All Site Plan Review applications will require the submittal of a landscape plan which is prepared and stamped by a licensed landscape architect. All landscape plans shall include a list of plants (including botanical and common name), size and installed condition. General quantities of plantings and location shall be shown.

All landscape plans shall also include topographical information and proposed grades, proposed structures and pavement, location, type and size of planting materials and planting conditions (balled or burlapped or within a container), along with standard notes including mulch, site lines, plant locations and planting depth.

Commercial, Office, Industrial or Institutional Landscaping

- A 25 foot landscape buffer adjacent to arterials or collectors shall be maintained along with the planting of 1 shade or ornamental tree and 15 shrubs for every 30 linear feet of frontage. Shrubs should be planted in a manner to create a minimum 4 foot hedge along portions of the landscape buffer. In addition, undulating berms should be constructed within the landscape buffer with a minimum height of 2 feet. (Shades trees shall incorporate a minimum caliper of 2 .5 inches at time of planting). Every effort should be made that mature landscape does not obstruct signage or future site lines towards the commercial development.
- Any landscape buffer adjacent to an arterial or collector shall incorporate a five foot sidewalk with an internal connection to the development's pedestrian sidewalk system. Any sidewalk within a 25 foot landscape buffer should meander in order to provide visual opportunities for landscape plantings.
- Landscaping buffers along the side and rear property lines and adjacent to internal access drives shall be maintained with a minimum of ten (10) feet and planted with 1 shade or ornamental tree and 15 shrubs for every 30 feet of linear length.
- Parking lots shall incorporate 1 shade tree for every 12 parking spaces with a minimum caliper of 2 .5 inches. All landscape islands shall be planted with live plant material. Landscape island shall incorporate a minimum depth of ten (10) feet.
- Vehicular Access point should incorporate clear site lines and the planting of trees should be a minimum of 20 feet from any access and set back sufficiently from any street to maintain clear site lines.
- Commercial buildings in excess of 50,000 square feet shall incorporate raised planting beds with landscaping along the entrance areas and in front of the store area.

Landscaping Summary

- 25 foot landscape buffers along arterials and major arterials.
- 10 foot landscape buffers along side and rear perimeter of subject site when not abutting an arterial or major collector.
- One (1) shade/ornamental tree for every 30 linear feet of landscape buffer.
- Fifteen (15) shrubs for every 30 linear feet of landscape buffer.
- One landscape island shall be installed for every twelve (12) parking space with a minimum width of eight feet.
- All access points will maintain unobstructed site lines and any planting of a tree has to be a minimum of twenty feet away from an access point.
- Undulating berms shall be incorporated in landscape buffers adjacent to arterials.

Commercial, Office, Industrial Foundation Plantings

- Foundation landscaping shall be provided around buildings with the exception of where driveways or sidewalks lead directly into a building. Planting beds will have a minimum width of 5 feet and 15 shrubs shall be planted for every 30 feet of linear façade. Flowers, ornamental grasses and groundcover may also be used. At the discretion of the Community Development Director, foundation landscaping can be incorporated in containers if it is not possible to add along the foundation.

Landscape Buffers

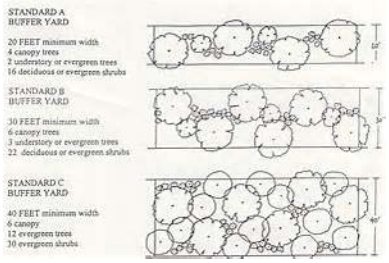
- Any commercial, office or industrial use adjacent to a residential area shall incorporate a minimum buffer of 40 feet in width and a 100% opacity of natural landscaping. Natural landscaping should combine a combination of shade trees, conifers and shrubs. Privacy fences shall not be permitted in lieu of landscaping.
- Existing woodlands that provide 100% opacity may be used as buffering.
- The area not planted with shade or ornamental trees, conifers and shrubs may be planted with sod, live groundcover, flowers, ornamental grasses or a combination thereof.

Groundcover or Flowers

- All landscape buffers shall incorporate the addition of perennials or groundcover in addition to the required combination of shade, ornamental, conifers or shrubs.

Commercial, Office and Industrial Foundation Plantings

- Foundation landscaping shall be provided around buildings with the exception of where driveways or sidewalks lead directly into a building. Planting beds will have a minimum width of 5 feet and 10 shrubs shall be planted for every 30 feet of linear façade. Flowers, ornamental grasses and groundcover may also be used. At the discretion of the Community Development Director, foundation landscaping can be incorporated in containers if it is not possible to add along the foundation.



Landscape Buffers

- Any commercial, office or industrial use adjacent to a residential area shall incorporate a minimum buffer of 40 feet in width and a 100% opacity of natural landscaping. Natural landscaping should combine a combination of shade trees, conifers, and shrubs. Privacy fences shall not be permitted in lieu of landscaping.
- Existing woodlands that provide 100% opacity may be used as buffering.
- The area not planted with shade or ornamental trees, conifers and shrubs may be planted with sod, live groundcover, flowers, ornamental grasses or a combination thereof.

Photometrics

- Lighting Levels– All lighting fixtures shall be designed and placed as to limit light spillage onto adjacent lots. Light levels at the lot lines, with the exception of ingress and egress points, shall be a maximum of 0.5 foot candles.
- Lighting Fixtures– All lighting fixtures, except as hereby allowed, shall be fully shielded, directed down at a ninety degree angle, and otherwise designed so as to avoid any glare onto neighboring residential properties. Shielded means that all bulb/light source and cover portion of a fixture that transmit light shall not extend beyond below the opaque portion of such fixtures so the bulb/light source is not visible from general side view.
- Height-In general, the height of exterior lighting features shall not exceed the predominant height of the principal building to which it relates.
- Neon or glass tube illumination– Neon around windows or glass tube illumination around windows is prohibited.
- The use of LED lighting is encouraged in lieu of the more conventional exterior lighting. LED lighting is required to be used for any lighting of a fuel station canopy in order to minimize light overspill on adjoining properties and light pollution.
- Except for building entrances, loading docks, advertising signage, or security lighting as identified by the Community Development Director, all lights shall be turned off at 10:00 p.m. local time and remain off until 6:00 a.m. local time.

COMMERCIAL ORIENTATION and VISIBILITY

- The visibility of in-line retail space or any stand-alone stores should not have their visibility blocked along arterials by out-lots or other commercial development. Outlots are encouraged to be located along internal entrances creating a commercial gateway into the centers.
- *Orient buildings that promote views through and into the commercial center. Site lines of large major tenants within the development shall be maintained.*
- *If required, outlots along arterials should be sacrificed in order to maintain open site lines of the major tenants and in-line retail space attached to the major tenants.*
- *Orient single free standing buildings and their primary facades and primary pedestrian entrances towards streets.*
- *Position pedestrian entrances to buildings so they are easily identifiable from interior drives and parking lots.*

PARKING & VEHICLE STACKING

Standards and Guidelines:

- Design parking lots to avoid dead-end aisles.
- Where a dead-end aisle is necessary, adequate space for unimpeded turn-around must be provided.
- Separate parking areas from buildings by a combination of a raised concrete walkway, pedestrian plaza or landscaping.
- Design parking areas that incorporate pedestrian walkways in a manner that links buildings to the street sidewalk system. Crosswalk pavers or decorative stamped concrete is encouraged along main entrances and access points.
- Divide parking areas which accommodate more than 125 vehicles into a series of smaller connected lots.
- Landscape and offset portions of the lot to reduce the visual impact of large parking areas.
- Avoid aligning all travel lanes in parking lots in long straight configurations.
- Provide cross-access easements between adjacent lots to facilitate the flow of traffic between complementary users.
- All parking areas shall be surfaced with asphalt or concrete. Recycled asphalt or crushed aggregate are not allowed.
- Parking stalls shall incorporate a dimension of 9 x 18 feet.
- Two-way drive aisles shall incorporate a minimum width of 24 feet.
- All drive-thru lanes shall incorporate a minimum stacking area for five vehicles.
- All parking area shall be bordered and bounded by vertical concrete curbing.
- No vehicle parking or storage area shall encroach into any mandatory landscape buffers.

PARKING RATIOS

Except for uses in the area designated in the Downtown Overlay District, the minimum number of parking spaces required per parcel/use is based on the following ratios:

- Retail Uses: 3 spaces/1000 SF
- Restaurants: 8 spaces/1000 SF
- Fast Food/Casual Dining: 5 spaces/1,000 SF
- Theaters: 1 space/3 seats
- Professional Offices: 3 spaces/1000 SF
- Medical/Dental Offices: 4 spaces/1000 SF
- Warehouse: 1/1000 SF or based upon a Demand Analysis performed by applicant
- Hotel/Motel/Extended Stay Lodging/Bed & Breakfast: 1 space/guest room plus 1 space/2 employees

- Natural groundcover versus turf grass is encouraged for landscape islands.
- When opportunities exist for shared parking between different uses with staggered peak parking demand, make every effort to take advantage of this opportunity to reduce the total number of parking spaces within the development.
- Provide landscaped islands at the ends of all rows of parking.
- One landscape island for every 12 parking spaces and all islands shall be planted with plantings. Best management practices incorporating rain gardens within parking islands are encouraged.
- Parking bumpers in surface lots are prohibited.
- Where parking spaces abut landscaped islands, medians or perimeter curbs or sidewalks, the length of spaces may be shortened by 1.5 feet to account for the car overhang, and the width of the sidewalk or landscape strip increased by that same amount.

INDUSTRIAL

Materials

- Industrial buildings shall be constructed with masonry materials, including but not limited to pre-cast concrete panels. Where pre-cast panels are used, the use of colors, patterns or other forms of other architectural relief within the panels shall be required. Any building façade facing a public street and with a façade length that exceeds 100 feet shall incorporate recesses or projections in order to provide architectural variation. Construction of industrial buildings with 100% CMU block shall be prohibited.

Bay Doors

- Bay Doors shall not be located in the front of any industrial building or abutting a public street unless fully screened.

Screening

- All mechanical systems shall be fully screened with a parapet or roof enclosure. Any security fence around an industrial site shall incorporate 100% opacity and barb wire or razor wire are prohibited.

Trash Enclosures and Utility Meters

- All trash reciprocals shall be fully enclosed and constructed out of the same material that predominates on the main structure. All utility meters shall be enclosed, recessed or painted with a neutral color in order to blend in with existing building.

Landscape Buffer & Screening

- Industrial sites shall incorporate a 20 foot landscape buffer adjacent to any street or internal access drive into a business park.
- Any property zoned for industrial shall fully screen any outdoor storage with an 8 foot fence with 100% opacity. Either a wood board on board or a chain link/slate fence shall be permitted for the industrial zone. Any use of chain link shall require the planting of one evergreen for every thirty linear feet of chain link fence.

Townhomes

Materials

- All townhomes shall be constructed out of a combination of face brick or stone and vinyl. Fiber Cement shall also be permitted.

Buildings

- A maximum of six units per building shall be permitted. Any townhome in excess of two stories shall be categorized as a rowhouse and any garage within a rowhouse shall be located in the rear.
- Any townhome development should locate one-third of the total number of units within a project around one of the following configurations: park, square, linear greenway, loop lane, green street, crescent, boulevard, square or open space.
- Townhomes should be located in a manner to provide enclosure around public spaces and streets.
- Townhomes should incorporate prominent front entrances into their design and incorporate balanced window placement that provides symmetry and balance to the architectural elevations.

Garages

- Garages should be either located in the rear of townhome units or if located in front, should be recessed. Garages that project more than five feet from the front elevation shall be prohibited.
- All garage doors should incorporate windows. Single bay doors are encouraged to provide more architectural design interest to front elevations.

Mechanicals

- All mechanical systems, including air conditioning units and utility boxes, shall be visually screened by natural vegetation.

Trustees
Mary C. Dominiak
Jerry T. Johnson
Jay Jozwiak

VILLAGE OF Antioch
AUTHENTIC by nature

Trustees
Ed Macek
Scott A. Pierce
Ted P. Poulos

Lawrence M. Hanson, Mayor
Lori K. Romine, Village Clerk

REPORT TO: **VILLAGE PRESIDENT and BOARD OF TRUSTEES**
FROM: **MICHAEL S. GARRIGAN, AICP, CNU-A, Community Development Director**
DATE: **September 29, 2016**
SUBJECT: **REPORT TO VILLAGE BOARD**

CASE: Site Plan Review Ordinance
16-05 TA (Text Amendment)

APPLICANT: Staff

BACKGROUND

Staff is taking this opportunity to attach a proposed "Site Plan Review" ordinance which would require future commercial, office, industrial, multi-family and townhomes to come through a site plan process before the Plan Commission and Village Board. This new ordinance draws a number of elements from the proposed "Urban Design Manual" that was never adopted along with the Village's existing landscape ordinance. In addition, for the first time, specific architectural standards are being proposed for future commercial, office, and industrial development.

Analysis
Currently, the Village of Antioch has no minimum architectural standards for either commercial or residential development other than one provision located within the Village's Building Code:

Remodeled or new buildings within the B-1, B-2 and B-3 zoning districts; multiple-family buildings consisting of three (3) or more units located within the R-4 and R-5 zoning districts; and any property located within the downtown overlay district (regardless of the underlying zoning district), are to be constructed with all exterior facades of masonry with an exposed finished surface. Such masonry facades shall have a minimum nominal dimension of four inch (4") wall thickness. The masonry construction shall be from the foundation or ground line, whichever has the highest elevation, up for a vertical distance of no less than eight and one-half feet ($8^1/_2$').

As an alternative to the above standard, multiple-story structures that were in existence prior to the adoption hereof (November 2007) and located outside of the downtown overlay district may incorporate EIFS or stucco as an alternative material to the first floor elevations, so long as the net facade area of each elevation is no less than fifty percent (50%) brick or stone.

Based on this lack of regulations, Antioch has witnessed a proliferation metal buildings and buildings constructed out of all split face block. Staff through these proposed new standards raise the standards and architectural design.

Staff is proposing to unify all the Village's non-residential design regulations into one unified document which would regulate architecture, landscaping, lighting, trash enclosures, parking and a number of other miscellaneous design elements.

The proposed site plan review process would be separate from a Special Use, Preliminary or Final Plan entitlement process. As an example, if a commercial developer was coming in for a Special Use for a commercial center, they would need to file for a Special Use for a Planned Development along with a Site Plan Review for their proposed development. Both cases could be heard concurrent, thus avoiding any additional time required in the entitlement process.

Below is a summary of the proposed Site Plan Review Ordinance:

The proposed revised ordinance has been simplified and simply regulates new commercial buildings, including offices and industrial buildings. The new revised language is based on the Village of Algonguin, Illinois. The new language provides much more architectural latitude and is more focused on the using the right quality materials:

Commercial, Institutional, Apartments

- Encourages that buildings be compatible with surrounding buildings as it relates to massing and scales.
- Future buildings under 50,000 square feet should be full dimensional face brick. Other masonry materials may be considered along with other accent materials.
- Building design encourages various architectural elements that promote breaking up the massing of a building.
- Promotes pedestrian amenities
- Promotes or encourages sustainable designs.
- Regulates trash enclosures

Industrial

- Requires pre-cast or other masonry materials in lieu of metal.
- Discourages large, long blank walls.
- Mechanicals should be screened.
- Promotes sustainable designs.
- Regulates trash enclosures

Landscaping

This proposed language mirrors much of the Village's current landscape ordinance, but creates a new landscape requirement based on the linear frontage of a commercial development abutting a public street. The proposed quantity is based on several other successful ordinances in the Chicago area .The goal of this landscape ordinance is to create a rich, mature landscape buffer that will soften and humanize commercial developments over time, without concealing signage and store fronts.

Recommendation

Based on the foregoing analysis, staff would make the following recommendation:

We move that the Village Board approve the herewith attached Single Family Design Standards Ordinance