

**RESOLUTION NO. 18-09**

**A RESOLUTION APPROVING THE SITE PLAN FOR TRACTOR  
SUPPLY COMPANY**

**WHEREAS**, the Village is considering a proposed Site Plan for a Tractor Supply Store located at the northeastern corner of Route 83 and Grimm Road.

**WHEREAS**, TSC is proposing to construct an approximately 19,028 square foot retail store on the subject site.

**WHEREAS**, the Village requires new developments to proceed with a Site Plan Review application.

**WHEREAS**, the PZB reviewed the applicant's Site Plan in January 2018 and recommended approval of the Site Plan Review subject to the stipulation outlined in the Village Board Staff Report dated February 2, 2018.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Board of Trustees of the Village to Approve a Resolution for the Site Plan Review for Tractor Supply Company.


PASSED this 12<sup>th</sup> day of February, 2018.

AYES: 6: Jozwiak, Pierce, Poulos, Dominiak, Johnson and Macek.


NAYS: 0:

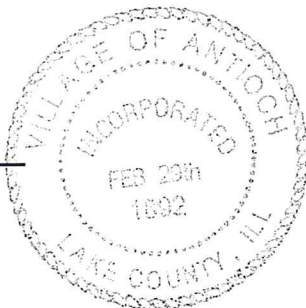
ABSENT: 0:

APPROVED this 12<sup>th</sup> day of February, 2018.

  
Lawrence M. Hanson, Mayor

ATTEST:

  
Lori K. Romine, Village Clerk





**REPORT TO:** VILLAGE PRESIDENT and BOARD OF TRUSTEES  
**FROM:** MICHAEL S. GARRIGAN, AICP, CNU-A, Community Development Director  
**DATE:** February 2, 2018  
**SUBJECT:** REPORT TO VILLAGE BOARD

**CASE:** TSC (Tractor Supply Company)  
17-7

**REQUEST:** Site Plan Review

**LOCATION:** Northeast corner of Grimm Road and Route 83

**APPLICANT:** Tractor Supply

**ZONING:** B-3 (Village of Antioch)

### **Background**

The applicant is proposing to construct a 19,028 square foot building on approximately 3.94 acres at the northeast corner of Route 83 and Grimm Road. The subject site was annexed into the Village of Antioch in 2017 and this site will be located in the Route 83 Redevelopment Tax Increment Finance (TIF) area. TSC is currently under contract with the Village of Antioch to purchase the subject 3.94 acres in February subject to Site Plan Review approval.

The subject site is zoned B-3 currently and a retail store is a permitted use. In addition, the subject site is located on a Strategic Regional Arterial (SRA) and Route 83 provides the necessary capacity to service a 19,028 square foot retail business. As highlighted below, Grimm Road will become a future collector street and the planned improvements will provide adequate capacity to service the needs of this retail business.

### **Site Plan Review**

The applicant has submitted a Site Plan for a store that will be located on approximately 3.94 acres of property. The orientation of the building is facing south due to the configuration of the lot. Specifically, the lot is approximately 290 linear feet and the store's width is 125 linear feet. The existing lot is not wide enough to face the front of the building towards Route 83 and provide the necessary truck access behind the building.

The subject site will incorporate one full access point on Grimm Road which is located at the southeastern corner of the property in order to provide the necessary distance from the intersection from Route 83 and Grimm Road. This access point will be the main access point into the subject site. In addition, the site contains a proposed full access point of Route 83 for delivery trucks. This proposed access point is subject to the approval of the Illinois Department of Transportation (IDOT) and could potentially be converted into a right-in/right-out.

The Village's Site Plan Review Ordinance requires a total of 3 spaces per 1,000 square foot of retail. The proposed 19,028 square feet of retail would require 57 parking spaces along with 3 handicapped parking spaces. The applicant's site plan incorporates a total of 74 parking space including 4 handicapped parking spaces and 3 truck/trailer spaces.

The applicant has incorporated drive aisles of 28 feet which exceeds the Village's minimum of 24 feet and the parking spaces conform to the Village's minimum requirements. In addition, the applicant has incorporated the required number of landscape islands per the Village's Site Plan Review Ordinance (1 per 12 spaces).

The applicant's site plan incorporates a 28 foot drive aisle for delivery trucks which would enter on Route 83 or Grimm Road and exit on either street. The loading dock in the rear of the store incorporates a width of 64 feet which should be wide enough for any truck to maneuver and back up the loading dock. In addition, this truck lane should also serve a dual purpose of serving as a fire lane for three sides of this building.

### *Architecture*

The Village's Site Plan Review Ordinance requires that buildings be constructed out of a predominance of quality of materials including face brick, glass, native stone or cultured stone. The applicant is proposing a building which would incorporate a predominance of structural brick on all four elevations and a split face wainscot. In addition, the applicant has worked with staff to incorporate a series of pilasters on three elevations to provide architectural articulation.

The applicant has worked with Staff to modify their prototypical store design. Specifically, they have incorporated a predominance of brick versus split face and have replaced the standard corrugated steel metal roofing and front awning with standing seam metal. In addition, the standard corrugated pipe columns have been replaced with structural brick and split face. In addition, per the Village's Site Plan Review Ordinance, they are incorporating a raised parapet on all four elevations to screen the mechanicals on the roof-top of the structure.

### *Landscape*

The Village's Site Plan Review Ordinance requires that the applicant incorporate 1 shade or ornamental trees every 30 linear feet of frontage along a street and 15 shrubs every 30 linear feet of frontage. The applicant landscape plan incorporates 19 shade and ornamental trees and 273 shrubs along Main Street which complies with the Village's Site Plan Review Ordinance. Along Grimm Road, the applicant is incorporating 10 shade or ornamental trees and 145 shrubs which complies with the Site Plan Review Ordinance.



The applicant has incorporated 20 shade or ornamental trees and 148 shrubs along the northern perimeter of the site adjacent to Faith Lutheran School and adjacent to the proposed retention pond. Staff would request the following modification to the plan:

- Staff is requesting that some of the shade trees being proposed along the eastern side of the site, adjacent to the Canadian National be shifted to the north and be replaced with conifers to provide a better screen to the site to the north.

In addition, the proposed landscape plan does not show an area for the proposed monument sign at the corner of Route 83 and Grimm Road. Staff is requesting to one of the proposed shade trees and ornamental trees being proposed at the corner be shifted to another part of the subject site to provide a clear site line for the proposed monument sign that will be part of this site plan.

The proposed landscape plan appear to meets the requirements of the Village's Site Plan Review Ordinance.

#### *Outside Storage*

The applicant's site plan shows an enclosed outside storage along the eastern façade of the proposed store which will incorporate small equipment and goods. The outside area would be enclosed with a fence and would be bordered by the Canadian Railroad right of way.

In addition, the applicant is proposing an outside storage area in front of the store and in a small area adjacent to Grimm Road. The area along Grimm Road will provide a small area to display trailers and small equipment for sale. Staff has attempted to provide some additional landscaping to soften the impact of this outside storage area.

#### *Lighting*

The applicant has submitted a photometric plan and Staff has had an opportunity to review it. Based on Staff's review, the proposed plan meets the Village's lighting standards.

The applicant has not submitted lighting standard specifications. Prior to this matter going to the Village Board, Staff would request that the applicant submit specifications for the proposed lighting standards that are being proposed for the subject site.

#### *Trash Enclosure*

The applicant has submitted plans for the proposed trash enclosure which would be located at the northeastern corner of the subject site. The enclosure is being proposed to be constructed with painted CMU block. The Village's Site Plan Review Ordinance requires that the enclosure be constructed out of the same material that predominates in the main building, which Staff has requested by face brick or a utility construction brick.

#### *Utility Meters*

Staff is requesting that the applicant show the location of the utility meters and that the meters either be recessed into the proposed building, located in an interior utility room, or painted an earth tone color to blend in with the proposed building.

#### *Stormwater*

The applicant is proposing to construct a retention pond at the northern perimeter of the subject site. The retention pond will incorporate an extensive landscape buffer along the northern perimeter.

The Village Engineer is in the process of reviewing the stormwater plan and engineering of the subject site. Final approval of this project is contingent on approval of the final engineering by the Village Engineer.

#### *Grimm Road Improvements*

As part of a Development Agreement with TSC and the Village of Antioch, the future Tax Increment Finance District will be responsible for improving the section of Grimm Road from the Route 83 intersection to the Canadian Railroad. Staff is currently working with the Village Engineer on the design of this section of Grimm Road which will in all likelihood incorporate a three lane profile and potentially right and left turn lanes on Route 83. The applicant will be providing the necessary right of way to make these improvements on Grimm Road.

The balance of Grimm Road will be re-constructed and re-aligned in the future as part of the Boylan Tax Increment Finance District and as the Village attracts new development to the subject site.

In addition, the Village will be responsible for constructing a future sidewalk along Grimm Road as part of the Grimm Road improvements.

#### **Recommendation**

Based on the foregoing analysis, it appears that the applicant's proposed Site Plan Review Ordinance complies with the Village's Site Plan Review Ordinance with the exception of the highlighted architectural issues. Staff is requesting that the proposed elevations of the building be modified to comply with the Village's Site Plan Review Ordinance.

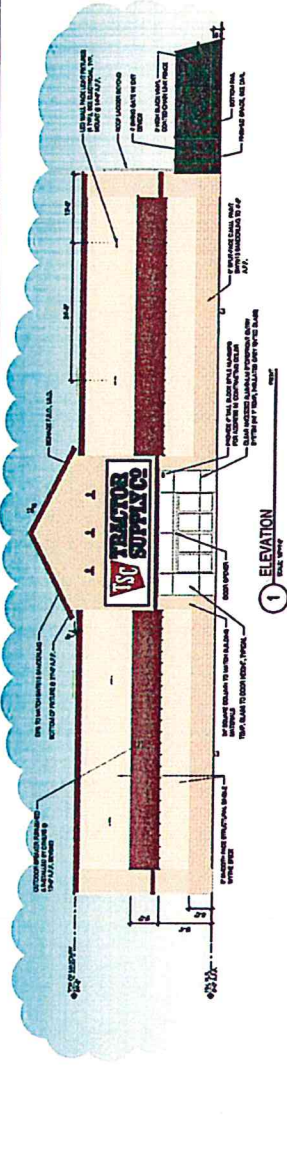
In accordance with the above analysis, Staff would make the following recommendation:

***We move that the Village Board approve the attached resolution for the Site Plan Review subject to the following stipulations:***

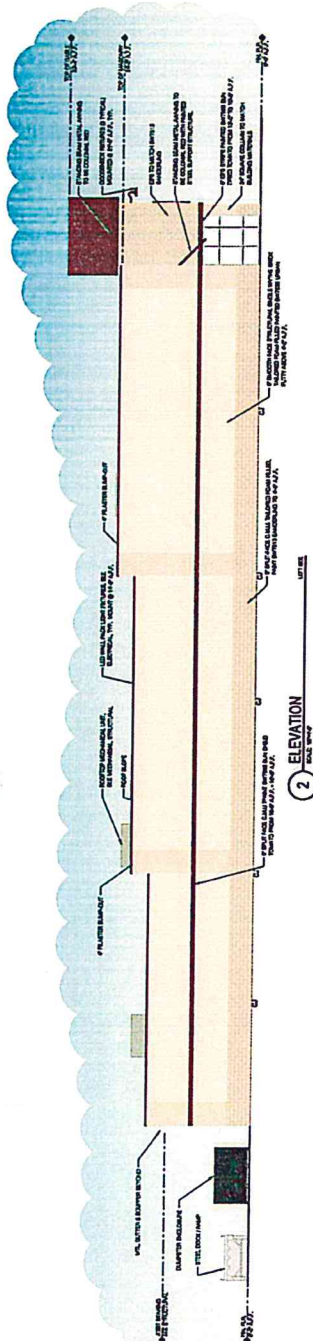
- 1. Compliance with the requirements of the Village Engineer.***
- 2. Compliance with the requirements of the Antioch Fire Protection District.***
- 3. Submittal of revised architectural elevations as per Staff's requested revisions.***
- 4. Submittal of a revised landscape plan as per Staff's requested revision***

- 5. Submittal of a plan showing location of utility meters and that the meters be either enclosed or painted an earth tone color in order to blend in with the proposed building.***

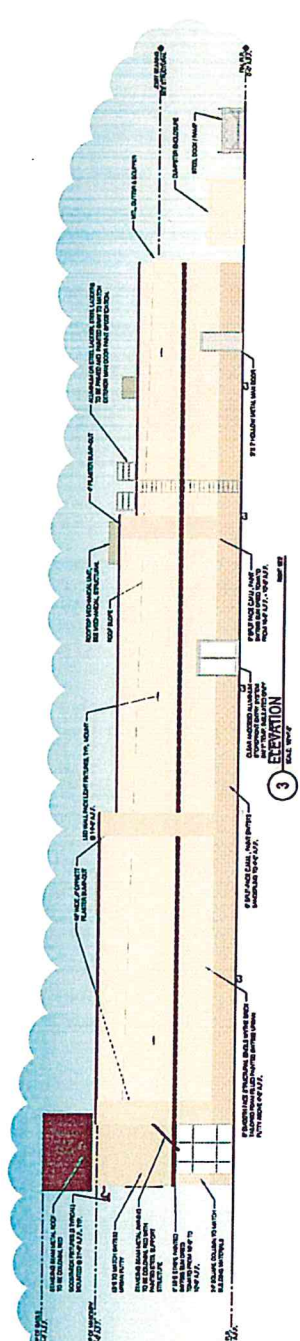




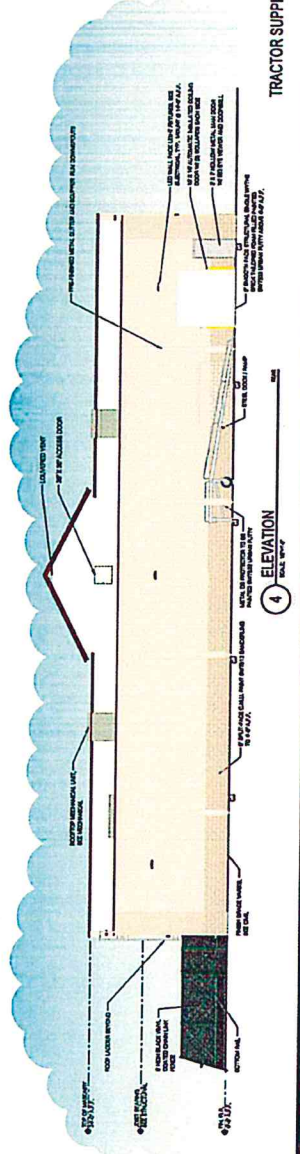
1 ELEVATION  
DATE: 11/11/17



2  
ELEVATION  
SCALE 1/4" = 1'-0"



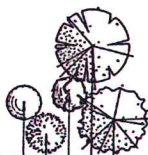
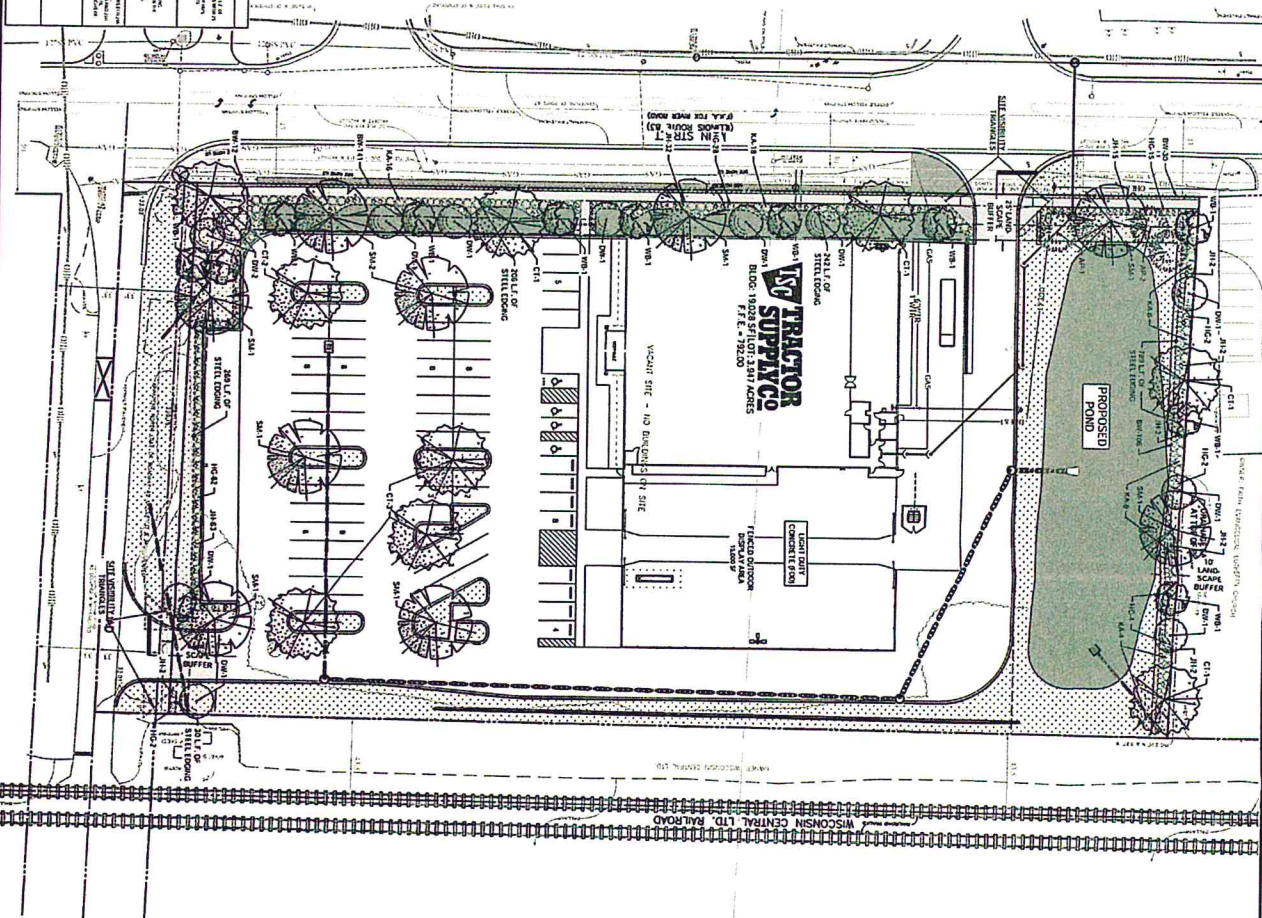
**3** **ELEVATION**  
SCALE 1/8" = 1'-0"



4 ELEVATION SCALE 1/8" = 1'-0"







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### PLANT SCHEDULE

[illegible]

GENERAL NOTES

[illegible]

USING SCALE 1/16" = 1' 0"



11

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7.0

LANDSCAPE PLAN

**NEW COMMERCIAL DEVELOPMENT  
R.A. WILSON ENTERPRISES, LLC  
23360 GRIMM ROAD  
ANTIOCH, ILLINOIS**



**Zark**  
**Civil Engineering Inc.**  
3214 N.W. AVIGNON WAY, SUITE 4  
BENTONVILLE, AR 72712  
479.464.8850 | OFFICE 479.464.9040 | FAX

TRACTOR SUPPLY COMPANY

[illegible]