

**RESOLUTION NO. 18-75**

**A RESOLUTION APPROVING THE SITE PLAN FOR SATTERSTON  
CONSTRUCTION AT 335 NORTH AVENUE**

WHEREAS, the Village is considering a proposed Site Plan for a Satterston Construction located at 335 North Avenue.

WHEREAS, Satterston Construction is proposing to construct a 1,500 square foot storage building 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 October 2018 and recommended approval of the Site Plan Review subject to the stipulation outlined in the Village Board Staff Report dated November 13, 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 Satterston Construction at 335 North Avenue.

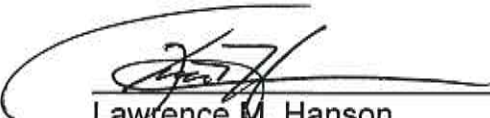
PASSED this 19th day of November, 2018.

AYES: 4: Poulos, Dominiak, Macek and Mayor Hanson.


NAYS: 0.

ABSENT: 3: Jozwiak, Pierce and Johnson.

APPROVED this 19<sup>th</sup> day of November, 2018.

  
\_\_\_\_\_  
Lawrence M. Hanson  
Mayor

ATTEST

  
\_\_\_\_\_  
Lori K. Romine  
Village Clerk



Trustees  
Mary C. Dominiak  
Jerry T. Johnson  
Jay Jozwiak



Trustees  
Ed Macek  
Scott A. Pierce  
Ted P. Poulos

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

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**REPORT TO:** VILLAGE PRESIDENT and BOARD OF TRUSTEES  
**FROM:** MICHAEL S. GARRIGAN, AICP, CNU-A, Community Development Director  
**DATE:** November 13, 2018  
**SUBJECT:** REPORT TO VILLAGE BOARD  
**CASE:** Satterston Construction  
18-10 SPR

**REQUEST:** Site Plan Review

**LOCATION:** 335 North Avenue

**APPLICANT:** C. Matthew Satterston

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

### **Background**

The applicant is seeking to convert an existing hair salon located on approximate 1.0 acre that is located at 335 North Avenue into a construction office for his company and to proceed with the construction of a 1,500 square foot storage building that would be detached from the existing building. The existing building was previously a single- family home and the applicant will be converting the hair salon into an office. No major exterior changes are being made to the existing building.

The subject site is zoned B-3 and the current zoning does permit a construction office.

### **Analysis**

The applicant is seeking the opportunity to locate their construction company to the Village of Antioch and is seeking to use the existing house that was converted into a hair salon into an office for their business. In addition, as highlighted above, the applicant is seeking to construct a 1,500 square foot garage for their equipment.

### *Access and Parking*

The subject site contains an existing full access point on North Avenue along with an existing parking lot that is located to the east of the current building that is located on the site. Currently, the parking lot contains 18 parking spaces along with an additional handicapped parking space. Offices under the Site Plan Review Ordinance requires 3 spaces per 1,000 square feet. The current building on the subject site contains approximately 1,100 square feet of usable commercial space and therefore would require



approximately 4 parking spaces in addition to an additional handicapped space. Based on Staff's review, there appears to be a surplus of parking for the site.

### *Architecture*

The existing building is a converted "Craftsman" house and the applicant is proposing to construct a 1,500 square foot storage building which will be used for the storage of construction related equipment. The design of the building includes a hip-roof and fiber-cement clapboard which will mirror the architectural style of the existing house. The Village's masonry requirement for commercial buildings would be complied with if the applicant uses fiber-cement board.

Located on the eastern elevation will be two bay doors for vehicles and the south elevation will include a door for individual access into the building.

### *Landscaping*

The applicant has submitted a landscape plan that incorporates the following plantings:

Ornamental trees	3
Shrubs	18

Pursuant to Staff's request, the applicant has incorporated landscaping planting along the southern and western façade of the new storage building. Both facades will be visible from North Avenue and Main Street and the proposed landscaping will help soften the massing on both facades.

### *Outside Storage*

The applicant has identified that there will no outside storage of materials or any construction equipment. However, the Village's Site Plan Review Ordinance does require that any outdoor storage of equipment, materials or supplies including construction vehicles must be fully enclosed with an eight (8) foot privacy fence with 100% opacity.

### *Photometrics*

The new storage buildings will have three (3) decorative lights on the eastern façade which will provide some lighting around the perimeter of the building.

In addition, the design of the subject site will provide adequate lighting of the existing parking lot to provide the necessary illumination level to provide a safe environment for pedestrians on thye subject site.

### *Stormwater*

The applicant's site is approximately 1.0 acre after eliminating the right-of-way based on the survey the applicant has provided. The applicant has identified that the current parking lot sheet flows to the north.

Staff will continue to work with the Village Engineer to ensure that the proposed 1,500 square foot structure will not have any negative impact on stormwater.

## **Recommendation**

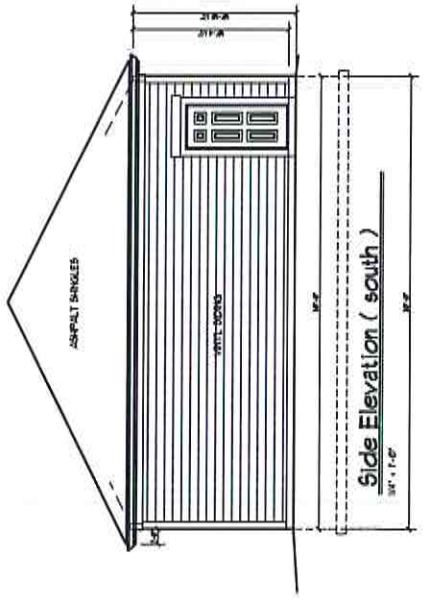
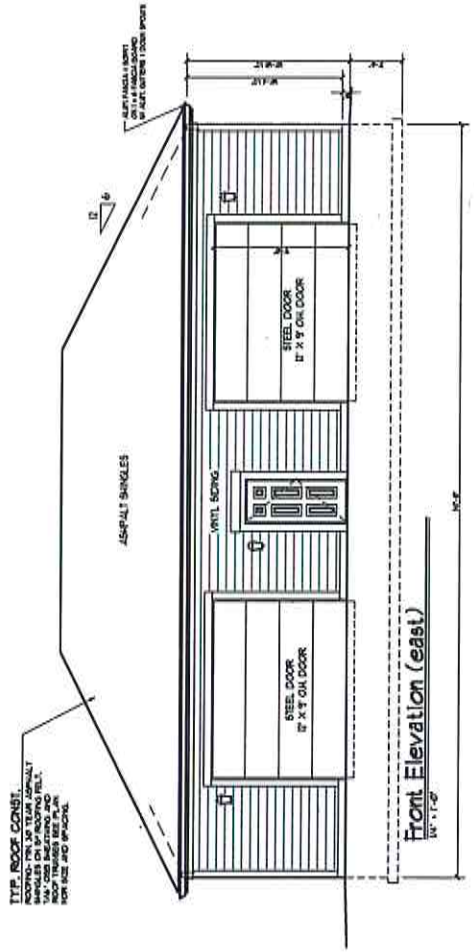
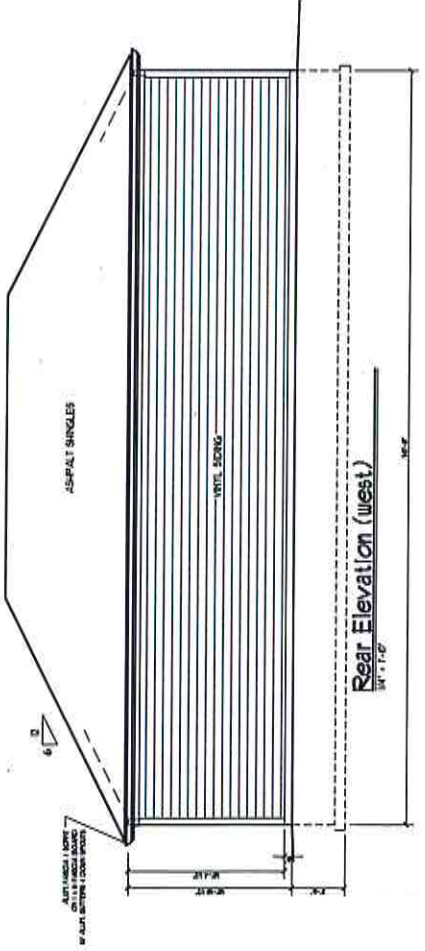
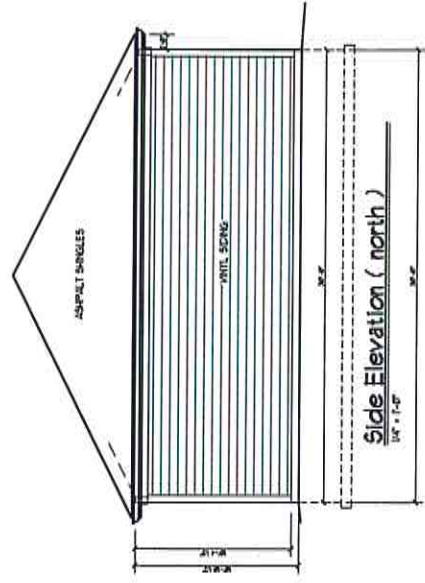
Based on Staff's review, it appears that the applicant's Site Plan Review submission is consistent with the ordinance.

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

***We move that the Village Board approve the attached resolution for approval of the Site Plan Review for 335 North Avenue subject to the following stipulations:***

- 1. Compliance with the requirements of the Antioch Fire Protection District.***
- 2. Compliance with the requirements of the Village Engineer.***
- 3. That any outdoor storage of construction equipment, supplies, or materials would require the installation of an eight (8) foot perimeter fence with 100% opacity around the area being used for storage.***
- 4. That the applicant provide the necessary lighting to ensure pedestrian safety in the parking lot.***
- 5. That the proposed 1,500 square foot storage building be constructed with fiber-cement board on the exterior as per the Site Plan Review Ordinance.***

NO.	REVISION
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TYP. ROOF CONST.  
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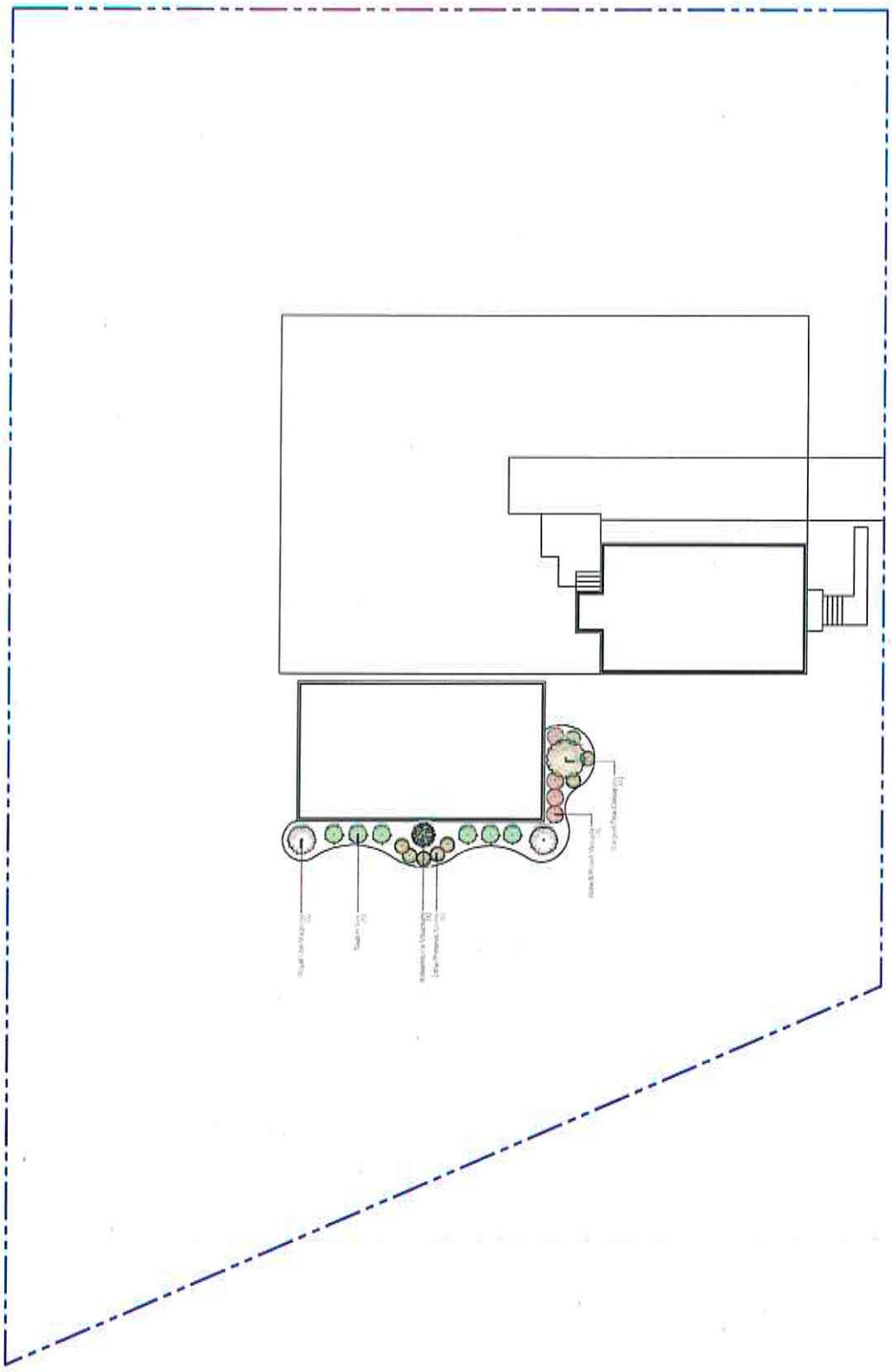
Sattersen Residence  
 335 North Avenue, Antioch, IL



Scale: 1" = 10'

Designed by Steve Hill, Jeffrey  
 Brown, & Nancy Pevsler  
 Antioch, IL  
 Revised October 2005, 2011 & 12  
 Project #200513

Sheet  
**L1**



North Avenue

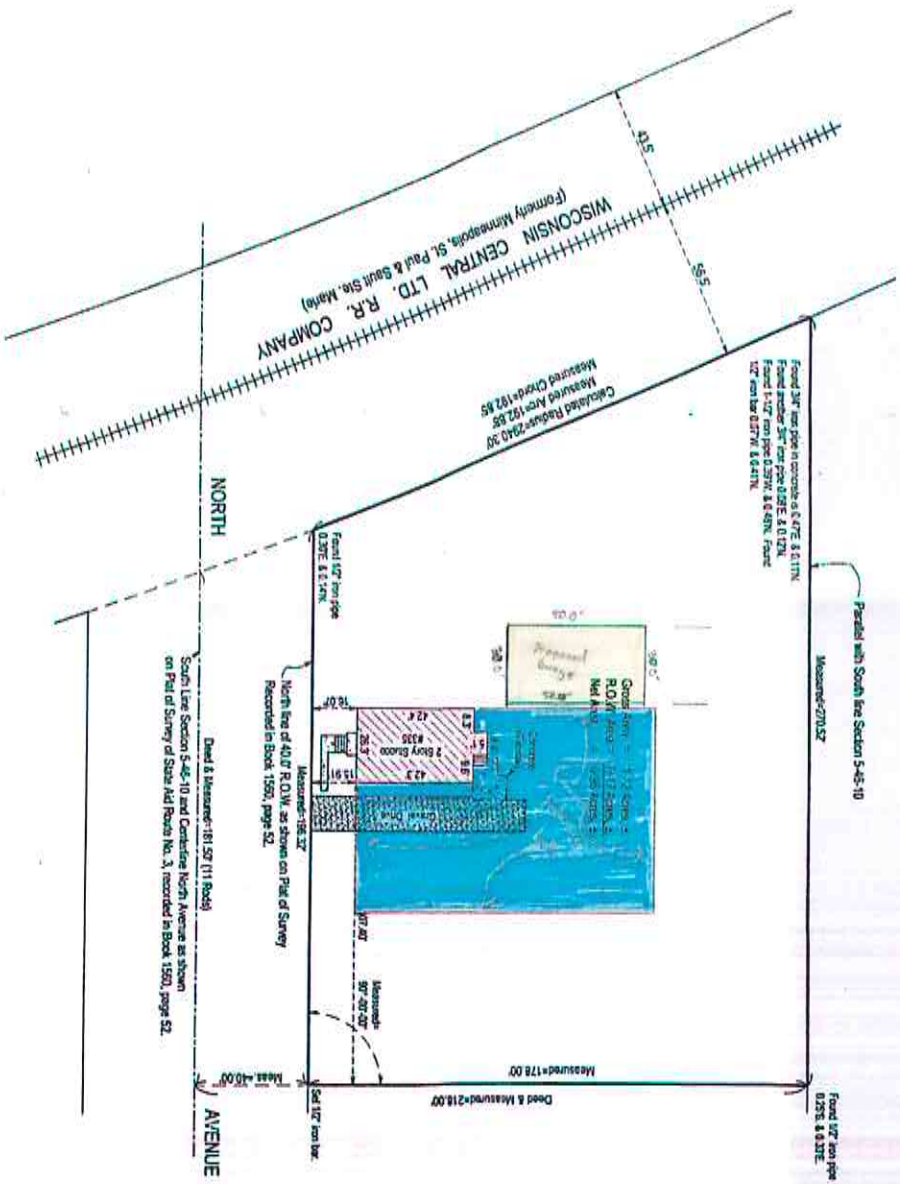


281 N. Chicago Street  
 Milwaukee, WI 53212  
 Phone: 414-224-7100  
 Fax: 414-224-7103

Professional Address:  
 Phone: 414-224-7100  
 Fax: 414-224-7103

# PLAT OF SURVEY

THAT PART OF LOT 1 OF THE WEST fractional half of SECTION 1, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING ON THE SOUTH LINE OF SAID LOT 1 AT THE INTERSECTION OF SAID SOUTH LINE AND THE WEST LINE OF SAID SECTION 1; THENCE EAST ALONG SAID WEST LINE TO THE PLACE OF BEGINNING; THENCE NORTH 29° 52' 30" WEST 75.00 FEET TO THE PLACE OF BEGINNING; THENCE SOUTH 68° 52' 30" WEST 125.00 FEET TO THE PLACE OF BEGINNING; THENCE WEST ALONG SAID SOUTH LINE TO SAID SECTION 1; RAILROAD LINE OF SAID RAILROAD; THENCE SOUTH ON SAID SECTION 1 LINE TO THE PLACE OF BEGINNING, IN LAKE COUNTY, WISCONSIN.



NOTE: DISTANCES TO BUILDINGS ARE MEASURED PERPENDICULAR TO LOT LINES. MEASURED ANGLES AND DISTANCES ARE TRUE CORNER TO TRUE CORNER.

Drawings shown are based on ground survey thereof. No distances are to be determined by scaling. Field work completed on 3/12/16.

Scale: 1" = 40'  
 Date: 3/12/16  
 Order By: M. J. J. J.  
 Prepared By: M. J. J. J.  
 Checked By: M. J. J. J.  
 Wisconsin Central Ltd. R.R. Company  
 281 N. Chicago Street  
 Milwaukee, WI 53212

STATE OF WISCONSIN  
 COUNTY OF WASHINGTON  
 I, DAVID M. KAHN, a duly licensed and qualified Professional Land Surveyor, do hereby certify that the above described plat of survey is a correct representation of field notes and field measurements taken by me or under my direct supervision and that the same conforms to the correct books provided by a boundary survey.

Dated: March 12, 2016

By: *David M. Kahn*  
 Professional Land Surveyor, My license expires 11/03/2022



Proposed 30x50' Detached Garage  
 Hospital Parking Lot w/ Existing Stairs  
 Existing Building