

RESOLUTION NO. 19-39

**A RESOLUTION APPROVING THE SITE PLAN FOR FISCHER PAPER FOR A
160,284 BUILDING ON APPROXIMATELY 16.0 ACRES AT THE ANTIOCH
CORPORATE CENTER.**

WHEREAS, the Village is considering a proposed Site Plan for a Fischer Paper Company which is an existing business in Antioch, Illinois.

WHEREAS, Fischer Paper is proposing to relocate from their existing plant on Ida Street to a new facility at the Antioch Corporate Center.

WHEREAS, Fischer Paper is proposing to construct a 160,284 square foot building on approximately 16.0 acres at the Antioch Corporate Center.

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

WHEREAS, the PZB reviewed the applicant's Site Plan in June 2019 and recommended approval of the Site Plan Review subject to the stipulation outlined in the Village Board Staff Report dated July 1, 2019.

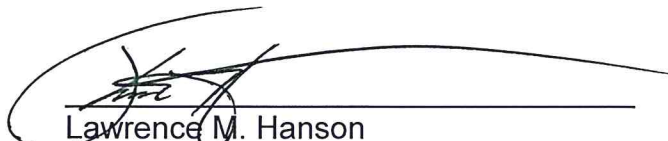
NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Board of Trustees of the Village to Approve a Resolution for the Site Plan Review for Fischer Paper.

AYES: 5: Pierce, Macek, Dominiak, Poulos and Johnson.

NAYS: 0.


ABSENT: 1: Yost.

APPROVED this 8th day of July 2019.

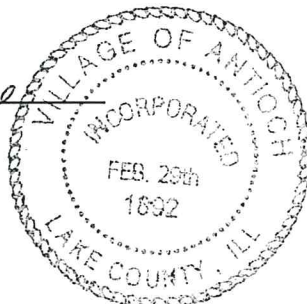


Lawrence M. Hanson
Mayor

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: July 1, 2019
SUBJECT: REPORT TO VILLAGE BOARD

CASE: Fischer Paper
19-06

REQUEST: Site Plan Review

LOCATION: Antioch Corporate Center, Lot 2

APPLICANT: Fischer Paper

ZONING: M-1 (Light Manufacturing)

Background

The Village has been working with Fischer Paper Company on their proposed relocation of their plant, which is currently located on Ida Street to a new site at the Antioch Corporate Center. The applicant is seeking a Site Plan approval for a 160,284 square foot building on approximately 16.0 acres.

A PUD for the Antioch Corporate Center was approved in 2006 which established a master plan and architectural standards for the corporate park. Currently, the subject site is vacant and is located at the southeastern corner of Gregory Drive and Route 173.

Pursuant to the master plan development, there is an existing landscape buffer along Route 173 and the eastern perimeter of this proposed development. Based on this fact, Staff will not be reviewing the existing landscaping that was incorporated into the original Planned Unit Development.

Site Plan Review

The applicant is seeking to construct a 160,284 square pre-cast structure on approximately 16.0 acres that was sub-divided as part of the Antioch Corporate Center. The subject site is located on Gregory Drive which currently incorporates a full signal at Route 173. Two phases of this development are being proposed, and the Site Plan for Phase I is being considered under this application.

The second phase of this project would contain a 143,618 square foot building that would be constructed to the north of Phase I of this project. An additional parking lot would be constructed adjacent to Phase I of this project and there would be direct access to the proposed ring road around the site. The applicant has not identified the timing of Phase II of this project.

In addition, the applicant's site plan complies with the original building and parking setbacks as outlined in the original Planned Unit Development for the Antioch Corporate Center.

Access and Parking

The applicant is proposing two (2) access points on Gregory Drive along with a temporary fire lane which is located to the north of the first phase of the project. A proposed 30- foot access drive would wrap around the site and provide truck access to the rear docks located in the rear (eastern elevation) of this proposed building.

The Village's Zoning Ordinance requires 1 space per 1,200 square feet which would require a total of 253 parking spaces. The Planned Unit Development requires 1 space per 2,500 square feet or a total of 64 spaces. The applicant's proposed parking meets their internal requirement and meets the Village's minimum requirements.

Based on the Illinois Accessibility Code, the applicant would be required to provide for a total of 7 handicapped spaces. A total of 4 spaces have been identified, therefore requiring an additional two spaces.

Architecture

The Village's Site Plan Review Ordinance and Antioch Corporate Center PUD requires that the proposed structure be constructed with a predominance of pre-cast panels. The applicant is proposing to match the existing design of the buildings that are currently located within the corporate park.

The proposed building would mirror Building 1 and the Handi-Foil building with pre-cast panels and stone accented pilasters. Below is an illustration of the general architectural design elements that shall be incorporated into the proposed elevations:



The general guiding document as it relates to architecture for this project as outlined above is the existing Planned Unit Development for the Antioch Corporate Center. The applicant has identified that they will meet the design standards as outlined in these guidelines.

Landscape Plan

As highlighted above, the landscape buffer along Route 173 and the eastern perimeter are already in place as part the original planned unit development. The applicant is not modifying this portion of the extensive landscaping that already exists.

The applicant's proposed landscaping incorporates the following breakdown:

Trees	55
Shrubs	446
Evergreen shrubs	251
Ornamental Grass	13 gallons
Hydroseed	312,846 square feet

The Village's Site Plan Review Ordinance requires 1 tree for every 30 feet of frontage and 15 shrubs for every 30 feet of frontage. Based on Staff's review, it appears that the plan incorporates the required landscaping around that is required by Village Ordinance. Along with the existing landscape buffer along Route 173, the combined landscaping of this proposed site is consistent with the original master plan for the Antioch Corporate Center.

Photometric Plan

The applicant has submitted a photometric plan and the plan complies with the Village's Site Plan Review Ordinance. The Village's ordinance limits the foot candle illumination level to 0.50- foot candle at the property line. The applicant's plan complies with this requirement. In addition, the applicant will be required to incorporate box fixture as required by Village ordinance.

Stormwater

The proposed site plan will drain its stormwater to the existing retention pond that is located at the northern perimeter of the Antioch Corporate Center. The original PUD incorporated a regional stormwater plan that incorporates the 16.0- acre site that this development is being proposed for.

Recommendation

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

~~***We move that the Village Board approve the herewith attached Resolution for Site Plan approval for Fischer Paper at the Antioch Corporate Center.***~~

- 1. Compliance with the requirements of the Village Engineer.***
- 2. Compliance with the requirements of the Antioch Fire Protection District.***
- 3. Add additional handicapped parking in order to comply with the Illinois Accessibility Code.***