

RESOLUTION NO. 20-45

A RESOLUTION APPROVING THE SITE PLAN FOR 574 DWIGHT COURT

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

WHEREAS, the Village is considering a proposed Site Plan for an outdoor storage facility for the business commonly known as We "Bee" Waxin located at the 574 Dwight Court; and

WHEREAS, the applicant is seeking to expand their outdoor storage area by constructing an asphalt parking lot and enclosing the lot with an eight-foot perimeter fence; and

WHEREAS, in accordance with the Village's Site Plan Review Ordinance the applicant will be adding a screen to the perimeter fence and installing landscaping around the perimeter in accordance with the submitted landscape plan; and

WHEREAS, the PZB reviewed the applicant's Site Plan on September 10, 2020 and recommended approval of the Site Plan Review subject to the stipulation outlined in the Village Board Staff Report dated October 6, 2020;

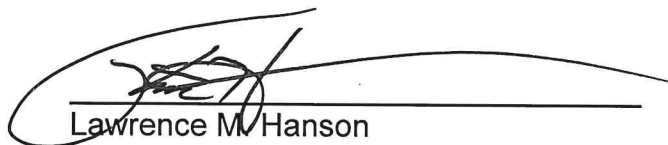
NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Board of Trustees of the Village to Approve a Resolution for the Site Plan Review for the property commonly known as 574 Dwight Court, Antioch, Illinois.

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

NAYS: 0.

ABSENT: 0.

APPROVED this 12th day of October 2020.

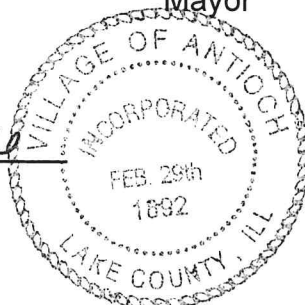


Lawrence M. Hanson
Mayor

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: October 6, 2020
SUBJECT: REPORT TO VILLAGE BOARD

CASE: Webee Wax
20-08

REQUEST: Variance
Site Plan Review

APPLICANT: Chad Thurston

LOCATION: 574 Dwight Court

ZONING: M-1 (Manufacturing)

COMPREHENSIVE PLAN: Manufacturing

BACKGROUND

The applicant is proposing to construct a storage yard adjacent to an existing structure located at 574 Dwight Court. The existing site is 0.91 acres and is zoned M-1 (manufacturing). Currently, boats are being stored on an unimproved surface (asphalt grindings) adjacent to the existing building. A Site Plan and Variance are being sought by the applicant so he can proceed with the improvement of the property for his business.

A Site Plan is being required due to the proposed improvement to the outdoor storage area, including new parking along Dwight Court, a new asphalt storage yard, landscape buffer and new landscaping. The applicant is seeking a Variance from the required 40-foot landscape buffer for manufacturing sites adjacent to residential areas.

Variance Analysis

As outlined above, the applicant is seeking relief from the Village's Site Plan Review Ordinance, Section 10-13-9 (C), which requires a 40 foot landscape buffer for industrial sites adjacent to residential areas.

When looking at a proposed variance, it is important to look at the context of the subject site. The subject site is surrounded by the following uses:

North: Manufacturing
East : Residential
South: Manufacturing
West : Manufacturing

In accordance with Section 10-2-8, before a Variance can be granted, certain findings of fact must be shown by the applicant. Below is a summary of the factors that the Planning and Zoning Commission should consider with respect to the above-captioned application:

1. *The variance is in harmony with the general purposes and intent of this zoning ordinance; and*

The proposed variance would allow the applicant to utilize the subject site for outdoor storage and the proposed improvements would generally improve this non-conforming site. As highlighted above, this property is adjacent to the old "Regal China" plant and is in an area which incorporates an industrial character. Outdoor storage is permitted in manufacturing districts, subject to the property being fully enclosed and screened.

The unique factor related to this case is that the eastern property line of the subject site is adjacent to a multi-family building which is located on Drom Court. As previously highlighted, any property which is zoned for manufacturing use that is adjacent to residential requires a 40 foot landscape buffer. While the existing site has no landscape buffer, the fact that the applicant is proposing to improve the site requires him to meet the Village's Site Plan Review Ordinance.

- 2) *The plight of the owner is due to unique circumstances and thus the strict enforcement of the zoning ordinance would result in practical difficulties or impose exceptional hardships due to the special and unusual conditions that are generally found on other properties in the same zoning district; and*

There is nothing that is inherently unique about the subject property. Requiring the required 40 foot landscape easement would make it difficult to utilize the subject property for outdoor storage. A large segment of the proposed outdoor storage yard would be required to be a landscape buffer if the applicants complies with the Village's Site Plan Review Ordinance.

- 3) *The property cannot yield a reasonable use if permitted only under the conditions allowed by the zoning ordinance; and*

The subject site could be used for limited storage, however, the area for outdoor storage would be substantially smaller if the applicant was required to comply with the Village's landscape buffer requirement. In addition, the existing structure on the subject property can be used for indoor storage.

Therefore, while the property could be used for storage even if no variance was approved, the approval of the variance would allow the applicant to maximize the storage of boats on the property for his business. As proposed, there will be substantially more screening with the proposed improvements based

on the current condition of the property. Currently, there is no real screening between the subject property and the adjacent multi-family unit except for several shade trees. The applicant as part of the "Site Plan", is proposing to enclose the subject site with an 8-foot chain link fence with fabric screening.

- 4) *The variance, if granted, will not alter the essential character of the locality and will not be a substantial detriment to adjacent property.*

As proposed, the applicant's proposed 10-foot landscape buffer, along with the addition of an eight (8) foot fence, along with new landscaping would create a much more substantial landscape buffer than what currently exists. The applicant is proposing a 10-foot buffer along with the eastern perimeter and adding 18 evergreen trees.

SITE PLAN REVIEW

The applicant is proposing to use the subject site as an outdoor storage facility. Because the applicant is proposing to increase the size of the existing outdoor storage yard, add parking, a perimeter fence, and landscaping, a Site Plan Review is required.

Access and Parking

The main access into the proposed storage yard will be located on Dwight Court. Currently, there is no curb along Dwight Court along the applicant's property. In lieu of the current gravel area, the applicant is proposing 11 parking spaces. The Village's Zoning Ordinance requires 1 space per thousand (1,000) for warehousing. The applicant's 6,515 square foot building would require a total of 7 spaces. Based on the State Code, one (1) handicapped parking space would be required to be added to the subject site.

Outdoor Storage

The applicant is proposing to improve the existing storage yard with an asphalt parking area that would add 28,341 square feet of asphalt surface to the north and east of the subject building. The new outdoor parking area would be fully enclosed with an 8- foot chain link fence with a fabric enclosure.

The area would be used for the storage of boats, which would be accessory to the applicant's detailing business of boats.

Landscape Plan

The applicant has submitted a landscape plan. The proposed landscape buffer along the eastern perimeter is proposed at 10 feet and the applicant is proposing to plant 15 evergreens and 3 shade trees within the landscape buffer. In addition, an eight-foot fence is being proposed along the edge of the landscape buffer.

Along Dwight Court, the applicant is proposing 3 shade trees and 3 evergreens within the 10 foot landscape buffer along Dwight Court. *Staff is requesting that 4 evergreens be added to this buffer to provide additional landscaping to the area*

Lighting

The applicant has not identified any lighting standards that would be located within the storage area. Alternatively, no additional wall packs have been identified to be added to the existing building that is located on the subject site.

Based on the Village's Site Plan Ordinance, if any new lighting is being proposed, a photometric plan is required. Any new lighting will have to limit the foot candle illumination level to 0.50 at the property line. In addition, any lighting fixture should incorporate a shield to screen from any lighting spillage towards the existing residential units to the east of the subject site.

Stormwater

The subject site is less than an acre and therefore is exempt from the Village's stormwater regulations. The applicant is proposing to add an additional 28,341 square feet of asphalt to increase the sites impervious surface to 71% of the subject site.

RECOMMENDATION

Based on the analysis of Staff, it appears that the applicant has met the majority of the required findings of fact that are required for a variance.

In addition, the applicant's proposed site plan has met the required standards that are outlined in the Village's Site Plan Review Ordinance.

Based on the foregoing, Staff would recommend the following:

PZB recommended approval of a Variance Ordinance from the required landscape buffer requirements for 574 Dwight Court.

PZB recommended that the Village Board approve the herewith attached Site Plan Resolution for 574 Dwight Court 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. That the applicant submits a photometric plan if any new lighting is being proposed.*
- 4. That 4 new evergreens be added to the landscape buffer along Dwight Court.*



Figure 1: Dwight Court (Looking North)



Figure 2: Rear outdoor storage area (Looking North)



Figure 3: Storage area north of building (Looking south)



Figure 4: Existing multi-family (looking east)



Figure 5 Context Map