

VILLAGE OF ANTIOCH

14 – 08 - 16

***AN ORDINANCE AMENDING A PLANNED UNIT DEVELOPMENT FOR AMCORE BANK, UPON THE PETITION OF REITAN ARCHITECTS;PZB 14-05
(Originally approved as PZB-07-04 and Amended by PZB 14-05; PIN #s 0216200034)***

ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES

OF THE

VILLAGE OF ANTIOCH, ILLINOIS

ON

AUGUST 4, 2014

**Published in pamphlet form by authority of the Village Board
of the Village of Antioch, Lake County, Illinois,
this 6 day of August, 2014.**

LAWRENCE M. HANSON	President	JAY JOZWIAK.	Trustee
LORI K. FOLBRICK	Clerk	TED P. POULOS	Trustee
ROBERT J. LONG	Attorney	JERRY T. JOHNSON	Trustee
		SCOTT A. PIERCE	Trustee
		DENNIS B. CROSBY	Trustee
		MARY B. DOMINIAK	Trustee

14-08-16

AN ORDINANCE AMENDING A PLANNED UNIT DEVELOPMENT FOR AMCORE BANK, UPON THE PETITION OF REITAN ARCHITECTS; PZB 14-05 (Originally approved as PZB-07-04 and Amended by PZB 14-05; PIN #s 0216200034)

WHEREAS, pursuant to Chapter 15 of Title 10 of the Antioch, Illinois, Village Code, a public hearing was commenced by the Combined Planning Commission and Zoning Board on May 08th, 2014 after due notice by newspaper publication, pursuant to a petition for a Planned Development Amendment by Reitan Architects (or Petitioner), to grant a change of its existing Planned Unit Development (PUD), to allow the expansion of the former Amcore Bank at property generally located on the northwest corner of State Route 173 and Deep Lake Road in Antioch Illinois; and

WHEREAS, the Recommendation for denial by the Combined Planning Commission and Zoning Board resulted in revisions to the petition to attain compliance with the 173 Corridor design regulations; and

WHEREAS, the revisions as presented are in substantial conformance to the guidance, findings, and recommendation, outlined Planning and Zoning Board; and

WHEREAS, the petition and PUD Amendment meets the spirit and intent of the Illinois Route 173 Comprehensive Plan and can be considered for approval by the Village Board.

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 the Findings of Fact made and filed in this matter by the Combined Planning Commission and Zoning Board, be and are hereby adopted and made the Findings of Fact of the Village Board as if fully set forth herein.

SECTION II: That the real estate which is the subject of this ordinance (Subject Property) is legally described as follows:

THE SOUTH 250.42 FEET (EXCEPT THE SOUTH 42.42 FEET THEREOF USED AND OCCUPIED FOR ILLINOIS ROUTE 173) AS MEASURED ALONG THE WEST LINE THEREOF, OF THE EAST 249.00 FEET, AS MEASURED ALONG THE SOUTH LINE THEREOF, OF LOT 11 IN SCHOOL TRUSTEES' SUBDIVISION OF SECTION 16, TOWNSHIP 46 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THEREFROM THAT PART LYING IN DEEP LAKE ROAD AS DEDICATED BY DOCUMENT 1138162 AND BY 0005670398 RECORDED OCTOBER 26, 2004), IN LAKE COUNTY, ILLINOIS.

PIN NO 02-16-200-034

SECTION III: That the above-described real estate retains its B-2, General Retail District as a Planned Unit Development (PUD) and the zoning map shall be amended accordingly to reflect the approved changes and amendments.

SECTION IV: That, subject to the conditions stated below, the petition and PUD Amendment Plan, prepared by Retain Architects, dated June 23rd, 2014 are hereby approved and shall be binding upon the Village, Key Development Partners, its owners, successors, their and assigned.

SECTION V: That this Planned Unit Development Amendment remains subject to the original annexation agreement and subject to the special conditions and representations listed within the following documents:

- i. Letter of Introduction Prepared by Retain Architects April 16, 2014
- ii. Site Improvement Plans consisting of two pages numbered ST-1 and SK-3 prepared by Retain Architects LLC. with latest revision date of June 23rd, 2014;
- iii. Exterior Elevations and Floor Plans consisting of two pages numbered A-1 and A-2 prepared by Retain Architects LLC. with latest revision date of June 19th, 2014;
- iv. Letter from the Village of Antioch Planning and Zoning Chairmen dated June 2nd, 2014;
- v. PZB 14-05 Staff Report, Prepared by Dustin Nilsen, dated May 03, 2014;
- vi. That in all other respects and except as specifically and lawfully modified by the terms and conditions of the Annexation Agreement, the final development of the Subject Property, or any portion thereof shall be in compliance with all applicable Federal, State and local laws, ordinances, rules and regulations.

SECTION VI: Nothing in this Ordinance shall be construed to affect any suit or proceeding pending in any court, or any rights acquired, or liability incurred, or any cause or causes of action arising, acquired or existing under any act or ordinance or portion thereof hereby repealed or amended by this ordinance; nor shall any just or legal right, claim, penalty or remedy of any character of the corporate authority existing on the effective date hereof be lost, impaired or affected by this Ordinance.

SECTION VII: 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 been included.

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

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

Passed this 4th day of August, 2014.

	Ayes:	Nays:	Absent/Abstain:
Dennis B. Crosby	<u>X</u>	_____	_____
Mary C. Dominiak	<u>X</u>	_____	_____
Jerry T. Johnson	<u>X</u>	_____	_____
Jay Jozwiak	<u>X</u>	_____	_____
Scott A. Pierce	<u>X</u>	_____	_____
Ted P. Poulos	<u>X</u>	_____	_____

APPROVED:

By:  Date: 8/5/14
Lawrence M. Hanson, President

ATTEST:

By: 
Lori K. Folbrick, Village Clerk



Reitan Architects LLC

1325 Wiley Road • Suite 166 • Schaumburg, IL 60173 • 847-519-1227 • Fax 847-519-0347

April 16, 2014

Village of Antioch
874 Main Street
Antioch, Illinois 60002
Attn: Dustin Nilsen

Re: Addition to Amcore Bank located at 515 E. Illinois State Route 173 Antioch, Illinois.
Project No. 1343.

Dear Mr. Nilsen,

We are requesting the approval of an amendment to the PUD to provide a 3613 square foot addition to the existing Amcore Bank building and to convert the building to retail. The existing building is 3885 square feet with a drive up covered canopy and banking lanes. The drive up canopy will be removed to construct the addition which will extend east to the existing curb line. The original bank proceedings incorporated variances allowing for side yard setback reductions. This will match the impervious area of the original bank setback. Our project will reduce the side yard setback from 20' to 10' which is the reason for the amendment to the PUD. The size of the building (existing and addition) is within the allowable square footage of the Village zoning requirements.

We will provide additional parking in the original impervious area; retain most of the existing landscaping and relocate some landscaping and provide additional landscaping to enhance the site. Parking will be increased utilizing the existing impervious area and meet the standards for the new retail use. The elevations utilize the quality and design of the existing building to enhance the appearance of the new and existing design.

We appreciate your consideration in this matter.

Sincerely yours,

Reitan Architects, LLC.

Edwin Reitan, A.L.A.

VILLAGE OF ANTIOCH, LAKE COUNTY, ILLINOIS 60002

DEPARTMENT OF COMMUNITY DEVELOPMENT

MAILING ADDRESS: 874 MAIN STREET
WEEKDAY HOURS: 8:00 AM to 5:00 PM
PHONE: (847) 395-1000 FAX: (847) 395-1920

TO: Ken Karasek, Chairman; and
Members of the Combined Planning Commission and Zoning Board

FROM: Dustin Nilsen, AICP Director of Community Development

DATE: May 03, 2014

RE: **PZB-14-05.** Request for a Planned Unit Development Amendment pursuant to Section 10-9-3-2 of the Village Code. Petitioner Reitan Architects, on Behalf of Key Development Partners. The parcel is located on the Northwest corner of Deep Lake Road and Illinois Route 173 (former Amcore Bank).

BACKGROUND

This memo is in preparation for the public hearing scheduled for Thursday, May 08th, 2014, 730 PM.

Recent Site Visit: May 1, 2014, Approx. 1 PM.

*Existing Zoning: B-2, Business General Retail Planned Unit Development

*Adjacent Zoning: North: Village B-2, Business General Retail
South: Village B-3, Service and Wholesale
East: Village R-1, Single Family Residential
West: Village B-2, Business General Retail

*See ATTACHMENT #1 for Immediate Vicinity Zoning Map

Existing Use: Former Amcore Bank

Adjacent Uses: North: Wal-Mart
South: Aldi
East: Vacant Residential/Wetlands
West: Arbys

REVIEW COMMENTS

1. Comprehensive Plan.

The subject site is identified in the Route 173 Corridor Study. Portions of the Corridor Study are included within and as Attachment 2 of this report. The site and surrounding parcels are predominantly retail in nature and intensity. The uses contemplated in the amendment proposal are generally in conformance with the intent and future land use plan in that it locates a commercial operation at the intersection of Route 173 and Deep Lake Road.

2. Site Design Issues.

Architecture: Section 10-14-4 of the Village Code and the Route 173 Corridor Study requires architectural elevations to be prepared for all proposed buildings. Both codes require the use of brick as the predominant material.

The Comp Plan addresses gateway buildings at major entrances, corners, intersections or along significant roads and states that structures should use special architectural elements to help identify that Corridor or location as a "gateway". These elements also begin to define the sense of place for the community. Special architectural features may include corner towers, cupolas, clock towers, balconies, colonnades, or spires.



Orient primary buildings on axis and use as focal points

In context of the Amcor PUD amendment proposal, the elevations for the proposed building addition identify a brick façade consistent with the existing structure. Items that should be addressed in the addition's proposed elevations include corner architectural elements toward the intersection of 173 and Deep Lake Road.

The existing building includes a hip roof element and building façade offsets by the use of columns at the main entry point. These are the most predominant architectural features of the current structure, which, along with masonry banding, should be continued throughout the addition. These features should be replicated or even overstated at the addition's southeastern corner for balance of the architectural massing and to meet with aforementioned provisions of the 173 Comprehensive Plan. Further, the Deep Lake facing elevation shows no banding or windows as those depicted along the western facing elevations. At a minimum, the street facing elevation should employ equal or greater architectural detailing by the way of window treatments.

Landscaping and Site Layout: For all non-residential development, a 25 foot minimum landscape buffer is required along Route 173. With the proposal and site amendments, the site still exceeds the required buffer along 173, but due to its size and location did not meet the buffer guidelines for Deep Lake Road in its initial construction. The Comp Plan states that when a parcel has frontage on Deep Lake a 25' setback shall be provided along such street for the first 660' feet from the intersection with Route 173. The site falls within this zone.

In order to offset the distance deficiencies for landscaping in the initial proposal, the developer included decorative fencing and landscaping to screen the development. The proposed expansion is to the east and will be further encroach into the 25 foot setback down to 10 foot after the expansion.

The structure, as proposed, would be approximately 18 percent of the overall site. Parking has been considered for the expansion. As required the site would need to accommodate 24 spaces. The proposal includes 41 off street parking spaces, in excess of that required. Based on the size of the structure, the use of an automatic fire suppression system within the building, and through the use of the northern drive aisle, the fire department has the ability to response to an emergency and gain adequate access.

As shown, the proposed monument sign is to be amended from the initial Amcore proposal to accommodate additional users on the site. Staff recommends that the proposed multitenant sign be reduced from 12-8 feet and employ the mandatory monument sign design requirements from the Village's Street Graphic ordinance as required by code.

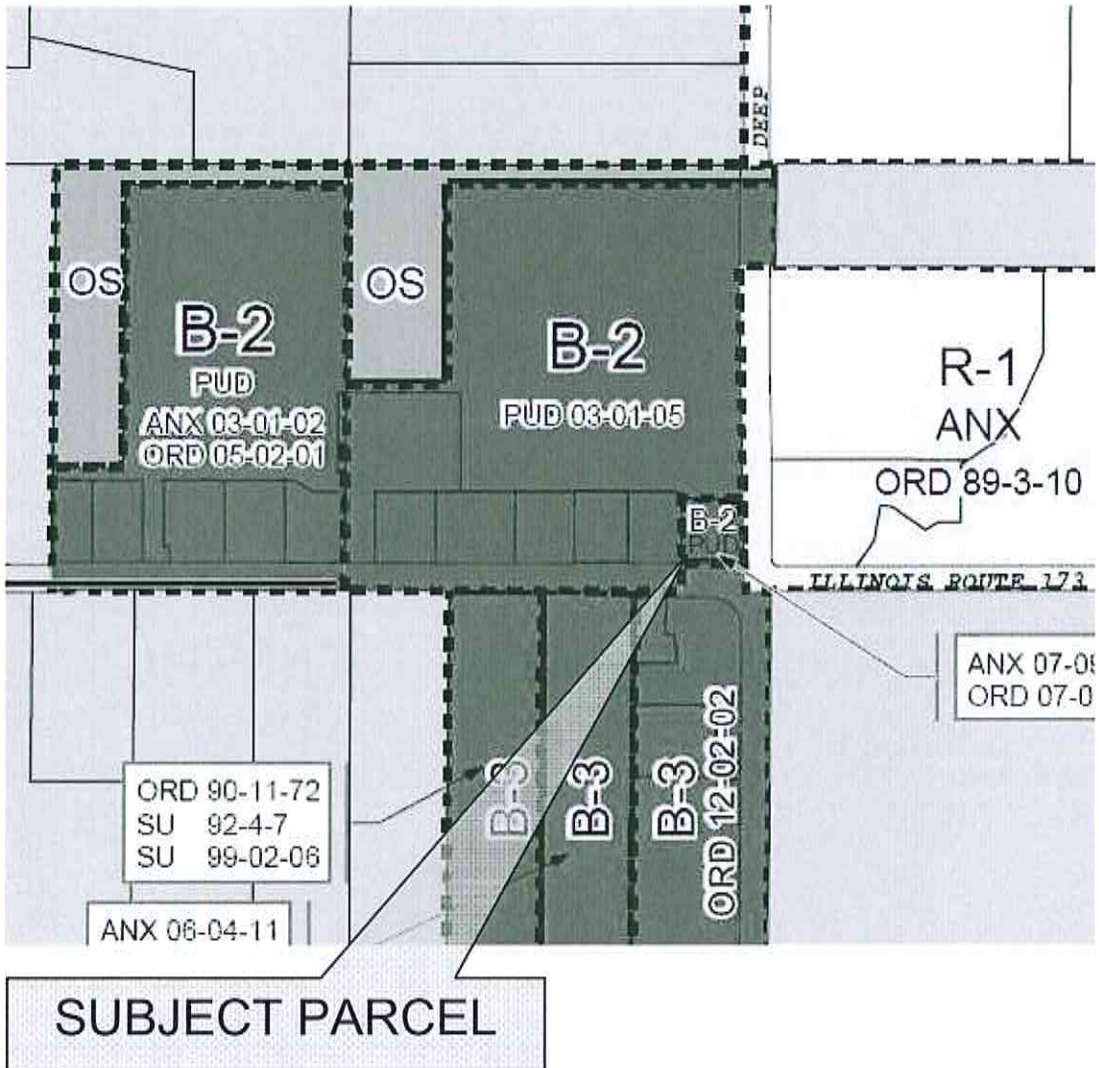
RECOMMENDATION

Based on the information provided, staff supports the square footage expansion of the structure, but objects to further encroachment into the Deep Lake Road Setback. Staff recommends that the existing 25 foot setback not be decreased less than what it is today and, if necessary, supports relocating the 900 square feet of floor area that would be impacted to an alternative portion of the site. The use of a drive aisle, be it itinerant drive though or internal access would be suggested along the eastern facing elevation.

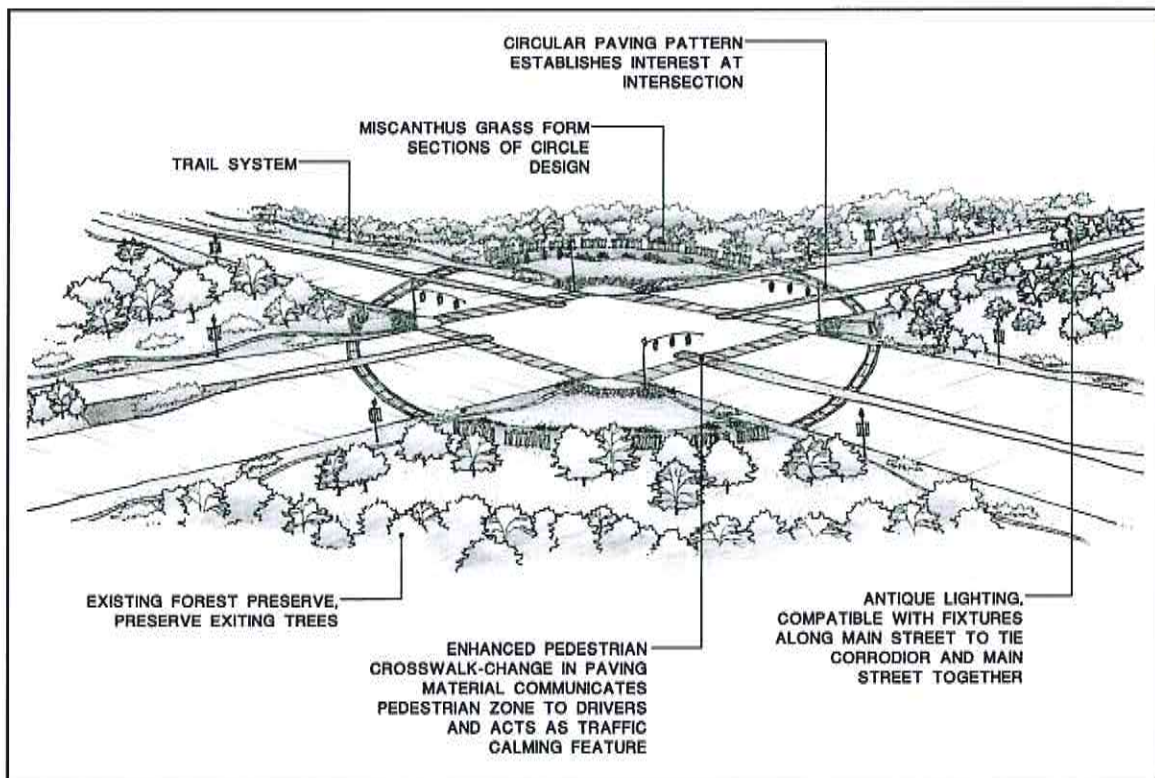
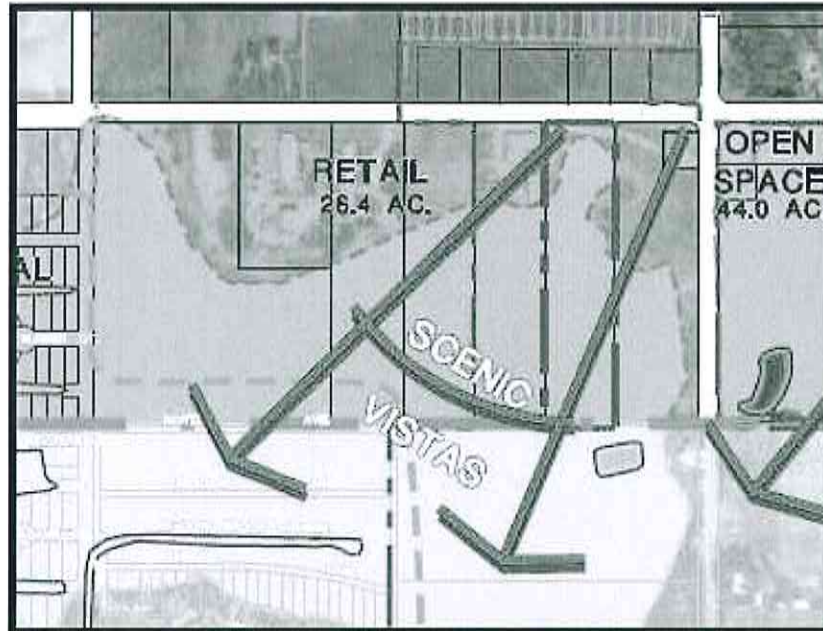
Respectfully submitted,

Dustin Nilsen, AICP
Director of Community Development

ATTACHMENT #1: File PZB14-05 Immediate Vicinity Zoning Map



ATTACHMENT #2: File PZB14-05 Route 173 Land Use Map



June 02, 2014

To: The Honorable Larry Hanson, Mayor; and
Members of the Village Board of Trustees

From: Ken Karasek, Chairman
Combined Planning and Zoning Commission

RE: Amcore Bank Planned Unit Development Amendment Request to expand the Current Structure 515 Route 173,
Antioch Illinois 60002 PIN: 02-16-200-034; PZB 14-05

The Combined Planning Commission and Zoning Board conducted a public hearing on May 08th, 2014 following notification as required by State Law and Village Ordinances, to consider a Planned Unit Development Amendment to allow for the expansion of former Amcore Bank from 3885 to 7498 Square Feet. Upon closure of the hearing the Planning and Zoning Board recommended unanimous denial of the petitioners' requests objecting to the expansion into the existing 25 foot Deep Lake Road building setback.

Edwin Reitan, representing the petitioner, provided the background presentation regarding the banks proposal and motivation behind the expansion to accommodate three new retail tenants.

Staff made an overview of the previous Planned Unit Development Application and the Amendment that was requested. Based on the information provided, staff supported the square footage expansion of the structure, but objected to further encroachment into the Deep Lake Road Setback. Staff recommends that the existing 25 foot setback not be decreased less than what it is today and, if necessary, supported relocating the 900 square feet of floor area that would be impacted to an alternative portion of the site. The use of a drive aisle, be it itinerant drive though or internal access would be suggested along the eastern facing elevation.

Member Weber asked the about the fire protection of the structure, since the complete loop around the building was no longer available. Staff responded that it did not consider the lack of a complete internal loop as noncompliance with the International Fire Code, as the site is, and is proposed to be, protected by an automatic fire suppression system and can be approached by an emergency response team that has access to within 150 feet of all portions of the site, which is the code standard.

Members Ipsen and Johnson expressed their sentiments and general support of expanding the structure, but believed that the limited setback and encroachment into the Deep Lake right of Way could not be supported as shown.

Based upon the review of the petition, testimony provided at the hearing, and relevant code criteria of Title 10 of the Village Code the Planning and Zoning Board unanimously recommends the denial of the petition with acknowledgment of the findings listed in the staff report.

Respectfully submitted,

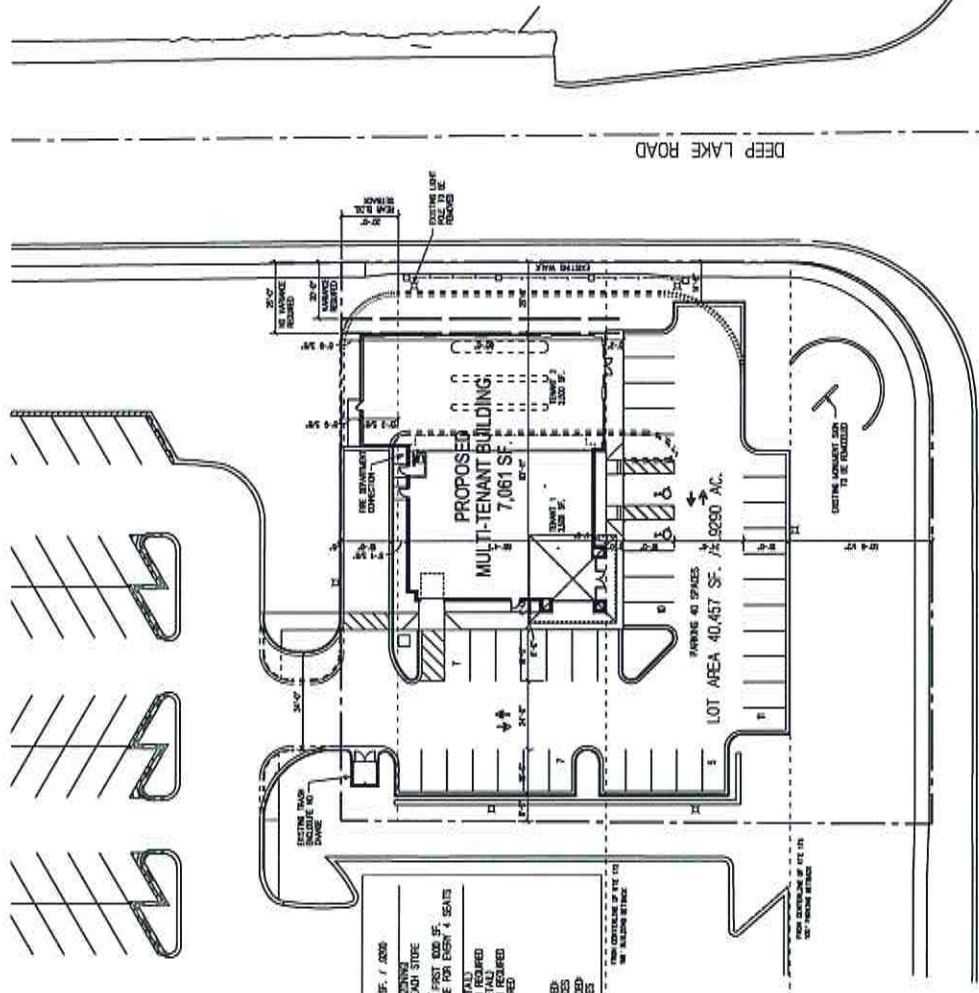
Ken Karasek, Chairman
Combined Planning Commission and Zoning Board

REVISIONS	

PROPOSED REDEVELOPMENT FOR
 KEY DEVELOPMENT PARTNERS, LLC.
 LOCATION
 515 E. ILLINOIS ROUTE 173
 ANTOCH, ILLINOIS

Relitan Architects, LLC
 625 W. WYNDHAM - SUITE 600 - SCARLETT, ILLINOIS 60173
 PHONE: 630-479-0221 - FAX: 630-479-0517
 LICENSED ARCHITECT STATE OF ILLINOIS

PROJECT NO. 093
 SHEET
 ST1
 SITE PLAN



AREA DATA:
 OTHER OUTLOT: 41,457 SF. / 0.950
 TOTAL LOT: 40,457 SF. / 0.9230 AC.
 RETAIL SPACES FOR EACH STORE
 PLUS 1 SPACE / 1,000 SF.
 PLUS 1 ADDITIONAL SPACE FOR EVERY 4 SEATS
 (MINIMUM 1,000 SF RETAIL)
 1,000 SF RETAIL = 1,000 SF / 1,000 SF
 1,000 SF RETAIL = 1,000 SF / 1,000 SF
 TOTAL 42 SPACES REQUIRED

ORIGINAL DRAWING REVIEWED:
 EXISTING PARKING SPACES
 PROPOSED PARKING SPACES
 TOTAL PARKING 42 SPACES

SEE EXISTING SITE PLAN FOR EXISTING DRIVEWAY

ILLINOIS ROUTE 173

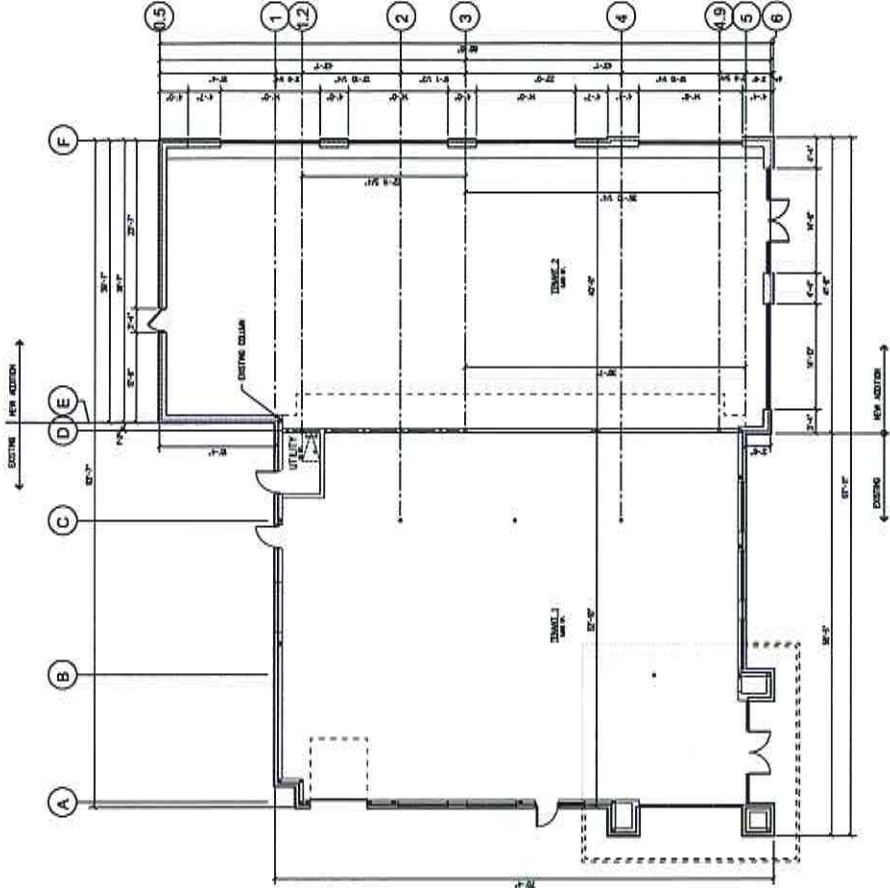
Site Plan
 SCALE: 1" = 20'-0"

REVISIONS	

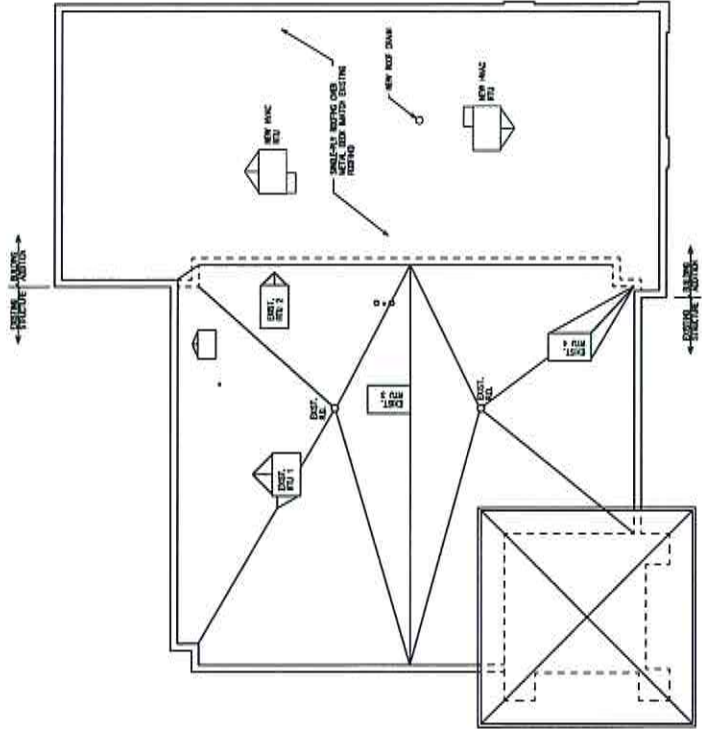
PROPOSED REDEVELOPMENT FOR
 KEY DEVELOPMENT PARTNERS, LLC.
 LOCATION
 515 E. ILLINOIS ROUTE 173
 AYTICH, ILLINOIS

Relian Architects, LLC
 625 Wigg Road - Suite 806 - Schaumburg, Illinois 60195
 P: 630-593-0221 - F: 630-593-0317
 MAILING FORM NO. RA-000033

	PROJECT NO.: 14-001
	SHEET NO.: A1 OF 1
PROJECT NAME: FLOOR PLAN	
DATE: 1/16/14	



Floor Plan
 Scale: 1/8" = 1'-0"



Roof Plan
 Scale: 1/8" = 1'-0"