

VILLAGE OF ANTIOCH

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ORDINANCE NO. 16-12-36

*AN ORDINANCE GRANTING SITE PLAN APPROVAL FOR DISCOUNT TOBACCO  
(PZB-16-17)*

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ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES

OF THE

VILLAGE OF ANTIOCH, ILLINOIS

ON

December 19, 2016

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Published in pamphlet form by authority of the Village Board  
of the Village of Antioch, Lake County, Illinois,  
this 20<sup>th</sup> day of December 2016

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LAWRENCE M. HANSON	<b>President</b>	JERRY JOHNSON	<b>Trustee</b>
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		JAY JOZWIAK	<b>Trustee</b>

**ORDINANCE NO. 16-12-36**

***AN ORDINANCE GRANTING SITE PLAN APPROVAL FOR DISCOUNT TOBACCO  
(PZB-16-17)***

**WHEREAS**, pursuant to Ordinance 16-10-27 of the Antioch Village Code, a hearing was commenced by the Combined Planning Commission and Zoning Board on December 8<sup>th</sup>, 2016, to consider an application for Site Plan Review allowing for a new façade on the property commonly known as Discount Tobacco and located at 284 Main Street, Antioch, Illinois.

**WHEREAS**, the Combined Planning Commission recommended approval to the Village Board to approve a new façade on the subject property.

**WHEREAS**, the Corporate Authorities have concluded and found that the proposed new façade on the above-reference property is in general conformance with the Village's Site Plan Review Ordinance as it relates to building materials, design, and landscape buffering.

**WHEREAS**, the Corporate Authorities have concluded and found that the Site Plan approval for this new facade will further enhance economic development within the Village and promote the general welfare of the Village and the health, safety and welfare of the residents of the Village.

***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:** The representations, recitations and findings set forth in the foregoing recitals are material to this Ordinance and such recitals are hereby incorporated into and made a part of this Ordinance as though they were fully set forth herein. This Ordinance shall be liberally construed so that the purpose and intent represented by the recitals shall be accomplished to the greatest extent permitted by law.

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

(See attached legal description)

**SECTION III:** That, subject to the conditions stated below, the Site Plan Review approval shall be and is hereby approved and shall be binding upon the Village, Petitioner and Owner, and their respective owners successors, and assigns when a true execution copy of this Ordinance is tendered to the Village fully executed by the Petitioner and Owner, and when the Mayor has affixed his signature upon the Ordinance.

- A) Compliance with the requirements of the Village Engineer.
- B) Compliance with the requirements of the Antioch Fire Protection District.
- C) Introduction of some landscaping along the Main Street and screening of the eastern parking lot as per Staff's analysis.

**SECTION IV:** The following exhibits shall be attached to and made a part of this Site Plan Review Ordinance and, except as expressly modified by this Ordinance, compliance with all standards, requirements, designs or specifications in such exhibits shall be a condition of the grant of this Special Use Ordinance:

- A. Petition and supporting documents;
- B. Staff Reports, attached as Exhibit A;
- C. RFBA to Village Board.

**SECTION V:** Any person violating the terms and conditions of this Ordinance shall be subject to a penalty not exceeding Five Hundred Dollars (\$500.00) with each and every day that the violation of the Ordinance is allowed to remain in effect being deemed a complete and separate offense. In addition, the appropriate authorities of the Village may take such other action as they deem proper to enforce the terms and conditions of this Ordinance, including, without limitation, an action in equity to compel compliance with its terms. Any person violating the terms of this Ordinance shall be subject, in addition to the foregoing penalties, to the payment of court costs and reasonable attorneys' fees. This section shall not apply to the Village of Antioch, its officials, agents or employees.

**SECTION VI:** 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 be included.

**SECTION VII:** 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 19th day of December 2016.

	Ayes:	Nays:	Absent/Abstain:
Scott A. Pierce	X		
Jay Jozwiak	X		
Ted Poulos	X		
Ed Macek	X		
Mary Dominiak	X		
Jerry Johnson	X		

**APPROVED:**

By: \_\_\_\_\_

Lawerence M. Hanson, Mayor

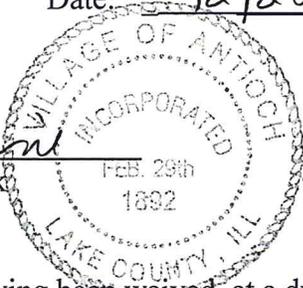
Date: \_\_\_\_\_

12/20/16

**ATTEST:**

By: \_\_\_\_\_

Lori K. Romine, Village Clerk



Presented and read, or reading having been waived, at a duly convened meeting of the Corporate Authorities on December 19, 2016





Engineer

Dan Wohlfeil

Mailing Address

City State, Zip

Phone

630-729-4297

E-Mail

Dwohlfeil@dwd-studio.com

Cell Phone

Adjacent Properties

Owner

Red Dot Storage

Address

Zoning

Attach additional addresses on additional exhibit if required.

Prints on file

I hereby affirm and agree I have full legal capacity to authorize the aforesaid application/petition and that all information here-with listed and any attached exhibits are true and correct to the best of my knowledge. The authorized signer invites the Vil-lage of Antioch's representatives to make all reasonable inspections, investigations and pictures of the subject property during the processing period of the Petition. We further agree to pay all fees related to this application as per Village policy, including engineering, legal, plan review or any other ancillary fee as per policy that may arise during the entitlement process. I further understand that these fees include publication expenses.

I further realize the date of the meeting will be established by Village Staff and will be notified of this date once a full applica-tion has been received by the Community Development Department.

*Dan Wohlfeil*

11-28-16

SIGNATURE OF OWNER OR AUTHORIZED AGENT

Date

VILLAGE OF ANTIOCH  
874 MAIN STREET  
ANTIOCH IL 60002-1509

Code	Description	Amount
MISCFN	MISC-FIRST NATL	500.00
	MCCARTY, BOB	
	284 MAIN STREET SITE PLAN RVW	
Total		500.00

## FEES

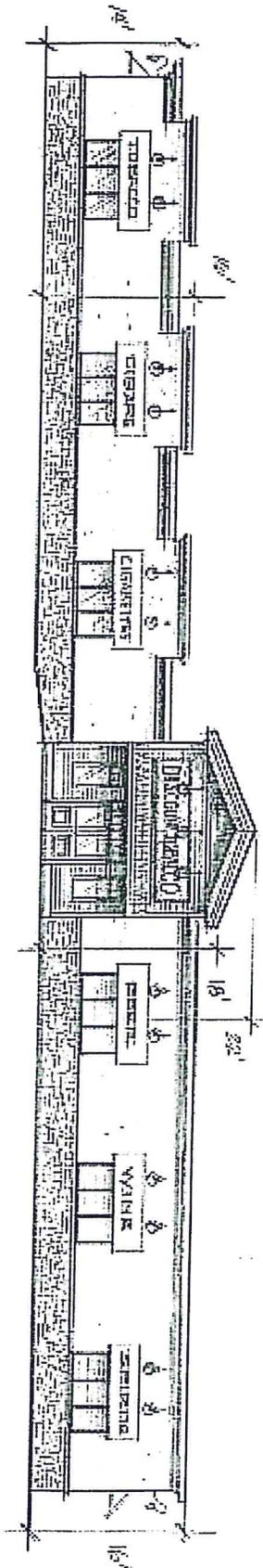
Payment of appropriate fees, plus any additional ancillary costs related to publication, engineering, legal, or plan review.

One acre or Less	\$500.00
1.1 to 4.99 acres	\$650.00
5.0 to 9.99 acres	\$950.00
10.0 acres to 49.99 acres	\$1,200.00
50 acres or more	\$1,625.00

All fees along with required escrow shall be paid at the time of submittal of the application. (Checks made payable to the Village of Antioch)

### CHECKLIST OF REQUIRED SITE PLAN REVIEW DOCUMENTS:

- One complete application with original signature.
- 30 copies of the Plat of Survey of subject property prepared and signed by an Illinois licensed surveyor with dimensions accurately portraying the proposed request. Folded and legible 8 1/2 x 11 copy.
- Typed and Digital Copy of Legal Description
- Site Plan prepared by Engineer, Architect or Landscape Architect
- Architectural elevations, color, all four elevations, prepared by licensed architect
- Landscape Plan, prepared by licensed landscape architect
- Photometric Plan, along with specifications of the proposed lighting fixtures
- Trash Enclosure Plan





**REPORT TO:** VILLAGE PRESIDENT and BOARD OF TRUSTEES  
**FROM:** MICHAEL S. GARRIGAN, AICP, CNU-A, Community Development Director  
**DATE:** December 15, 2016  
**SUBJECT:** REPORT TO Village Board

**CASE:** Discount Tobacco  
16-17

**REQUEST:** Site Plan Review

**APPLICANT:** Robert McCarty

**LOCATION:** 284 Main Street

**ZONING:** M-1

#### **BACKGROUND**

The applicant currently operates a discount tobacco shop at 284 Main Street in an existing building which also includes an auto shop. The applicant is proposing to construct a new façade on the existing three buildings which would unify the building into one uniform façade. The existing site contains a number of buildings that are joined together with varying elevations.

This current site incorporates a series of poorly designed facades that help define the character of this section of Main Street. Currently, the existing character of North Main Street is defined by storage facilities, auto body shops, and an assortment of other light industrial uses. Based on this fact, the important location of the subject site provides a design opportunity to re-image the building and improve the aesthetics of the corridor.

Accordingly, Staff continues to work with the applicant on refining the re-imaging of this building consistent with Staff's long term goal of improving the aesthetics and design quality of this corridor. The applicant is simply seeking a re-imaging or new façade on this building. No other changes are being made to the subject site related to any expansion of the buildings footprint or parking expansion.

## Site Plan Review

The applicant is proposing to expand the existing Discount Tobacco into the existing auto shop that is located along the northern perimeter of the subject site. This will require extensive internal demolition along with exterior demolition that will require the removal of the existing mansard roofs and overhangs along the eastern elevation.

The Village's new "Site Plan Review" ordinance requires that new commercial buildings be constructed out of a predominance of quality materials including face brick, stone or glass. However, there is an exemption that allows commercial buildings that mirror a historic vernacular design to be constructed with cedar clapboard fiber cement board, or other appropriate materials. The applicant's submitted plans include a new façade that would be constructed out of a combination of stucco and wood board-on-board. The design of the new elevation incorporates a center entrance with a raised parapet along with a raised cornice line with dental details. A series of large store front windows and canopies would be incorporated within this new proposed façade.

Figure 1 Original submittal

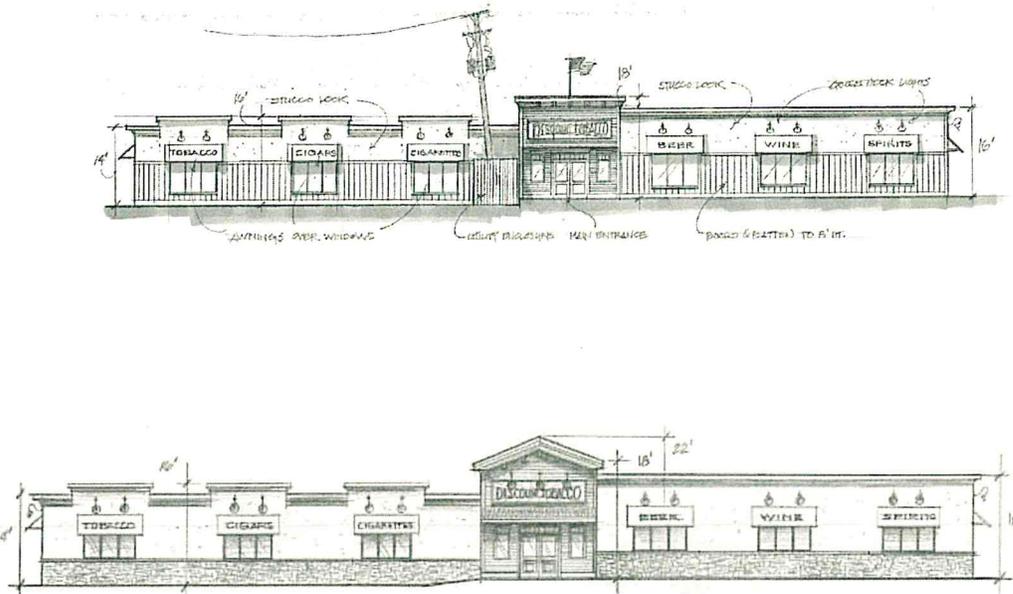


Figure 2 Revised Submittal

Staff has been working with the applicant to refine the above-illustrated elevation to provide some additional architectural interest and refinement. Specifically, staff has requested that the applicant incorporate a stronger historical design element which would allow them to justify the relief that they are seeking from the requirement that commercial buildings be constructed out of a predominance of face brick.

Based on this request, the applicant has introduced a gable clapboard entrance which reflects the early design of several commercial buildings along Main Street pre-1910 and before some of the wood

structures on the west side of Main Street were destroyed by fire. This new entrance area will be constructed out of clapboard and incorporate traditional store front windows and door.

In addition, staff has requested some additional architectural refinement to provide some horizontal detail to the proposed elevation. Based on this request, the applicant has introduced a wainscot of cultured stone to the elevation. The revised elevations as submitted would be constructed out a predominance of stucco and cultured stone with a series of large store windows with canopies.

### **Site Improvements**

The applicant is not proposing any additional site improvements for the existing site. The only proposed improvements to the proposed site relates to the façade changes. Currently, the parking on the subject site is somewhat awkward and clearly would not comply with the Village's standards. While no site plan for the site has been submitted, based on Staff's calculations the expansion of this store would require three (3) parking space for every thousand (1,000) square feet of retail space. Based on Staff's calculations the new floor plan will be approximately 5,500 square feet which would require a total of 17 parking spaces.

Staff would be looking for confirmation from the applicant that the current parking configuration is sufficient for 17 vehicles. In addition, staff would be looking for the removal of the parking stalls that currently block the drive aisle along the front of this building.

The drive aisle in front of the store could potentially contain parallel parking spaces that could replace the current parking configuration.

### **Landscaping**

There is currently no opportunity to incorporate any foundation landscaping in front of this building. However, Staff would be looking for some landscaping to be added to the green parkway in front of the building. In view of the fact of the current parkway has no landscaping, staff would request that the applicant add approximately 20 shrubs to the area, which is approximately one-third of what would be required under our ordinance.

### **Lighting**

The applicant is proposing to incorporate a series of goose neck lighting over the proposed canopies along the eastern elevation. These proposed lights would simply provide accent lighting to the subject site. No additional lighting is being proposed on the subject site.

### **Parking Storage buffer**

In addition to the additional landscaping, Staff is requesting that the applicant add a privacy fence along the northern parking area which would screen the storage of vehicles that are currently being stored by the auto repair facilities located behind this building.

## **Recommendation**

The proposed elevation improvements would result in a dramatic improvement of the subject site. Staff is in strong support of these façade improvements based on the high profile location of the subject site. The current façade creates a poor appearance and serves as a commercial gateway into the Village of Antioch. The new façade is generally consistent with the Village's Site Plan Review Ordinance and overall new approach towards commercial design standards.

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

**We move that the Village Board approve the attached Site Plan Ordinance for Discount Tobacco with the following stipulations.**

- 1. Compliance with the requirements of the Village Engineer.**
- 2. Compliance with the requirements of the Antioch Fire Protection District.**
- 3. Introduction of some landscaping and screening of the eastern parking lot as per Staff's analysis.**

# Request For Board Action

REFERRED TO BOARD: December 19, 2016

AGENDA ITEM NO: 8

ORIGINATING DEPARTMENT: Community Development

SUBJECT: Consideration of a Site Plan Review for a new façade at the property commonly referred as Discount Tobacco located at 284 Main Street, Antioch.

## SUMMARY AND BACKGROUND OF SUBJECT MATTER:

The Combined Planning Commission and Zoning Board conducted a public meeting on December 8<sup>th</sup>, 2016 for a proposed Site Plan Review for the property commonly known as Discount Tobacco. The applicant is proposing to remove the existing facades on the buildings located on the subject site and replace them with a unified facade. The new façade will be constructed with a combination of stucco, wood clapboard, and cultured stone.

During the hearing, Staff reviewed the requirements of the Village's Site Plan Review Ordinance and outlined the fact that traditional materials could be used, in lieu of face brick if the subject building incorporated traditional architectural design elements that reflected a traditional vernacular design. The central entrance of this proposed façade will mirror the style of some pre-1910 Downtown Antioch buildings.

The Planning Commission recommended approval of the proposed Site Plan for a new façade on the subject building located at 284 Main Street.

FINANCIAL IMPACT: None

## DOCUMENTS ATTACHED:

1. Staff Report.

## RECOMMENDED MOTION:

We move that the Village Board approve the attached Site Plan Ordinance for Discount Tobacco with the following stipulations.

1. Compliance with the requirements of the Village Engineer.
2. Compliance with the requirements of the Antioch Fire Protection District.
3. Introduction of some landscaping and screening of the eastern parking lot as per Staff's analysis.