

VILLAGE OF ANTIOCH

ORDINANCE NO. 18-01-02

*AN ORDINANCE GRANTING A SPECIAL USE FOR W.C. PETTY SCHOOL
(PZB 17-18 SU/SPR)*

ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES

OF THE

VILLAGE OF ANTIOCH, ILLINOIS

ON

January 8th, 2018

Published in pamphlet form by authority of the Village Board
of the Village of Antioch, Lake County, Illinois,
this 9th day of January, 2018

LAWRENCE M. HANSON	President	JERRY JOHNSON	Trustee
LORI K. ROMINE	Clerk	MARY DOMINIAK	Trustee
ROBERT J. LONG	Attorney	TED POULOS	Trustee
		SCOTT A. PIERCE	Trustee
		ED MACEK	Trustee
		JAY JOZWIAK	Trustee

ORDINANCE NO. 18-01-02

***AN ORDINANCE GRANTING A SPECIAL USE FOR W.C. PETTY SCHOOL
(PZB 17-18 SU/SPR)***

WHEREAS, pursuant to Chapter 15 of Title 10 of the Antioch Village Code, a public hearing was commenced by the Combined Planning Commission and Zoning Board on December 14, 2017, following notification as required by State Law and Village Ordinance to consider a petition for a Special Use allowing for an addition to the W.C. Petty Elementary School on Highview Drive.

WHEREAS, the Combined Planning Commission recommended approval to the Village Board to allow for the construction of a new addition to the W.C. Petty Elementary School on Highview Drive.

WHEREAS, the Corporate Authorities have concluded and found that the Special Use, subject to and in conformance with the terms and conditions of this Ordinance, conform to a majority of the required standards as required by ordinance, including; a) The compatibility of the proposed use with the existing and planned uses on abutting properties; b) Any increase in density or intensity of the proposed use that will affect the compatibility of the use with existing and planned uses in surrounding area; c) The proposed use will not change the predominant character of the surrounding area; d) The ability to mitigate adverse and understandable impact to the surrounding area, including, but not limited to the individual impacts, air emissions, noise, vibrations, glare, heat, odors, water pollution, electromagnetic interference and other nuisance effects; e) Amount of traffic generated and capacity and design of roadways and available parking facilities to handle anticipated traffic; f) The effect on infrastructure including water, wastewater, stormwater, utilities, and streets; g) The incorporation and integration of architectural and landscape features to mitigate impacts from the proposed use.

WHEREAS, the Corporate Authorities have concluded and found that the Special Use 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 Special Use 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.

SECTION IV: The following exhibits shall be attached to and made a part of this Special Use 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. Village Board Staff Report, attached as Exhibit A;

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.

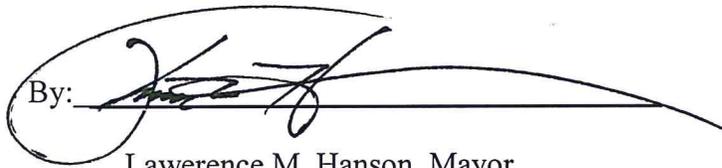
SECTION VII: That the Village Clerk is hereby directed and ordered to publish this Ordinance in pamphlet form as provided by law.

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

Passed this 8th day of January 2018

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

APPROVED:

By: 
Lawrence M. Hanson, Mayor

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 January 8, 2018.

STATE OF ILLINOIS)
)
COUNTY OF LAKE) SS

CERTIFICATE

I, Lori K. Romine, certify that I am the duly appointed Municipal Clerk of the Village of Antioch, Lake County, Illinois.

I certify that on January 8, 2018, the Corporate Authorities of such municipality passed and approved Ordinance 18-01-02 entitled “An Ordinance approving a Special Use for the W.C. Petty Elementary School” which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 18-01-02 including the Ordinance and cover sheet thereof, was prepared and a copy of such Ordinance was posted in the municipal building, commencing on January 9, 2018 and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the Municipal Clerk.

DATED at Antioch, Illinois, this 9th day of January, 2018

Lori K. Romine
Lori K. Romine, Village Clerk



Legal Description

THAT PART OF SECTION 7, TOWNSHIP 46 NORTH, RANGE 10 EAST OF THE 3RD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT OF INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF STATE ROUTE 173 AND WESTERLY RIGHT OF WAY OF THE CALIFORNIA ICE COMPANY'S SPUR TRACK AS SHOWN ON PLAT ENTITLED "WISCONSIN CENTRAL RAILWAY MAP OF CALIFORNIA ICE COMPANY'S SPUR" AND RECORDED ON FEBRUARY 13, 1907 AS DOCUMENT 11C511 IN BOOK "G" OF PLATS, ON PAGE 64, SAID WESTERLY RIGHT OF WAY LINE ALSO BEING THE WEST LINE OF SAID SECTION 7; THENCE NORTH ALONG THE WEST LINE OF SAID SECTION 7 TO THE NORTH LINE OF THE SOUTH 20 RODS OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7 FOR THE POINT OF BEGINNING; THENCE CONTINUING NORTH ALONG SAID WEST LINE TO A POINT OF INTERSECTION WITH A LINE WHICH IS 8 RODS (132 FEET) NORTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 7; THENCE EAST PARALLEL TO AND 8 RODS NORTH OF THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 7 SAID PARALLEL LINE ALSO BEING THE SOUTH LINE OF TIFFANY FARMS UNIT 4 AND ALSO BEING THE SOUTH LINE OF TIFFANY FARMS UNIT 1, A DISTANCE OF 2013.8 FEET TO THE NORTHWEST CORNER OF SMARTS RIDGEMOOR MANOR RECORDED AS DOCUMENT 1014119; THENCE SOUTH EASTERLY ALONG A LINE FORMING AN ANGLE TO THE RIGHT WITH THE LAST DESCRIBED COURSE EXTENDED EAST OF 84 DEGREES 35 MINUTES, SAID LINE ALSO BEING THE WEST LINE OF SAID SMARTS RIDGEMOOR MANOR, TO THE CENTER LINE OF STATE ROUTE 173; THENCE WESTERLY AND SOUTHERLY ALONG THE CENTER LINE OF SAID ROUTE 173 TO THE EAST LINE OF THE NORTH WEST QUARTER OF THE SOUTH WEST QUARTER OF SAID SECTION 7; THENCE NORTH ALONG THE EAST LINE OF THE NORTH WEST QUARTER OF THE SOUTH WEST QUARTER OF SAID SECTION 7 TO THE NORTH LINE OF THE SOUTH 20 RODS OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7; THENCE WEST ALONG THE SAID NORTH LINE OF THE SOUTH 20 RODS TO POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.



REPORT TO: VILLAGE PRESIDENT and BOARD OF TRUSTEES
FROM: MICHAEL S. GARRIGAN, AICP, CNU-A, Community Development Director
DATE: January 2, 2018
SUBJECT: REPORT TO VILLAGE PRESIDENT

CASE: W.C. Petty School
17-18 SU/SPR

REQUEST: Special Use
Site Plan Review

LOCATION: 850 Highview Drive

APPLICANT: W.C. Petty Elementary School

ZONING: R-1

Background

The applicant is proposing to construct a 19,100 square addition to the existing elementary school located on the W.C. Petty School Campus located on Highview Drive. District 34 as part of the recently approved referendum is in the process of constructing several new additions to their schools throughout the district. The current elementary school has not been enlarged since its original construction and was partially being served by a number of portable trailers located on its campus. The trailers as part of the referendum have been removed and the district is proposing a major new addition with 4 new class rooms and a new gymnasium. A Special Use is required for all schools located in the R-1 district and a Site Plan Review is also required due to the proposed addition.

The existing building is approximately 44,000 square feet and the applicant is proposing a 19,100 square foot addition to the existing building.

The subject addition is adjacent to the existing W.C. Petty Elementary School and contains a campus of approximately 53 acres. A middle school is adjacent to the subject site and shares a common parking lot between both schools.

Special Use for Planned Unit Development

When looking at any Special Use request, it is important to look at the surrounding uses in order that the proposed use of the subject site is generally in character of the surrounding uses. The character of the immediate area is commercial. In accordance with Section 10-15-5, any proposed Special Use must comply with three findings of facts that are outlined in this section of the Zoning Ordinance. The required findings of facts are as follows:

Analysis

a) The compatibility of the proposed use with the existing and planned uses on abutting properties:

The proposed addition of approximately 19,100 square feet will have no negative impact on the surrounding uses. The site is adjacent to residential to the north and buffered with open space on the west and another school on the east. Staff does not believe that the new addition would have any negative impact on adjacent parcels. The addition is largely be constructed on an area that is being used for recreational purposes.

b) Any increase in density or intensity of the proposed use that will affect the compatibility of the use with existing and planned uses in the surrounding area:

The proposed addition to the existing school is compatible with the existing school campus. There is nothing to reflect any possibility that this new addition will have a negative impact on the surrounding area. Specifically, this addition is oriented towards the south and will not have any impact on the existing homes located within Tiffany Farms.

c) The proposed use will not change the predominant character of the surrounding area:

The predominant character in this R-1 zoning district will not fundamentally change. The proposed addition will have no impact on the single family homes within the Tiffany Farm development.

d) The ability to mitigate adverse and understandable impact to the surrounding area, including, but not limited to individual impacts, air emissions, noise, vibrations, glare, heat, odors, water pollution, electromagnetic interference and other nuisance effects:

There is nothing to indicate that this proposed development will have any negative impact on air quality, noise, glare, heat, water quality, or constitute a nuisance to the neighborhood. The proposed addition reflects the same use of the facility that currently exists.

e) Amount of traffic generated and capacity and design of roadways and available parking facilities to handle anticipated traffic:

There will be no substantial increase of traffic as a consequence of this proposed 19,100 square foot addition. The applicant is proposing to construct 4 new classrooms and a gymnasium. The proposed addition should not have any dramatic impact on generating more traffic due to a rising enrollment.

f) The effect on infrastructure including water, wastewater, storm water, utilities and streets:

There will be no impact on the existing infrastructure needs as a consequence of this 19,100 square foot addition. Specifically, no major utility expansions are taking place as a consequence of this 19,100 addition to the school.

- g) *The incorporation and integration of architectural and landscape features to mitigate impacts from the proposed use:*

The applicants proposed addition complies with all the Village’s Site Plan Review requirements.

Site Plan Review

The applicant is proposing a 19,100 square foot addition to the existing 44,000 square foot building. As part of the Site Plan Review, the applicant is proposing a new façade to the exiting school building along with the proposed addition. Extensive landscaping is being added to this campus and the existing access points and parking configuration will remain the same.

Access and Parking

The applicant is not proposing to change and existing access points or traffic circulation as part of this Site Plan. The proposed access to the W.C. Petty School site is from Highview Drive which will remain the same. In addition, the applicant is not proposing to change any of the existing parking configuration that already exists.

The applicant is proposing an additional four classrooms, music room, and gymnasium in this addition which should have no dramatic impact on the existing parking. The Village of Antioch does not have any specific school parking standards, but using a standard of 2 space per classrooms, this addition would require an additional 8 parking spaces. The existing parking within this school campus will provide the necessary parking capacity for this addition. Specifically, the applicant is providing the following parking for the subject site:

- Petty Shared Parking 126 Total Spaces
 - Maintenance Parking Area 135 Total Spaces
 - Bus Parking 48 Spaces
- Total On-Site Parking 261 car spaces and 48 bus spaces

Based on using 2 spaces per classroom, the subject school would contain 20 classrooms at W.C.Petty and 36 Classrooms at AUGS for a total of 56 classrooms or 112 parking spaces. As highlighted above, the subject provides for 261 parking spaces.

Architecture

The Village’s Site Plan Review Ordinance requires that civic buildings be constructed out of a predominance of quality materials including face brick, stone, or glass. The applicant is proposing to

construct a building with a predominance of “Kings Brick” and fiber cement panels. The gymnasium’s façade would be specifically constructed with fiber cement panels and all four elevations incorporate a series of large windows bordered by aluminum frames.

The design of the addition incorporates a contemporary design and the new addition design will be integrated throughout the existing building to incorporate a unified campus design.

Based on the elevations submitted, it appears that all the mechanicals on the roof have been screened with metal parapets surrounding each unit.

Landscaping

The applicant has submitted a landscape plan that complies with the foundation requirements of the Village’s Site Plan Review Ordinance. The landscape plan incorporates 11 new shade trees along with 10 ornamental trees. In addition, the applicant has incorporated numerous beds of shrubs and perennials along the foundation of the new addition. Based on Staff’s calculations, the applicant is providing for 214 shrubs and perennial grasses within this proposed expansion plan.

Photometric Plan

The applicant has submitted a photometric plan and it complies with the Village’s Lighting Ordinance.

Trash Enclosure

The applicant has submitted a trash enclosure plan that complies with the Village’s Site Plan Review Ordinance.

Stormwater

The Village Engineer is reviewing the preliminary engineering that has been submitted for this proposed school expansion. The applicant is incorporating a series of Best Management Practices (BMP’s) to help manage the additional stormwater on the subject site. Based on Staff’s review, there appears to be extensive amounts of impervious areas to handle the additional stormwater runoff being created by this addition.

RECOMMENDATION

Based on Staff’s review, it appears that the applicant has met the required finding of facts required for a Special Use and is complying with the Village’s Site Plan Review Ordinance.

We move that the Village Board approve the herewith attached Special Use Ordinance for the W.C. Petty School subject to the following stipulations:

- 1. Compliance with the requirements of the Village Engineer.***
- 2. Compliance with the Antioch Fire Protection District.***

We move that the Village Board approve the herewith attached Site Plan Review Resolution 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 Antioch Fire Protection District and Antioch Police Department provide the PZB with a written memo on whether there are any potential safety or access issues relating the applicant's proposed Site Plan.*