

VILLAGE OF ANTIOCH

ORDINANCE NO. 21-06-14

*AN ORDINANCE GRANTING A SPECIAL USE FOR A PLANNED UNIT DEVELOPMNT
FOR THE ANTIOCH PUBLIC LIBRARY
(PZB 21-04)*

ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES

OF THE

VILLAGE OF ANTIOCH, ILLINOIS

ON

June 14, 2021

Published in pamphlet form by authority of the Village Board
of the Village of Antioch, Lake County, Illinois,
this 16th day of June 14, 2021

SCOTT J. GARTNER	President	MARY PEDERSEN	Trustee
LORI K. ROMINE	Clerk	MARY DOMINIAK	Trustee
		BRENT BLUTHARDT	Trustee
		PETRINA BURMAN	Trustee
		SCOTT A. PIERCE	Trustee
DEL GALDO LAW GROUP, LLC	Attorney	ED MACEK	Trustee

ORDINANCE NO. 21-06-14

***AN ORDINANCE GRANTING A SPECIAL USE FOR A PLANNED UNIT
DEVELOPMENT FOR THE ANTIOCH PUBLIC LIBRARY
(PZB 21-04)***

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 May 13, 2021 following notification as required by State Law and Village Ordinance to consider a petition for a Special Use for a Planned Unit Development for the Antioch Public Library and their proposed addition at the property commonly known as 757 Main Street, Antioch, Illinois; and

WHEREAS, the Combined Planning Commission recommended approval of the applicant's proposed Planned Unit Development for a 9,000 square foot addition to the existing 31,000 library; and

WHEREAS, the Special Use for a Planned Unit Development provides the applicant relief to allow them to construct an addition within the side setback with a zero setback, relief from the Village's minimum parking requirements, and relief from the Village's minimum footcandle illumination level of 0.50, and allowance of an Electronic Message Board within the applicant's monument sign on Main Street;

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 Special Use will not be injurious to the use and enjoyment of other property in the immediate area for the purposes already permitted, nor substantially diminish property values within the neighborhood; and b) the establishment of the Special Use will not impede the normal and orderly development and improvement of the adjacent properties for uses permitted in the subject zoning district.

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 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;
- B. Site Plan, Preliminary Engineering and proposed EMB Sign;

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 14th day of June, 2021.

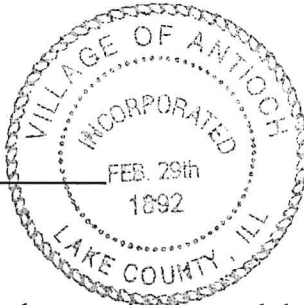
	Ayes:	Nays:	Absent/Abstain:
Scott A. Pierce	X		
Brent Bluthardt	X		
Petrina Burman	X		
Ed Macek	X		
Mary Dominiak	X		
Mary Pedersen	X		

APPROVED:

By: 
Scott J. Gartner, 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 June 14, 2021.

STATE OF ILLINOIS))
)) SS
COUNTY OF LAKE))

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 June 14, 2021 the Corporate Authorities of such municipality passed and approved Ordinance 21-06-14 entitled “**AN ORDINANCE GRANTING A SPECIAL USE FOR A PLANNED UNIT DEVELOPMENT FOR THE ANTIOCH PUBLIC LIBRARY (PZB 21-04)**”, provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 21-06-14 including the Ordinance and cover sheet thereof, was prepared and a copy of such Ordinance was posted in the municipal building, commencing on June 16, 2021 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 16th day of June 2021.

Lori K. Romine
Lori K. Romine, Village Clerk





REPORT TO: VILLAGE PRESIDENT and BOARD OF TRUSTEES
FROM: MICHAEL S. GARRIGAN, AICP, CNU-A, Community Development Director
DATE: June 7, 2021
SUBJECT: REPORT TO VILLAGE BOARD

CASE: Antioch Public Library District
20-04

REQUEST: Special Use for PUD
Site Plan Review

LOCATION: 757 North Main Street, Antioch, Illinois

APPLICANT: Antioch Public Library District

ZONING: MT (Main Street Transitional)

COMPREHENSIVE PLAN: Downtown District

Background

The applicant is seeking a Special Use for Planned Unit Development (PUD) and Site Plan Review for a new 9,000 square foot addition and exterior update to the existing Antioch Library located at 757 North Main Street. The subject site is 1.65 acres, and the current facility contains 31,000 square feet.

Two new additions are being added to the existing Library and the entrance arcade is being removed to allow for the construction of a new children’s wing to the library. A new addition is being added to the eastern perimeter of the library and this new addition will require relief from the required setback requirements incorporated in the Village’s Zoning Ordinance.

Existing Character

Originally constructed in 1968 with a new addition in 2001, the Antioch Library district went out for a successful referendum to complete an interior renovation, new 9,000 square foot addition, and replacement of the existing roof and mechanical systems. The expansion areas available for the library are limited based on the limitations of the 1.65-acre site.

Special Use

The applicant is seeking relief from the following: a) To be allowed to construct a new addition within the required 30-foot side setback; b) relief from the required parking requirements of 1 off-street parking space per 400 square feet of space; c) relief from the required 0.5 foot-candle illumination level along the eastern property line adjacent the Village's parking lot; d) relief to be able to install an EMB sign on the subject site.

When reviewing any proposed Special Use, it is important to look at the surrounding uses and determine whether what is being proposed is consistent with the character of the area. Therefore, it is necessary to look at the site's context, the nature of the surrounding uses and potential impact that the Special Use will have.

North: Commercial
South: Commercial
East: Multi-Family
West: Civic

In accordance with Section 10-2-12, the following standards must be met by the applicant before the Village Board can support the proposed Special Use:

- a) The special use will not be injurious to the use and enjoyment of other property in the immediate area for the purposes already permitted, nor substantially diminish property values with the neighborhood; and

The applicant's proposed expansion will not have any negative impact on the surrounding parcels adjacent to the site. There is nothing to indicate that the applicant's building addition and encroachment into the side setback will impact the Village's property located to the east. Specifically, the applicant's plan show that the new eastern addition of the library will encroach into the side setback and will incorporate a zero setback at the property line. To the east of this new addition are parking spaces for Williams Park's baseball field.

The proposed additions to the existing facility will not change the existing character of the surrounding parcels. There is nothing to indicate that the proposed 9,000 square foot addition would have any negative impact on the property values of the existing parcels to the north, south or west.

- b) The establishment of the special use will not impede the normal and orderly development and improvement of the adjacent properties for uses permitted in the subject zoning district.

There is nothing to indicate that the applicant's proposed 9,000 square foot addition would have any negative impact on any of the adjacent properties. In addition, the size of the addition will have no impact on the existing character of the surrounding area.

As proposed, the addition to the existing library will blend into the current site seamlessly and will have no visual impact on changing the character of the area. To the south of the site is the "Pickard China" facility and Staff anticipates potential redevelopment of the subject site since manufacturing no longer takes place at this facility.

Site Plan Review

The application is seeking to construct two new additions to the existing 31,000 square foot facility, upon completion, the new facility will contain 40,000 square feet. In addition, the applicant will be required to make some minor modification to the existing parking lot, while maintaining the existing number of parking spaces for patrons to the library.

Access and parking

The applicant is maintaining the existing access point on Main Street and is not proposing any modifications to the entrance area. Several years ago, the Village and the Library attempted to negotiate a purchase of the Antioch Eye Clinic to improve the existing access point, but we were unable to come to a reasonable price for the eye doctor's property. The existing entrance cannot be modified until the eye doctor's property is purchased and neither the Village nor the applicant are in the position to do that now.

The proposed 40,000 library is seeking relief from the Village's parking requirements which require 1 parking space for every 400 square feet. Based on this requirement, 100 parking spaces would be required for the subject site. Currently, the library

Currently, the 31,000 square facility has 78 parking spaces, which includes 4 ADA spaces. The applicant's proposed 9,000 additional square feet would technically require an additional 23 spaces. The applicant is proposing a net-zero change in parking and will maintain the existing 78 spaces.

Staff does not anticipate a shortage of parking. The site is currently not underserved with parking based on actual usage of the facility. Based on empirical observations, there is sufficient parking to accommodate the expansion of this facility.

Architecture

The Village's Site Plan Review Ordinance requires that buildings be constructed with a predominance of brick or quality materials, including glass or stone. The applicant's proposed 9,000 square foot additional will be constructed of brick and glass. The same architectural style of the existing library is being mirrored in the two new additions.

The new children's wing to be constructed under the existing arcade will incorporate a curtain wall of glass windows that will provide extensive natural light into the newly renovated space. The new eastern wing will incorporate a combination of glass and brick to the new addition. (tempered glass being added due to foul balls from Williams Field). The eastern addition will also include a series of skylights for the lower level renovation that is being proposed as part of this plan.

In addition, a steel canopy entrance system is being introduced to the entrance area of the library expansion and renovation. This area will incorporate the book drop off area, along with an extensive redesign of the main entrance area into the library. This new steel canopy overhang will be adjacent to an extensive glass curtain wall which will define the new architectural look of the main façade of the library.

Landscape

New landscape is being proposed for the new expansion and renovation of the current facility. As part of the renovation, shrubs and trees along the northern and eastern elevation will be removed. Specifically, the existing hedge of shrubs adjacent to the Williams Park are being removed to allow for the expansion.

The applicant is proposing the following landscape additions:

Trees	2
Shrubs	12
Groundcover	333 plants

Most of the new landscaping will be groundcover along the new addition along the northern elevation of the library. The applicant is adding “Alpine Currant” and “Azalea’s” along the northern façade to provide additional ground cover and seasonal color.

The applicant’s proposed addition trigger’s the Village’s Site Plan Review Ordinance and based on the ordinance, 1 shade/ornamental trees and 15 shrubs are required for every 30 feet of lineal frontage. The library incorporates 275 feet of frontage along Main Street and based on this calculation, they would be required to plant 9 trees and 135 shrubs on the subject site.

The existing landscape area provides an opportunity for the introduction of several clusters of ornamental trees and additional landscaping which would provide additional seasonal color to the area.

The applicant is proposing to construct a meandering paver pathway within the landscape buffer for donors and relocate the bike racks to this general area. In addition, an existing bronze statute will be located to an existing small plaza area at the southern end of the building.

Photometric Plan

The applicant has submitted a photometric plan and the applicant is seeking relief from the illumination level along the eastern perimeter of the building. The proposed foot candle level at the eastern property line would exceed the Village’s limit of 0.5 based on the proposal to install wall packs on the eastern façade.

The rest of the photometric plan complies with the Village’s Site Plan Review Ordinance and the footcandle illumination level at the western, northern, and southern property lines are below the 0.5 limitation outlined by code.

EMB Sign

As part of the Planned Unit Development, the applicant is seeking to replace the existing library sign with a new EMB message board. A new 21 square foot EMB sign would replace the existing manual message board. The sign would be laced on the existing brick base and the “Antioch Public Library District” would be relocated on the new EMB sign.

Trash Enclosure

A new trash enclosure is being constructed adjacent to Williams Street and this small addition will be constructed out of brick and match the architectural style of the existing building. The proposed trash enclosure conforms to the Village's requirements outlined in the Site Plan Review Ordinance.

Stormwater

The subject site incorporates 58,829 square feet of impervious area and the new site improvements will result in 62,915 square feet of impervious area, a 4,086 square foot increase in impervious area. The Village Engineer is currently reviewing the engineering and the flow of stormwater will remain the same with the outlined improvements to the site.

Staff anticipates a preliminary review of the engineering prior to this matter being scheduled for the Village Board.

Recommendation

As outlined above, the applicant's Special Use for a PUD has met the required findings of fact that are required for a Special Use. Staff does not anticipate any negative impact due to the proposed site improvements to the subject site. The relief that is being sought are reasonable in view of the location of this use and we do not believe that there will be any negative impacts due to the relief being requested.

The applicant has met the requirements of the Village's Site Plan Review Ordinance, with the one exception relating to landscaping as outlined above.

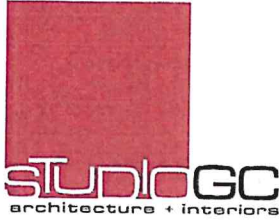
Based on the foregoing, Staff would make the following recommendations.

The PZB recommends that the Village Board approve the herewith attached Special Use Ordinance for a Planned Unit Development 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.***

The PZB recommends that the Village Board approve the herewith attached Site Plan Review Resolution for the Antioch Public Library subject to the following stipulations:

- 1. Compliance with the requirements of the Village Engineer.***
- 2. Requirements of the Antioch Fire Protection District.***
- 3. Submittal of a revised landscape plan as per Staff's comments.***
- 4. Add design elements to monument sign.***



223 W. Jackson Blvd., Suite 1200
Chicago, IL 60606
Phone: 312.253.3400
Fax: 312.253.3401

April 22, 2021

Village of Antioch Community Development Department
874 Main Street
Antioch, IL 60002

RE: Nature of the proposed Special Use

Dear Village of Antioch Community Development Department:

Antioch Public Library District is seeking a Special Use Permit/PUD for the review of the proposed site plan and to seek relief on specific requirements in the Zoning Ordinance of Main Street Transitional District.

Project Description:

The proposed project includes remodeling the existing 31,000 square foot library and the construction of a single-story grade level expansion to the north, a lower level and first floor addition to the east and small maintenance storage addition on the south. Building additions will provide additional area totaling 9000 SF. The project also includes the replacement of the existing roof and mechanical systems near the end of their service lives, and parking lot and accessible entry path will be reworked.

10-10-7: Main Street Transitional District – Building Setback

We are seeking relief on the required setback on the east side of the building which affronts the village-owned parking lot. This side of the property boundary is defined a side yard, requiring a minimum setback of 30'.

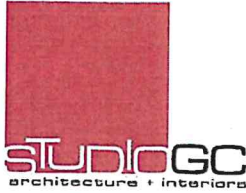
Rationale:

The area east of the existing building in the build-to zone allows an expansion of just an 800 SF footprint. The potential for the proposed additional area grows to 4000 SF. This additional area will allow the library to provide a new area for teen library users.

10-12-6: Schedule of Off-Street Parking Guidelines

Guideline for Library: 1 Off-Street Parking Space per 400 GFA

Current off-street parking guidelines prescribe 1 off-street parking space per 400 SF of gross floor area. We are seeking that this requirement be eased to allow for the new library addition and expansion with a net-zero change to the current parking count.



Rationale:

Given the restrictions of the building footprint and site boundary the proposed design accomplishes an expansion to the Children's department while maintaining the total parking spaces within the property boundary. Meeting off-street parking guidelines would necessitate the purchase of an adjacent lot or to construct a new library in a different location.

10-13-10: Photometrics

Requirement: Light levels at the lot lines, with the exception of ingress and egress points, shall be a maximum of 0.5 foot-candle.

We are seeking relief on the lighting restrictions at the property line where it abuts the Village owned parking lot to the east.

Rationale:

The proposed building expansion brings the east building face up to the property boundary. With this restriction exterior lighting of any kind would not be permitted. Providing lights on this face will increase the safety and security of those using the Village parking lot.

10-14-14: Electronic Message Boards

We are requesting a special use to upgrade and replace the current roadside sign with an EMB (Electronic Message Board) sign.

Rationale:

An electronic message board will allow the library to promote events, services, and closures to the community, and allow for continuous access to the sign in winter conditions. The changing display will greatly increase the number of events and services the library can promote, especially as the range of service the library brings to the community expands.

Please feel free to contact us at any time if you have any questions or comments.

Sincerely

Rick McCarthy AIA
Library Team Leader
StudioGC Inc

NO.	REVISIONS	DATE

ANTIOCH PUBLIC LIBRARY ADDITION

STANDARD SYMBOLS AND GENERAL NOTES

MEG PROJECT NO. 21000983.00
 FILE NAME: ANTIOCH.PLD
 DRAWN BY: CVK
 CHECKED BY: SFG
 DATE: 04/15/2021
 C.O. 8

SOIL EROSION AND SEDIMENT CONTROL NOTES

- 1. SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF HYDROLOGIC DISTURBANCE OF UPLANDS.
- 2. FOR THOSE PROJECTS THAT REQUIRE AN INSPECTION REPORT, INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED AT A MINIMUM ONCE PER MONTH AND BEFORE ANY FURTHER CONSTRUCTION.
- 3. AFTER EVERY EVENT OF CALAMITOUS WEATHER OR OTHER PART WITH PRECIPITATION, A VISUAL INSPECTION OF ALL SOIL EROSION PREVENTION MEASURES SHALL BE CONDUCTED IN SUCH A MANNER AS TO DETERMINE WHETHER SUCH MEASURES ARE STILL EFFECTIVE. THE CONTRACTOR SHALL MAINTAIN APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES UNTIL THE PROJECT IS COMPLETE.
- 4. A STABILIZED MAT OF COARSE STONE MATING SHALL BE INSTALLED AT ALL UNSTABLE AREAS WITH FILL AND IN ACCORDANCE WITH THE APPROVED EROSION CONTROL PLAN. THE STABILIZED MAT SHALL BE APPROVED BY THE ENGINEER. THE STABILIZED MAT SHALL BE INSTALLED AT ALL UNSTABLE AREAS WITH FILL AND IN ACCORDANCE WITH THE APPROVED EROSION CONTROL PLAN.
- 5. DISTURBED AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT VEGETATION OR OTHER STABILIZATION MEASURES TO PREVENT EROSION. STABILIZATION MEASURES SHALL BE INSTALLED IMMEDIATELY FOLLOWING THE END OF ACTIVE HYDROLOGIC DISTURBANCE OR RESTORATION.
- 6. SLOPES STEEPER THAN 3:1 SHALL BE STABILIZED WITH APPROPRIATE VEGETATION.
- 7. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY AN APPROPRIATE SEDIMENT CONTROL MEASURE.
- 8. IF WEAVING DEVICES ARE USED, ADJOINING PROPERTIES AND AREAS SHALL BE PROTECTED BY AN APPROPRIATE SEDIMENT CONTROL MEASURE. EROSION CONTROL MEASURES SHALL BE INSTALLED AT ALL UNSTABLE AREAS WITH FILL AND IN ACCORDANCE WITH THE APPROVED EROSION CONTROL PLAN.
- 9. APPROVED APPROVED MATING OF STABILIZED MAT SHALL BE INSTALLED IMMEDIATELY FOLLOWING THE END OF ACTIVE HYDROLOGIC DISTURBANCE OR RESTORATION. AN APPROVED REPRESENTATIVE SHALL BE PRESENT AT THE COMMENCEMENT OF DEMOLITION.
- 10. IF INSTALLED SOIL EROSION AND SEDIMENT CONTROL MEASURES DO NOT PREVENT EROSION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADDITIONAL MEASURES TO PREVENT EROSION.
- 11. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND REPAIR.
- 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EROSION CONTROL MEASURES AND RESTORATION OF THE ORIGINAL SITE CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EROSION CONTROL MEASURES AND RESTORATION OF THE ORIGINAL SITE CONDITIONS.
- 13. THE EROSION CONTROL MEASURES INSTALLED ON THE PLANS ARE REQUIRED, AS DIRECTED BY THE ENGINEER, OR OTHER GOVERNING AGENCY.

GENERAL NOTES

- 1. THE CONTRACTOR SHALL NOTIFY THE UTILITIES OF ANY WORK TO BE PERFORMED IN THE VICINITY OF ANY UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE UTILITIES AND OTHER AGENCIES.
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- 20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE UTILITIES AND OTHER AGENCIES.

MATERIAL SPECIFICATIONS

- 1. ALL MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE.
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- 19. ALL MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE.
- 20. ALL MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE.

SITE RESTORATION

- 1. ALL DISTURBED LANDSCAPE AREAS SHALL BE RESTORED AS FOLLOWS:
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- 15. ALL DISTURBED LANDSCAPE AREAS SHALL BE RESTORED AS FOLLOWS:
- 16. ALL DISTURBED LANDSCAPE AREAS SHALL BE RESTORED AS FOLLOWS:
- 17. ALL DISTURBED LANDSCAPE AREAS SHALL BE RESTORED AS FOLLOWS:
- 18. ALL DISTURBED LANDSCAPE AREAS SHALL BE RESTORED AS FOLLOWS:
- 19. ALL DISTURBED LANDSCAPE AREAS SHALL BE RESTORED AS FOLLOWS:
- 20. ALL DISTURBED LANDSCAPE AREAS SHALL BE RESTORED AS FOLLOWS:

LEGEND

EXISTING	PROPOSED
1. EARTH BOUNDARY	1. EARTH BOUNDARY
2. PROPERTY LINE	2. PROPERTY LINE
3. EASEMENT LINE AS NOTED	3. EASEMENT LINE AS NOTED
4. SECTION LINE	4. SECTION LINE
5. ROW LINE	5. ROW LINE
6. WATER VALVE	6. WATER VALVE
7. WATER MAIN	7. WATER MAIN
8. WATER SERVICE	8. WATER SERVICE
9. WATER METER	9. WATER METER
10. POWER POLE W/ LIGHT	10. POWER POLE W/ LIGHT
11. POWER POLE W/ METER	11. POWER POLE W/ METER
12. GAS LINE	12. GAS LINE
13. TELEPHONE LINE	13. TELEPHONE LINE
14. FIBER OPTIC CABLE	14. FIBER OPTIC CABLE
15. CABLE TV LINE	15. CABLE TV LINE
16. WIRE FENCE	16. WIRE FENCE
17. WOOD FENCE	17. WOOD FENCE
18. SALT FENCE	18. SALT FENCE
19. GUARD RAIL	19. GUARD RAIL
20. TRAILER	20. TRAILER
21. TRUCK	21. TRUCK
22. TRUCKS	22. TRUCKS
23. FLOOD PLAIN	23. FLOOD PLAIN
24. FLOODWAY	24. FLOODWAY
25. CONSTRUCTION LIMITS	25. CONSTRUCTION LIMITS
26. TOPOGRAPHIC FEATURE AS NOTED	26. TOPOGRAPHIC FEATURE AS NOTED
27. EARTH BOUNDARY	27. EARTH BOUNDARY
28. PROPERTY LINE	28. PROPERTY LINE
29. EASEMENT LINE AS NOTED	29. EASEMENT LINE AS NOTED
30. SECTION LINE	30. SECTION LINE
31. ROW LINE	31. ROW LINE
32. WATER VALVE	32. WATER VALVE
33. WATER MAIN	33. WATER MAIN
34. WATER SERVICE	34. WATER SERVICE
35. WATER METER	35. WATER METER
36. POWER POLE W/ LIGHT	36. POWER POLE W/ LIGHT
37. POWER POLE W/ METER	37. POWER POLE W/ METER
38. GAS LINE	38. GAS LINE
39. TELEPHONE LINE	39. TELEPHONE LINE
40. FIBER OPTIC CABLE	40. FIBER OPTIC CABLE
41. CABLE TV LINE	41. CABLE TV LINE
42. WIRE FENCE	42. WIRE FENCE
43. WOOD FENCE	43. WOOD FENCE
44. SALT FENCE	44. SALT FENCE
45. GUARD RAIL	45. GUARD RAIL
46. TRAILER	46. TRAILER
47. TRUCK	47. TRUCK
48. TRUCKS	48. TRUCKS
49. FLOOD PLAIN	49. FLOOD PLAIN
50. FLOODWAY	50. FLOODWAY
51. CONSTRUCTION LIMITS	51. CONSTRUCTION LIMITS
52. TOPOGRAPHIC FEATURE AS NOTED	52. TOPOGRAPHIC FEATURE AS NOTED
53. EARTH BOUNDARY	53. EARTH BOUNDARY
54. PROPERTY LINE	54. PROPERTY LINE
55. EASEMENT LINE AS NOTED	55. EASEMENT LINE AS NOTED
56. SECTION LINE	56. SECTION LINE
57. ROW LINE	57. ROW LINE
58. WATER VALVE	58. WATER VALVE
59. WATER MAIN	59. WATER MAIN
60. WATER SERVICE	60. WATER SERVICE
61. WATER METER	61. WATER METER
62. POWER POLE W/ LIGHT	62. POWER POLE W/ LIGHT
63. POWER POLE W/ METER	63. POWER POLE W/ METER
64. GAS LINE	64. GAS LINE
65. TELEPHONE LINE	65. TELEPHONE LINE
66. FIBER OPTIC CABLE	66. FIBER OPTIC CABLE
67. CABLE TV LINE	67. CABLE TV LINE
68. WIRE FENCE	68. WIRE FENCE
69. WOOD FENCE	69. WOOD FENCE
70. SALT FENCE	70. SALT FENCE
71. GUARD RAIL	71. GUARD RAIL
72. TRAILER	72. TRAILER
73. TRUCK	73. TRUCK
74. TRUCKS	74. TRUCKS
75. FLOOD PLAIN	75. FLOOD PLAIN
76. FLOODWAY	76. FLOODWAY
77. CONSTRUCTION LIMITS	77. CONSTRUCTION LIMITS
78. TOPOGRAPHIC FEATURE AS NOTED	78. TOPOGRAPHIC FEATURE AS NOTED
79. EARTH BOUNDARY	79. EARTH BOUNDARY
80. PROPERTY LINE	80. PROPERTY LINE
81. EASEMENT LINE AS NOTED	81. EASEMENT LINE AS NOTED
82. SECTION LINE	82. SECTION LINE
83. ROW LINE	83. ROW LINE
84. WATER VALVE	84. WATER VALVE
85. WATER MAIN	85. WATER MAIN
86. WATER SERVICE	86. WATER SERVICE
87. WATER METER	87. WATER METER
88. POWER POLE W/ LIGHT	88. POWER POLE W/ LIGHT
89. POWER POLE W/ METER	89. POWER POLE W/ METER
90. GAS LINE	90. GAS LINE
91. TELEPHONE LINE	91. TELEPHONE LINE
92. FIBER OPTIC CABLE	92. FIBER OPTIC CABLE
93. CABLE TV LINE	93. CABLE TV LINE
94. WIRE FENCE	94. WIRE FENCE
95. WOOD FENCE	95. WOOD FENCE
96. SALT FENCE	96. SALT FENCE
97. GUARD RAIL	97. GUARD RAIL
98. TRAILER	98. TRAILER
99. TRUCK	99. TRUCK
100. TRUCKS	100. TRUCKS
101. FLOOD PLAIN	101. FLOOD PLAIN
102. FLOODWAY	102. FLOODWAY
103. CONSTRUCTION LIMITS	103. CONSTRUCTION LIMITS
104. TOPOGRAPHIC FEATURE AS NOTED	104. TOPOGRAPHIC FEATURE AS NOTED

MEG PROJECT NO. 21000983.00
 FILE NAME: ANTIOCH.PLD
 DRAWN BY: CVK
 CHECKED BY: SFG
 DATE: 04/15/2021
 C.O. 8

STANDARD SYMBOLS AND GENERAL NOTES

- 1. SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF HYDROLOGIC DISTURBANCE OF UPLANDS.
- 2. FOR THOSE PROJECTS THAT REQUIRE AN INSPECTION REPORT, INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED AT A MINIMUM ONCE PER MONTH AND BEFORE ANY FURTHER CONSTRUCTION.
- 3. AFTER EVERY EVENT OF CALAMITOUS WEATHER OR OTHER PART WITH PRECIPITATION, A VISUAL INSPECTION OF ALL SOIL EROSION PREVENTION MEASURES SHALL BE CONDUCTED IN SUCH A MANNER AS TO DETERMINE WHETHER SUCH MEASURES ARE STILL EFFECTIVE. THE CONTRACTOR SHALL MAINTAIN APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES UNTIL THE PROJECT IS COMPLETE.
- 4. A STABILIZED MAT OF COARSE STONE MATING SHALL BE INSTALLED AT ALL UNSTABLE AREAS WITH FILL AND IN ACCORDANCE WITH THE APPROVED EROSION CONTROL PLAN. THE STABILIZED MAT SHALL BE APPROVED BY THE ENGINEER. THE STABILIZED MAT SHALL BE INSTALLED AT ALL UNSTABLE AREAS WITH FILL AND IN ACCORDANCE WITH THE APPROVED EROSION CONTROL PLAN.
- 5. DISTURBED AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT VEGETATION OR OTHER STABILIZATION MEASURES TO PREVENT EROSION. STABILIZATION MEASURES SHALL BE INSTALLED IMMEDIATELY FOLLOWING THE END OF ACTIVE HYDROLOGIC DISTURBANCE OR RESTORATION.
- 6. SLOPES STEEPER THAN 3:1 SHALL BE STABILIZED WITH APPROPRIATE VEGETATION.
- 7. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY AN APPROPRIATE SEDIMENT CONTROL MEASURE.
- 8. IF WEAVING DEVICES ARE USED, ADJOINING PROPERTIES AND AREAS SHALL BE PROTECTED BY AN APPROPRIATE SEDIMENT CONTROL MEASURE. EROSION CONTROL MEASURES SHALL BE INSTALLED AT ALL UNSTABLE AREAS WITH FILL AND IN ACCORDANCE WITH THE APPROVED EROSION CONTROL PLAN.
- 9. APPROVED APPROVED MATING OF STABILIZED MAT SHALL BE INSTALLED IMMEDIATELY FOLLOWING THE END OF ACTIVE HYDROLOGIC DISTURBANCE OR RESTORATION. AN APPROVED REPRESENTATIVE SHALL BE PRESENT AT THE COMMENCEMENT OF DEMOLITION.
- 10. IF INSTALLED SOIL EROSION AND SEDIMENT CONTROL MEASURES DO NOT PREVENT EROSION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADDITIONAL MEASURES TO PREVENT EROSION.
- 11. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND REPAIR.
- 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EROSION CONTROL MEASURES AND RESTORATION OF THE ORIGINAL SITE CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EROSION CONTROL MEASURES AND RESTORATION OF THE ORIGINAL SITE CONDITIONS.
- 13. THE EROSION CONTROL MEASURES INSTALLED ON THE PLANS ARE REQUIRED, AS DIRECTED BY THE ENGINEER, OR OTHER GOVERNING AGENCY.

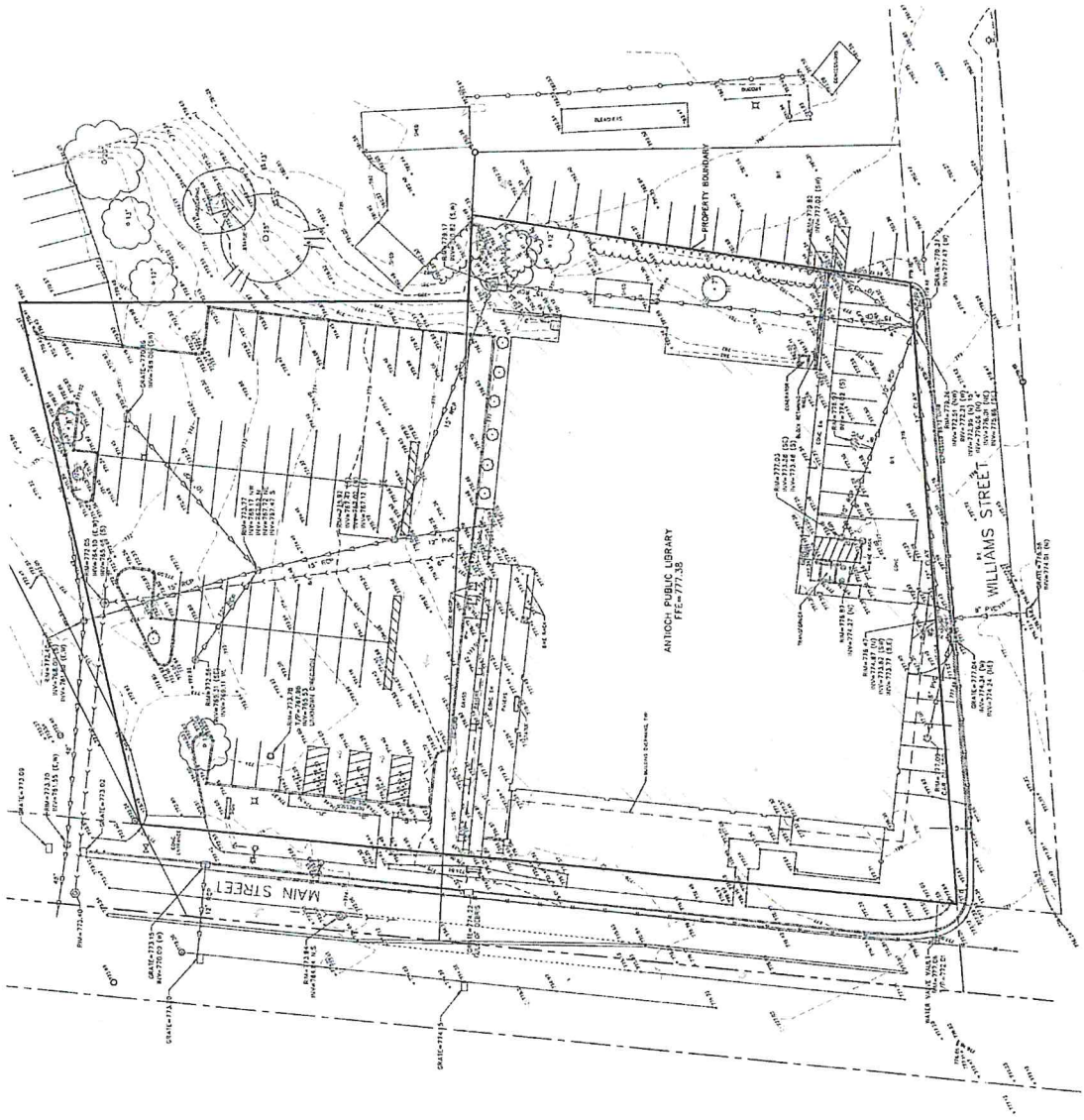
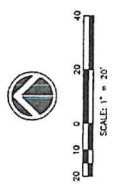
NO.	DESCRIPTION	DATE



ANTIOCH PUBLIC LIBRARY ADDITION
 ANTOCH, IL
 EXISTING TOPOGRAPHY

IMEG Project No: 21000923.00
 File Name: 21000923.dwg
 Date Plotted: 04/15/2021
 Field Book No: #1111
 Drawn By: CVK
 Checked By: SFG
 Date: 04/15/2021

C1.0
 Sheet 2 of 8



NOTE:
 PROPERTY BOUNDARY
 PER TAX MAPS

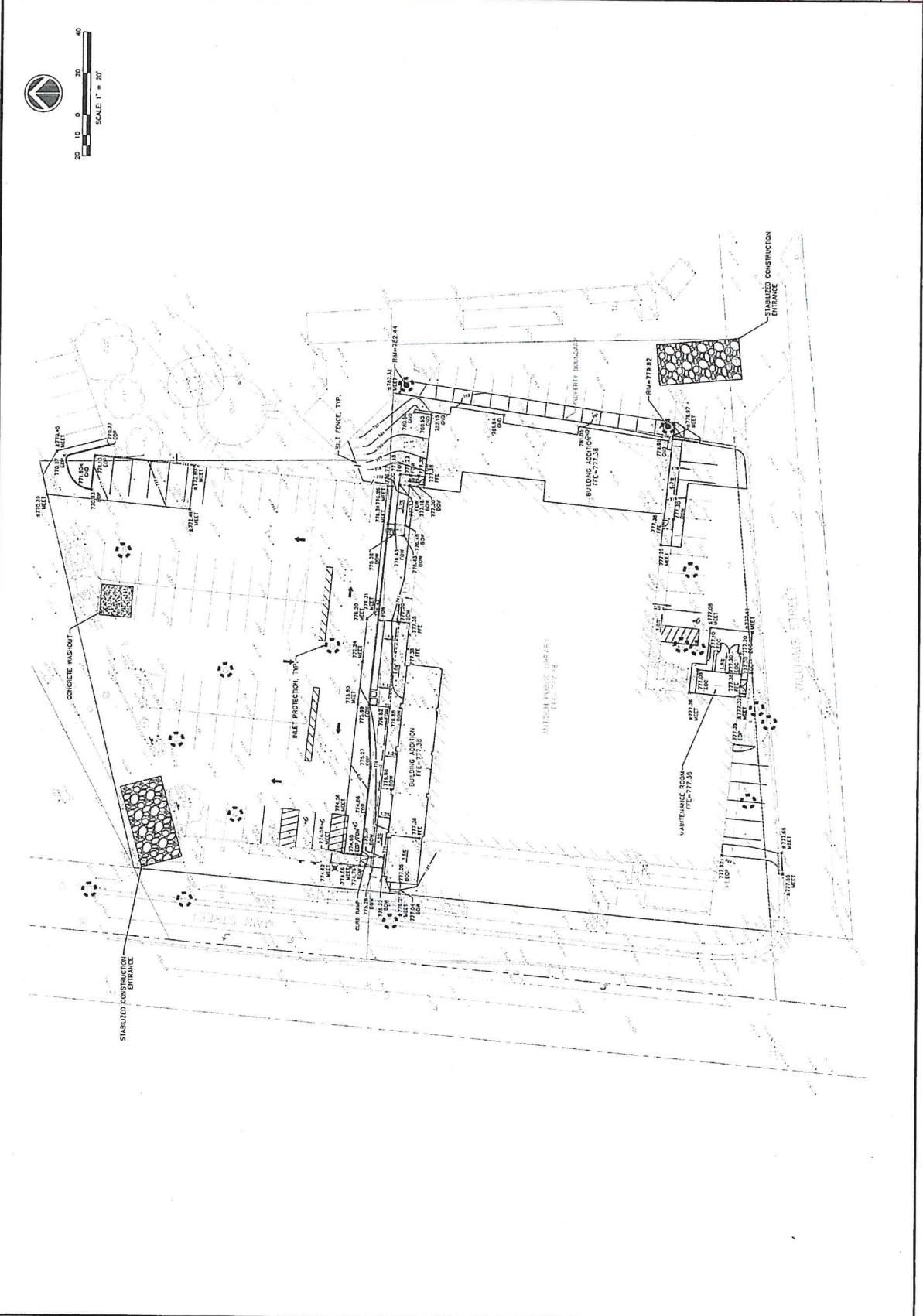
No.	DESCRIPTION	DATE

IMEG
 INCORPORATED
 1000 N. W. 10th Ave.
 Suite 100
 Ft. Lauderdale, FL 33304
 Phone: (954) 576-1111
 Fax: (954) 576-1112
 Email: info@imeg.com

ANTIOCH PUBLIC LIBRARY ADDITION
 ANTIOCH, IL
GRADING AND EROSION CONTROL PLAN

IMEG Project No: 21000983.00
 File Name: 21000983.dwg
 Drawing Date: 04/19/2021
 Field Book No: #/###
 Drawn By: CVK
 Checked By: SFG
 Date: 04/19/2021

C4.0
 Sheet 5 of 8



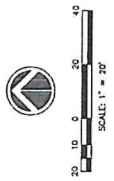
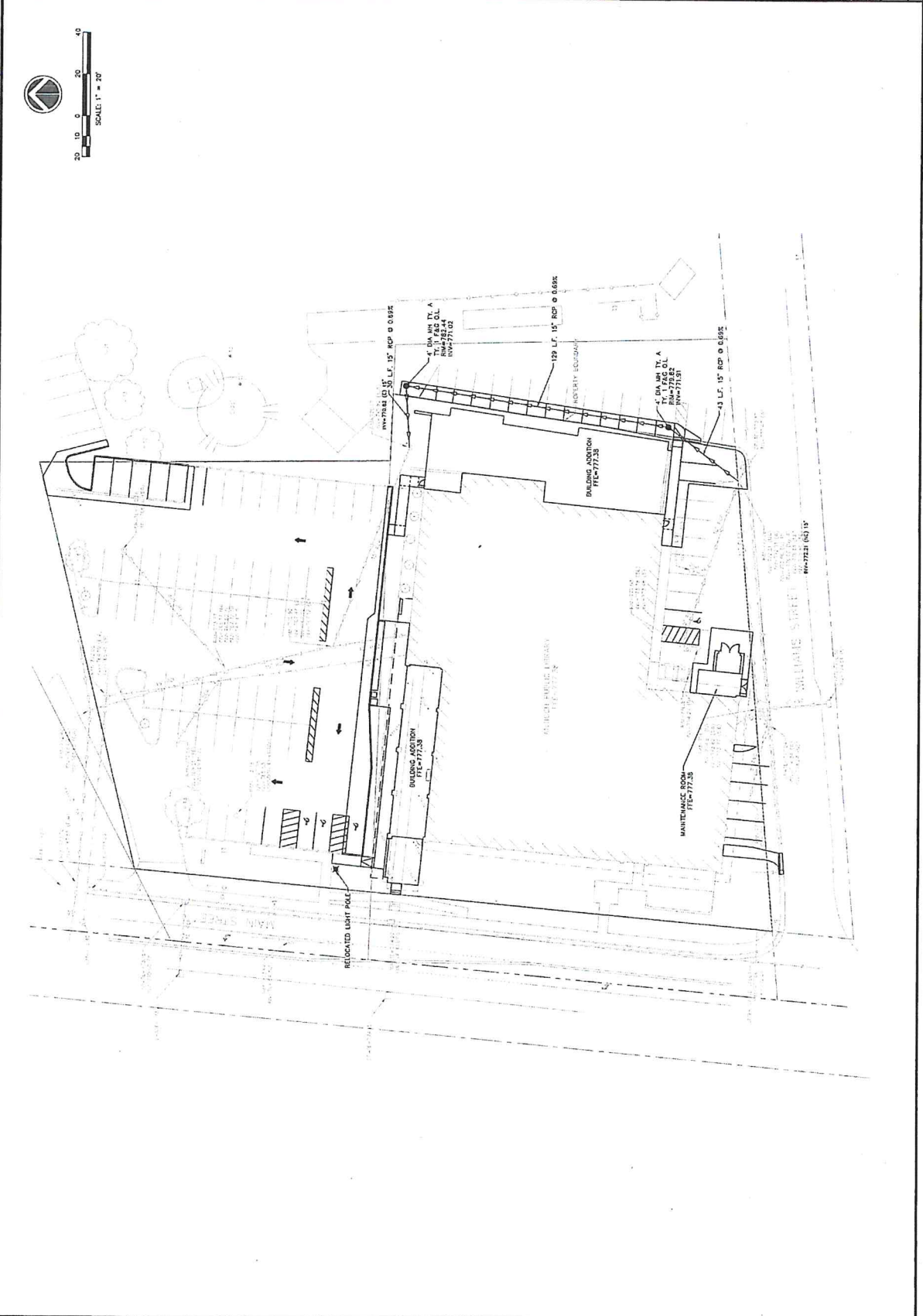
NO.	DESCRIPTION	DATE



ANTIOCH PUBLIC LIBRARY ADDITION
 ANTIOCH, FL
 UTILITY PLAN

IMEG Project No.
 21000983.00
 File Name:
 21000983.dwg
 Date:
 02/28/2021
 Drawn By: CVK
 Checked By: SFG
 Date: 04/15/2021

C5.0
 Sheet 6 of 8



Date: 04/15/2021

Checked By: SFG

Drawn By: CVK

Field Book No: #000

Revision No: #000

File Name: 21000983.00

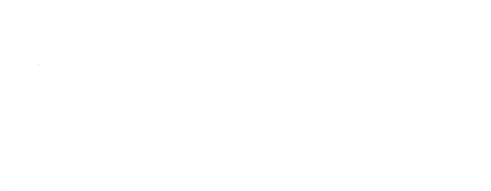
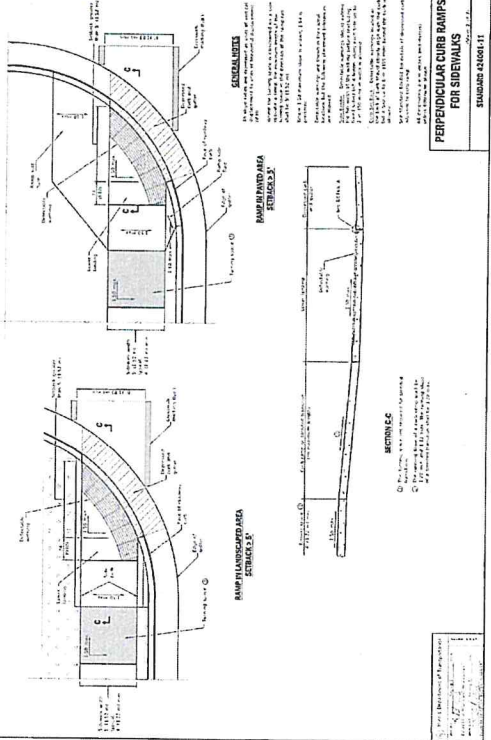
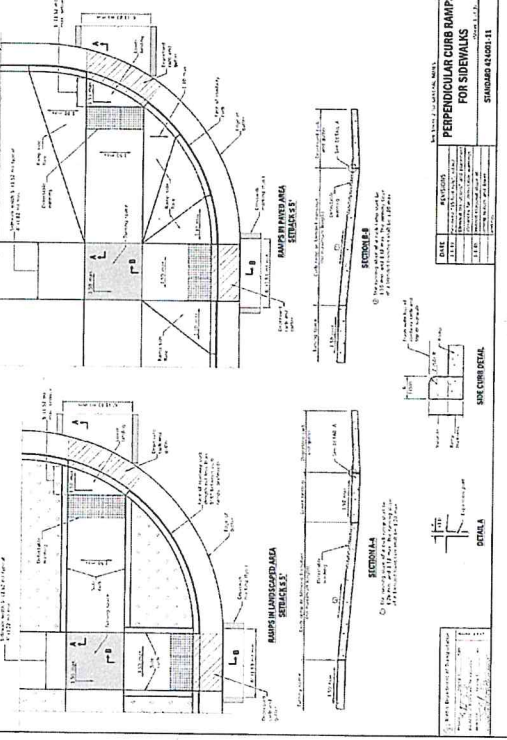
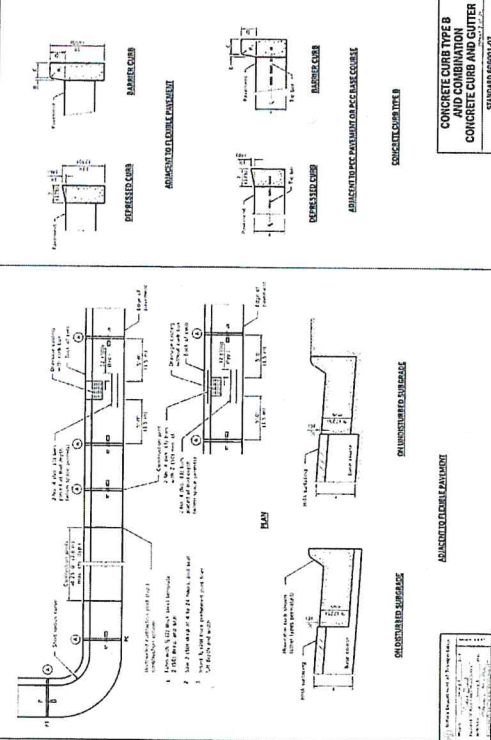
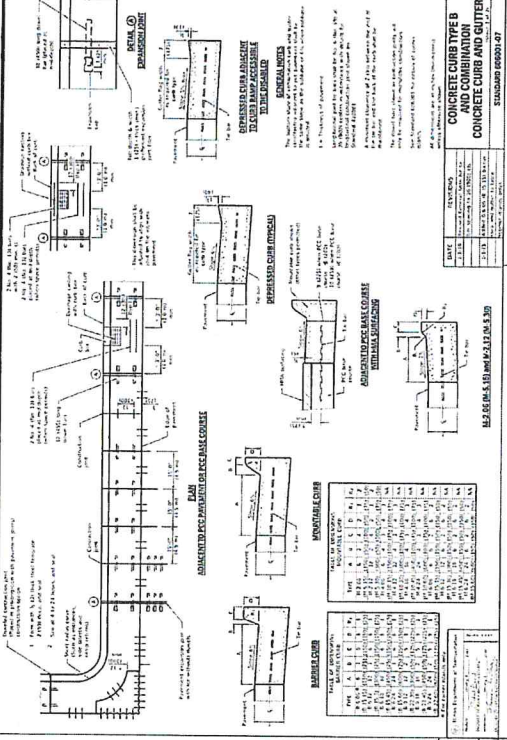
WEG Project No: 21000983.00

ANTIOCH PUBLIC LIBRARY ADDITION
ANTIOCH, IL
DETAIL SHEET



400 NORTH WASHINGTON
CHICAGO, IL 60610
PH 312.467.1100
www.imeg.com
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NO.	REVISIONS	DATE

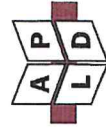


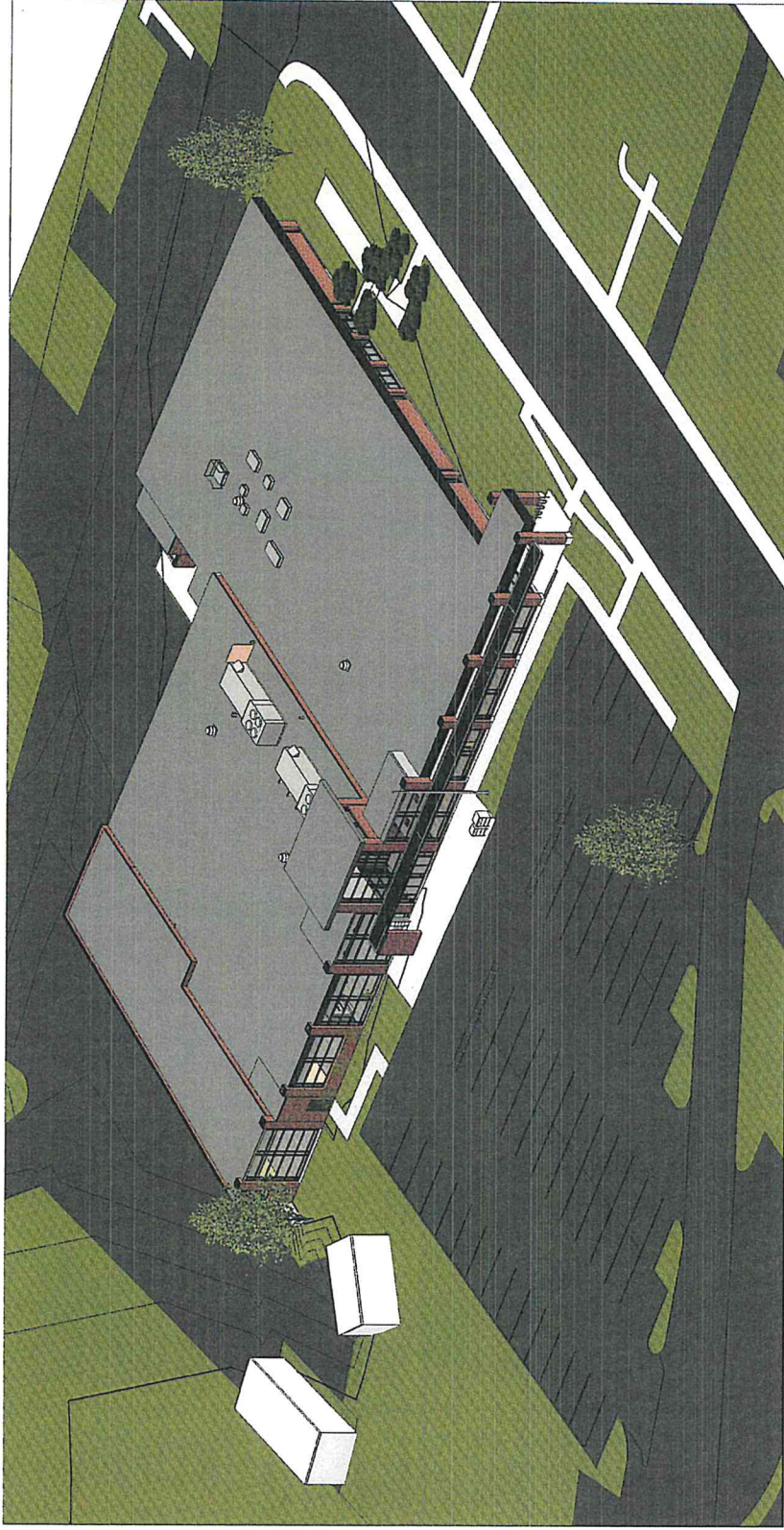


exterior rendering
Village of Antioch
Antioch Public Library District
757 N. Main St., Antioch, IL 60002

4 22 21

1

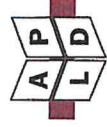


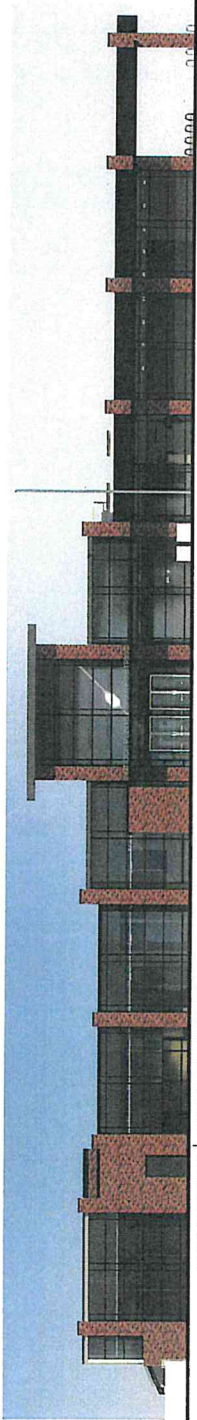


aerial view
Village of Antioch
Antioch Public Library District
757 N. Main St., Antioch, IL 60002

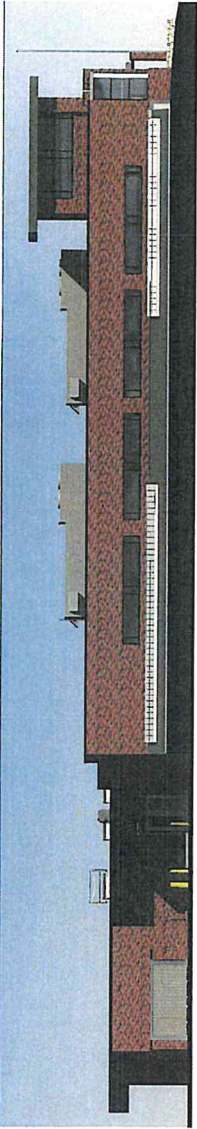
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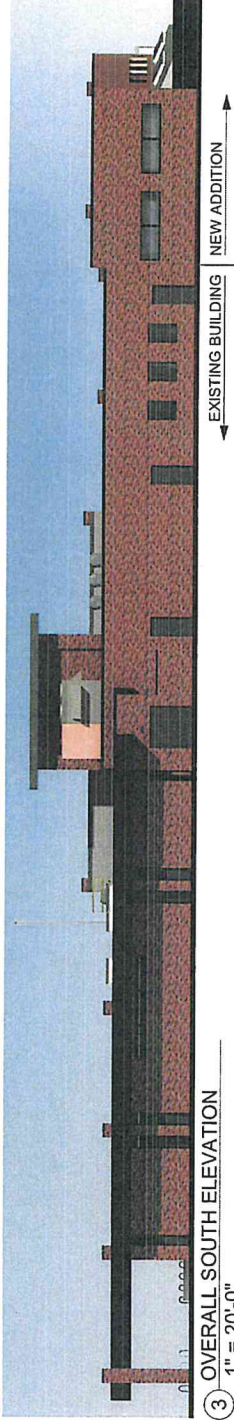




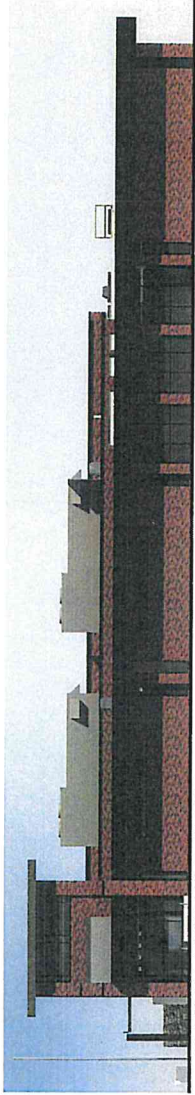
① OVERALL NORTH ELEVATION
1" = 20'-0"



② OVERALL EAST ELEVATION
1" = 20'-0"

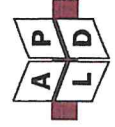


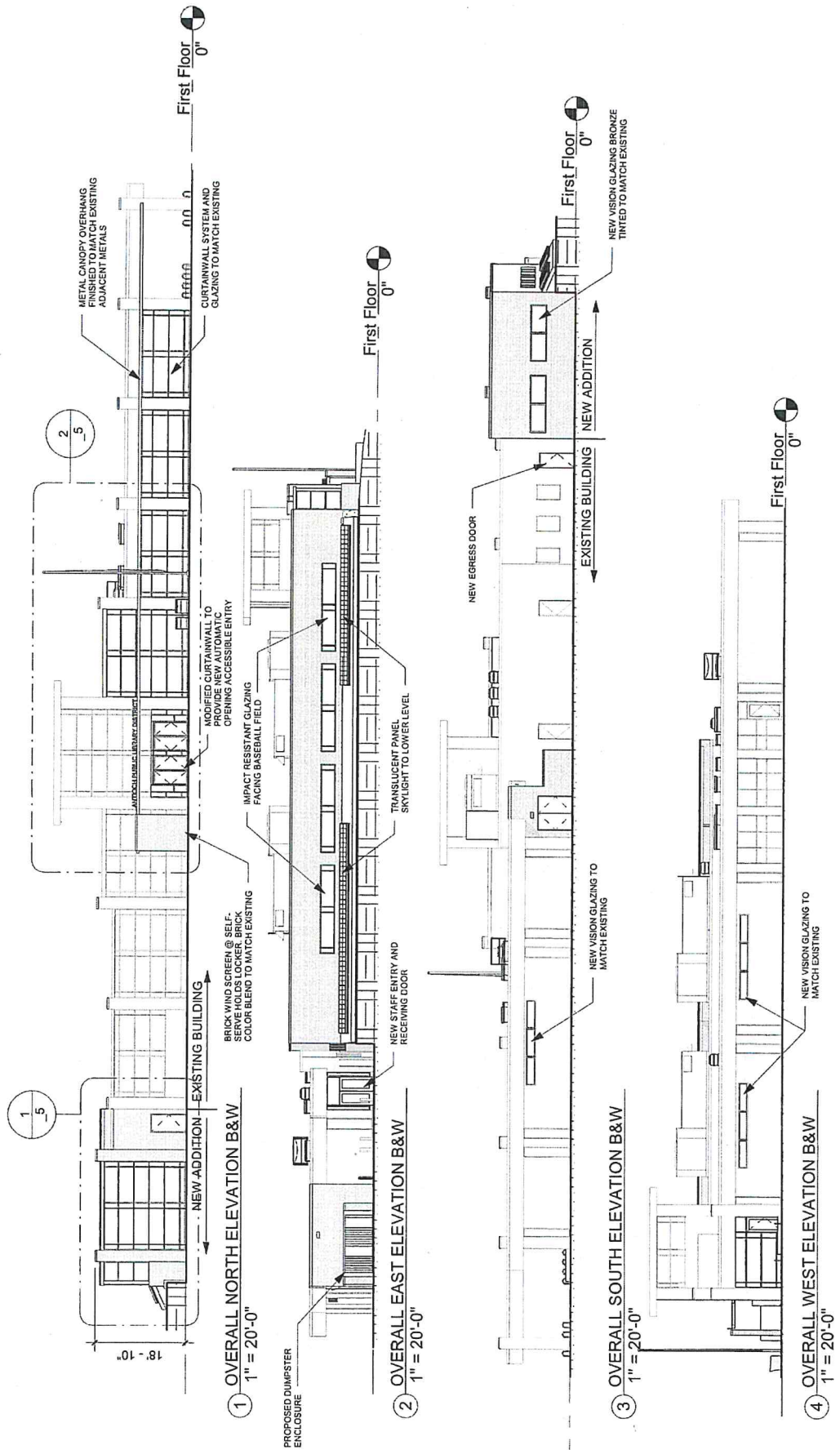
③ OVERALL SOUTH ELEVATION
1" = 20'-0"



④ OVERALL WEST ELEVATION
1" = 20'-0"

rendered elevations
 Village of Antioch
 Antioch Public Library District
 757 N. Main St., Antioch, IL 60002





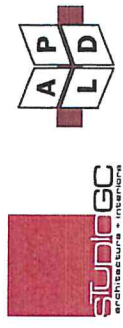
① OVERALL NORTH ELEVATION B&W
1" = 20'-0"

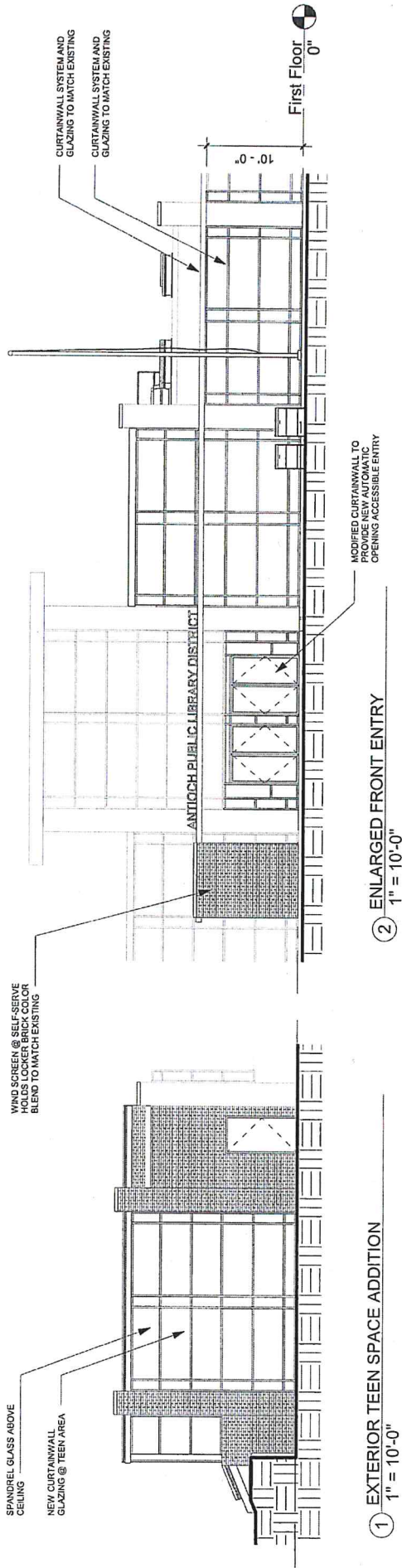
② OVERALL EAST ELEVATION B&W
1" = 20'-0"

③ OVERALL SOUTH ELEVATION B&W
1" = 20'-0"

④ OVERALL WEST ELEVATION B&W
1" = 20'-0"

overall elevations
 Village of Antioch
 Antioch Public Library District
 757 N. Main St., Antioch, IL 60002

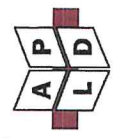


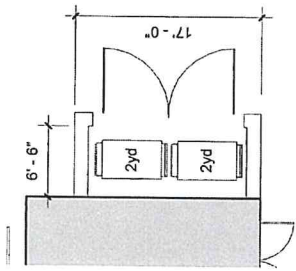


1 EXTERIOR TEEN SPACE ADDITION
1" = 10'-0"

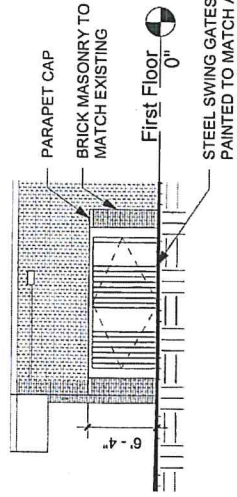
2 ENLARGED FRONT ENTRY
1" = 10'-0"

enlarged elevations
 Village of Antioch
 Antioch Public Library District
 757 N. Main St., Antioch, IL 60002

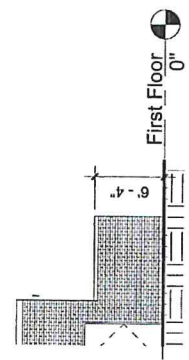




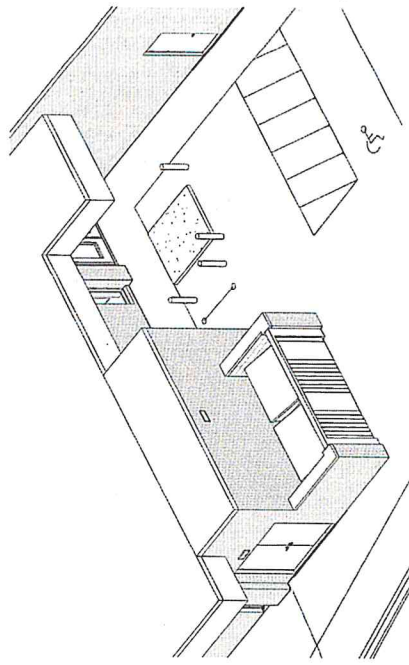
① TRASH ENCLOSURE - FLOOR PLAN
3/32" = 1'-0"



② TRASH ENCLOSURE - EAST ELEVATION
3/32" = 1'-0"



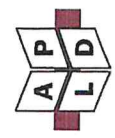
③ TRASH ENCLOSURE - SOUTH ELEVATION
3/32" = 1'-0"



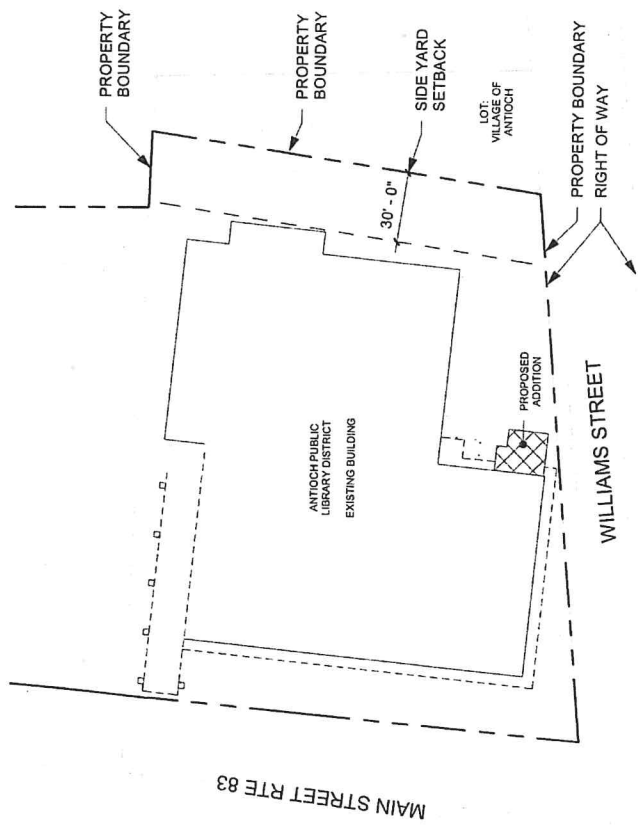
④ TRASH ENCLOSURE - AXON VIEW

trash enclosure
Village of Antioch
Antioch Public Library District
6 757 N. Main St., Antioch, IL 60002

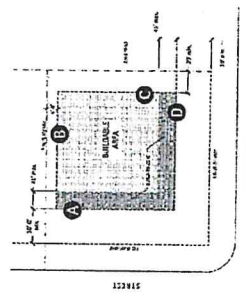
4.22.21



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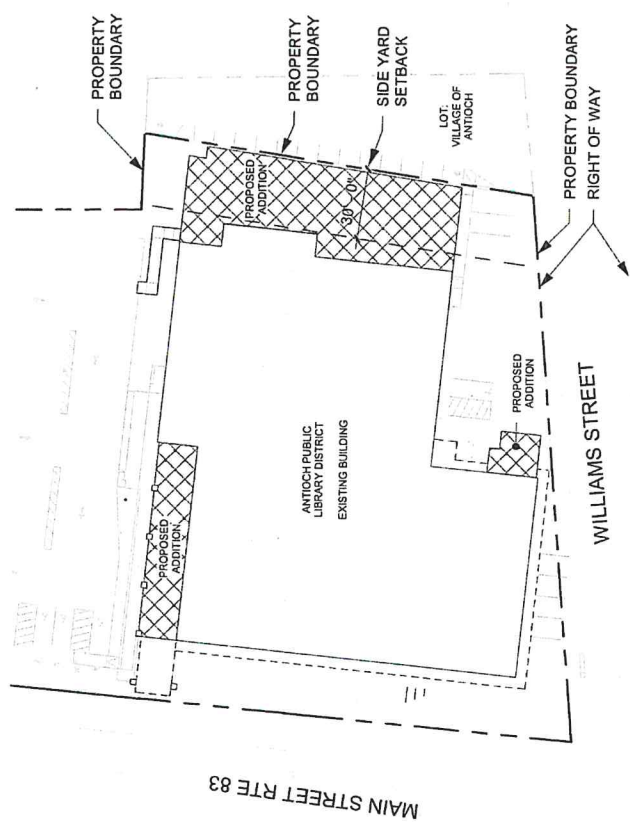


EXISTING BUILDING FOOTPRINT

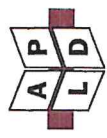


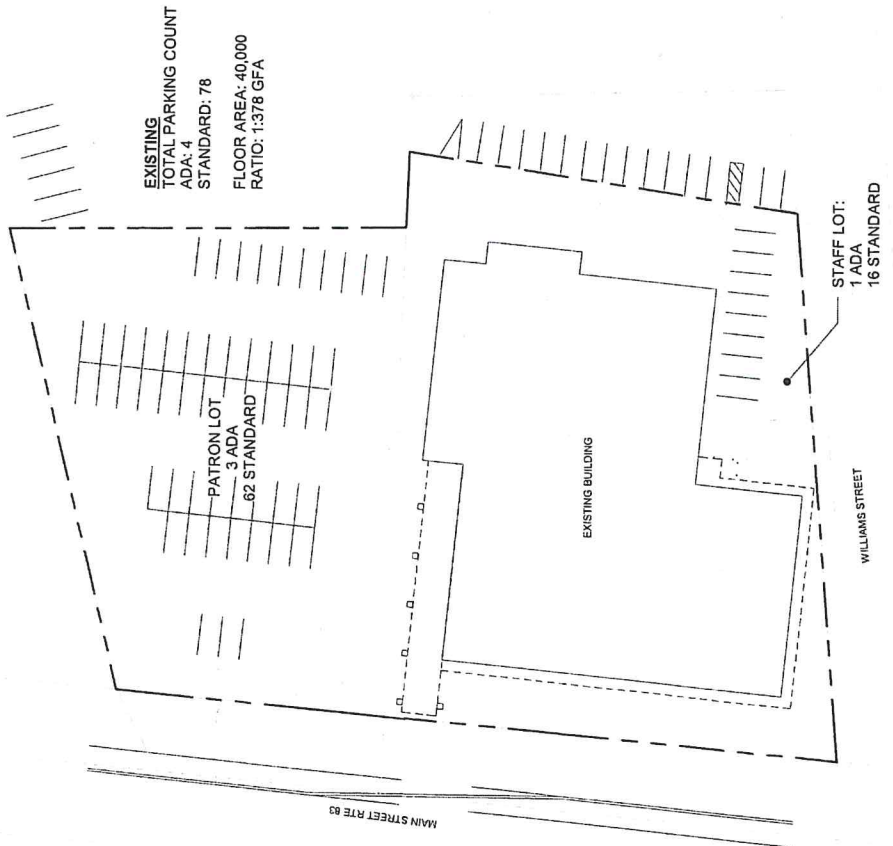
- 10-10-7: MAIN STREET TRANSITIONAL DISTRICT - MT:
1. Building Setback:
 - a. Building setback abutting apparent street right of way: Thirty feet (30') minimum/forty five feet (45') maximum. (A)
 - b. Building setback abutting interior side property lines: Five feet (5') minimum. (B)
 - c. Rear yard: Twenty feet (20'). (C)
 - d. Side yard, corner lot on side street: Thirty feet (30') minimum/forty five feet (45') maximum from the building line on corner sideyards. (D)

zoning setback exhibit
 Village of Antioch
 Antioch Public Library District
 757 N. Main St., Antioch, IL 60002

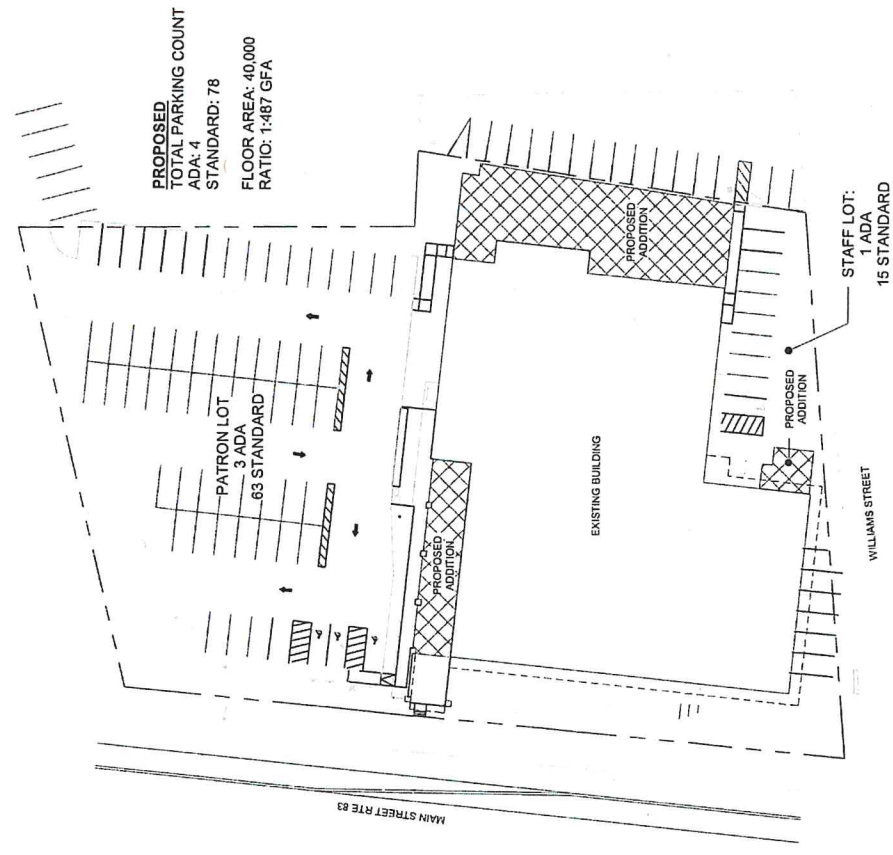


PROPOSED BUILDING FOOTPRINT



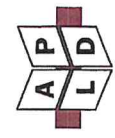


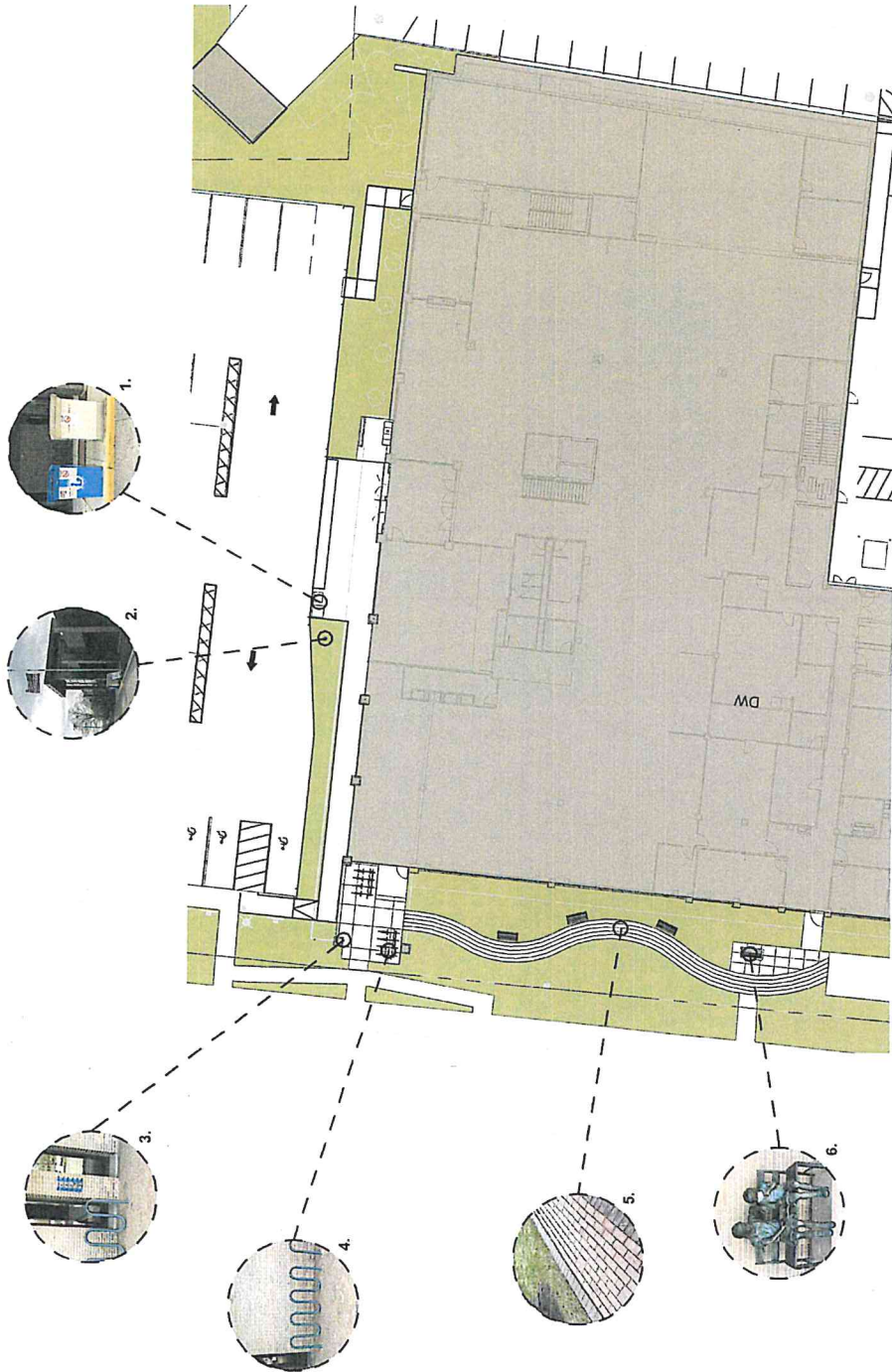
EXISTING PARKING COUNT



PROPOSED PARKING COUNT

4.22.21
8
parking count comparison
 Village of Antioch
 Antioch Public Library District
 757 N. Main St., Antioch, IL 60002





relocated site amenities

- 1. BOOK RETURNS
- 2. FLAGPOLE
- 3. SKATEBOARD RACK
- 4. BICYCLE RACKS
- 5. DONOR PAVERS
- 6. BRONZE STATUE

① SITE AMENITY LOCATIONS
 1" = 30'-0"

relocated site amenities
 Village of Antioch
 Antioch Public Library District
 757 N. Main St., Antioch, IL 60002

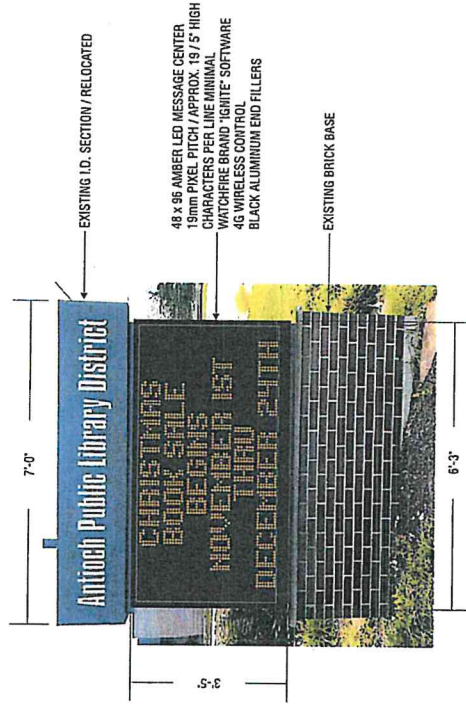
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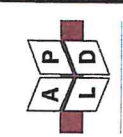
electronic message board sign
Village of Antioch
Antioch Public Library District
757 N. Main St., Antioch, IL 60002



① EMB SIGN EXISTING
N.T.S.



② EMB SIGN NEW
N.T.S.



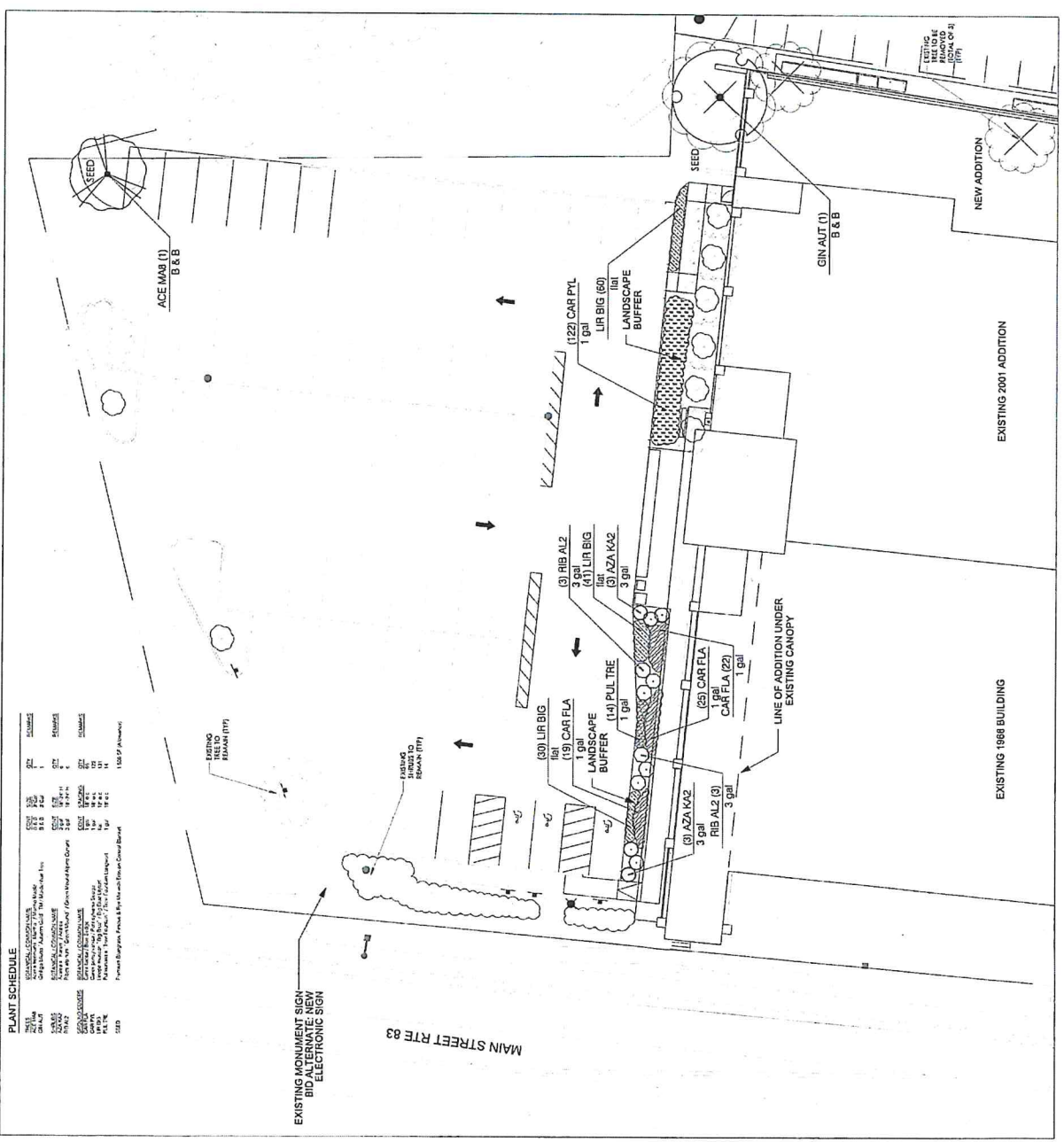
Antioch Public Library District
 Antioch Township
 727 N. Main St., Antioch, IL 60002



NO DATE
 REVISED
 CONSTRUCTION

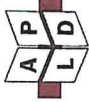
LANDSCAPE PLAN

REVIEW SET
 NOT FOR CONSTRUCTION 20010A
LP1.00



PLANT SCHEDULE

SYMBOL	PLANT NAME	QUANTITY	SIZE	REMARKS
(1)	ACE MAG	1	1"	B & B
(1)	GIN ALT	1	1"	B & B
(1)	EXISTING 1968 PLANT	1	1"	(1)
(1)	EXISTING 2001 PLANT	1	1"	(1)
(1)	EXISTING MONUMENT SIGN	1	1"	ALTERNATE
(1)	NEW ELECTRONIC SIGN	1	1"	
(30)	LIR BIG	60	1"	
(19)	CAR FLA	1	1"	
(4)	LIR BIG	1	1"	
(3)	RIB AL2	3	3"	
(3)	AZA K22	3	3"	
(14)	PUL TRE	1	1"	
(25)	CAR FLA	1	1"	
(2)	CAR FLA	2	1"	
(3)	AZA K22	3	3"	
(3)	RIB AL2	3	3"	



Antioch Public Library District

727 N Main St., Antioch, IL 60002

NO : ISSUE : DATE :
 1 : ZONING : 04/2022

**SITE
 PHOTOMETRIC
 PLAN**

00010A **ES1.00**

Symbol	Level	QTY	Manufacturer	Catalog Number	Description	Group	Number	LD	Height	Distribution
	S1	2	Lighting	DAVIDSON 1200	DAVIDSON 1200	LED	1	1200	15'	THE 1200 WASH B&C RADIUS 18'-10" O.C.
	S2	1	Lighting	DAVIDSON 1200	DAVIDSON 1200	LED	1	1200	15'	THE 1200 WASH B&C RADIUS 18'-10" O.C.
	S3	1	Lighting	DAVIDSON 1200	DAVIDSON 1200	LED	1	1200	15'	THE 1200 WASH B&C RADIUS 18'-10" O.C.
	S4	1	Lighting	DAVIDSON 1200	DAVIDSON 1200	LED	1	1200	15'	THE 1200 WASH B&C RADIUS 18'-10" O.C.
	S5	1	Lighting	DAVIDSON 1200	DAVIDSON 1200	LED	1	1200	15'	THE 1200 WASH B&C RADIUS 18'-10" O.C.

LEGEND

Symbol	Level	Height	Distribution
	S1	15'	THE 1200 WASH B&C RADIUS 18'-10" O.C.
	S2	15'	THE 1200 WASH B&C RADIUS 18'-10" O.C.
	S3	15'	THE 1200 WASH B&C RADIUS 18'-10" O.C.
	S4	15'	THE 1200 WASH B&C RADIUS 18'-10" O.C.
	S5	15'	THE 1200 WASH B&C RADIUS 18'-10" O.C.

NOTE: SEE PLUMBING FOR ALL USE

