



REPORT TO: PLANNING and ZONING COMMISSION
FROM: MICHAEL S. GARRIGAN, AICP, CNU-A, Community Development Director
DATE: March 2, 2017
SUBJECT: REPORT TO PZB

CASE: Kunes Ford Dealership
16-14

REQUEST: Annexation (Public Hearing)
Rezoning (Public Hearing)
Special Use (Public Hearing)
Site Plan Review

LOCATION: 23145 W. Route 173

APPLICANT: Kunes Ford

ZONING: M-1 (Antioch) and Unincorporated Lake County

ZONING REQUESTS

Annexation

Special Use for a Planned Unit Development

Planned Unit Developments are a Special Use application in the Village of Antioch. A PUD is a zoning request that generally provides the applicant more flexibility in zoning their property and often incorporates relief from the Village's standard Zoning and Site Plan Review requirements. PUD should provide a trade off to the Village; for certain relief, the applicant is providing better architecture or more landscaping, open space, or some other amenity to the Village. Planned Unit Developments are typically used for larger commercial and residential developments. Almost all large master planned residential projects are Planned Unit Developments.

Like any Special Use, whenever an applicant request a Special Use, they must demonstrate that they meet the required Findings of Facts that are outlined in the Village's Zoning Ordinance. Specifically, they should demonstrate that the proposed development will not have a negative impact on the adjacent properties and that the proposed development is consistent with the trend of development in the area. Negative impacts can include a decline in property values, additional noise, light, traffic, or other externalities.

Rezoning

The Village's default zoning for all new Annexations is R-1 Estate. Whenever an applicant is seeking a different zoning classification, they must apply for a Rezoning. A Rezoning hearing is held at the PZB and the PZB should consider whether the proposed rezoning is generally consistent with the surrounding zonings or consistent with the future land use map in the Comprehensive Plan. Again, the PZB should consider whether the rezoning would have any form of negative impact on the surrounding properties and consistent with the trend of development.

Site Plan Review

Any new proposed structure (other than a minor addition of an existing building) now requires a Site Plan Review by the PZB. The PZB should consider whether the proposed structure is consistent with the Village's Site Plan Review Ordinance as it relates to materials, parking, access drive width, parking space



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16-14

REQUEST: Annexation (Public Hearing)
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Special Use (Public Hearing)
Site Plan Review

LOCATION: 23145 W. Route 173

APPLICANT: Kunes Ford

ZONING: M-1 (Antioch) and Unincorporated Lake County

Background

This case was continued from the last PZB meeting based on several commissioner’s concern that the proposed elevations submitted by the applicant were not consistent with the “Authentic by Nature” vision for the Village of Antioch. The question for the applicant and Staff was whether Ford Corporation would allow a variation from their standard design. Based on the representation from the Ford Corporation, it appears that Ford will not consider a major variation from their standard design.

The applicant is seeking to annex approximately 2.54 acres into the Village which will allow them to re-develop their auto dealership into a new 11.18-acre site. The expansion of Kunes Ford will include the construction of a new 35,372 square foot show room and service department along with the re-imaging of the existing showroom into a service building. In addition, the applicant is proposing to expand the amount of parking on the subject site by expanding the site an additional 1.50 acres from property that is currently owned by the Village (Boylan) and will be conveyed to the applicant for expansion of this dealership.

The new dealership will mirror the requirements of all new dealerships by the Ford Corporation and will be the first new auto dealership expansion in the Village in many years. The Village's recent adoption of the Economic Development Plan calls for the creation of a new expanded auto row along Route 173. The recent purchase of the Boylan property will allow the Village to work with another auto dealership in the future on an expansion.

The applicant, as part of this application, is not only seeking an annexation of 2.54 acres that is currently located in unincorporated Lake County and is now being used to park vehicles on, but they are also seeking to rezone the subject 2.54 acres to M-1 (Manufacturing-Limited). In addition, they are seeking approval of their Site Plan for the first phase of the project and a Special Use for a Planned Unit Development.

Annexation

The applicant is proposing to annex approximately 2.54 acres into the Village. The subject site is currently contiguous to the Village of Antioch and is within the Village's planning area. The subject site is located within the Village's Facility Planning Area (FPA) and utilities are on the subject site. The property is contiguous to the Village from the east and north. As highlighted above, the Village's Economic Development Plan calls for the expansion and updating of the existing dealerships along Route 173 and this is the first step in that long-term plan.

Based on the foregoing, staff would recommend that the proposed annexation is a logical extension of the Village's municipal boundaries.

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.

Below is a summary of the surrounding uses:

North:	Commercial	(M-1)
East:	Commercial	(M-1)
South:	Unincorporated	
West:	Commercial	(M-1)

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 Special Use for a PUD is compatible with the surrounding auto dealerships adjacent to the subject site. Across the Street is a Dodge, Jeep and Kia dealerships and to the west is the Raymond Chevrolet dealership. As highlighted above, the long-term plan of the Village of Antioch is to expand the number of dealership and create a new auto row for the community.

The surrounding uses are commercial in nature including an auto body shop and several competitor dealerships. There is nothing to indicate that the expansion of this dealership would have any negative impact on any of the surrounding 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 the surrounding area:

The proposed expansion of this dealership is compatible with the surrounding dealerships. As highlighted above, there is nothing to indicate that this commercial expansion would have any negative impact on the surrounding commercial uses.

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

The predominant character of this corridor is commercial and the proposed expansion of this dealership is consistent with the surrounding uses. As identified above, there are three adjacent dealerships and the proposed expansion and construction of a new showroom is consistent with the existing uses. In fact, the proposed construction of this new showroom will constitute an improvement to the character of the corridor. Much of the existing dealerships are in older buildings that need updating. The long-term goals of the Village's Economic Development Plan are the re-imagining and updating of each of these existing dealerships with better architecture, lighting and landscaping.

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:

The applicant's expansion of their dealership will not have any dramatic impact on additional emissions, noise, vibrations, glare, heat, or odors. The proposed 35,372 square foot showroom/service department is consistent with the Village's expansion plans for more commercial along Route 173. The proposed site plan does incorporate additional lighting; however, the applicant has submitted a photometric plan as part of the required Site Plan Review. The proposed additional lighting will not have a negative impact on the character of the Route 173 corridor.

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

There is nothing in this plan that would have a negative impact on the long-term improvement plans for Route 173. The Illinois Department of Transportation has long term improvements for Route 173 that will create a four-lane arterial. The applicant is proposing to maintain the existing access points that are currently located on their subject site, while adding a new access point on the future Grimm Road.

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

The Village has the utility capacity to serve the subject site for commercial development. Additionally, there are existing utilities that service the subject site and the expansion of the site will be served by the same utilities.

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

The applicant has submitted proposed elevations for the new showroom and service building which is part of the Site Plan Review. The new elevations and landscaping that is proposed as part of the Site Plan Review will improve the appearance of this dealership and the dealership's presence on Route 173.

Rezoning

The applicant is seeking to rezone the subject property to M-1 (Manufacturing District) from its current R-1 county zoning. The existing 2.54 acres currently incorporates a temporary gravel base and is being used to store vehicles for the dealership. The applicant is seeking to consolidate these 2.54 acres into their existing dealership which would allow them to construct a new showroom- service department.

Prior to making any favorable recommendation for any requested rezoning, it is important that certain findings or standards be met by the applicant. Any rezoning consistent with Illinois law should meet the following criteria:

- Be consistent with zoning and land uses in the surrounding area.
- Be consistent with the Village's policies and Comprehensive Plan.
- Not have any negative impact on the surrounding properties, including the diminishing of property values.
- Consistent with the trend of development in the adjacent area.

While there is no set of formal findings that are outlined in Section 10-15-4, any proposed rezoning should take these factors into account. The subject site contains a number of constraining elements that should be considered when determining whether the proposed M-1 zoning is appropriate. Below is an analysis of the factors that should be considered in determining whether the requested rezoning to M-1 is appropriate for the subject site:

The subject street as highlighted above is located within a commercial area that contains several auto dealerships and an auto body shop. The proposed expansion of this dealership is consistent with the trend of development along the corridor and fits into the commercial character as highlighted above.

Route 173 carries approximately 15,000 vehicles per day and this fact would make the subject site appropriate for an expanded auto dealership. The economic viability of any auto dealership depends on great visibility and traffic counts. The only real appropriate location for a dealership in the Village of Antioch is along Route 173 and Staff anticipates the potential of expanding several existing dealerships or recruiting a new dealership in the future. The vitality of the existing auto dealerships is one of the core anchors of the Village's commercial base. Based on this fact, the proposed rezoning of the subject site is consistent with the Village's land use plans and economic development plans.

As highlighted above, Staff envisions the future expansion of a number of auto dealerships. The Village's land use and Economic Development Plan calls for the creation of a new auto row along Route 173. These existing dealerships continue to serve as a commercial gateway into the Village's core. The construction of a new dealership and expansion of the site provides an opportunity to upgrade the corridor.

The long-term plan is to upgrade the architecture and landscaping along this corridor to create an attractive entrance into the Downtown.

Site Plan Review

The applicant is required to submit a Site Plan for the new construction of a 35,372 square foot showroom and service building. The re-imaging of the existing Kunes dealership will be a second phase of this project and is not part of this site plan review. The applicant is proposing to add an additional 4.0 acres to the subject site and create a new dealership campus of approximately 11.18 acres.

Access Points

The proposed site plan incorporates three access points along Route 173 and two future access points on Grimm Road when that new road is constructed by the Village of Antioch. Currently, the Kunes dealership has two access point on Route 173. The applicant is proposing that the third access point on Route 173 would be removed when Grimm Road is constructed.

- The new access point on Route 173 will have to be approved by the Illinois Department of Transportation. Staff has some concerns and questions whether IDOT will allow three access points on Route 173. Regardless, we believe that the proposed site plan still works with only the two existing access points.
- The subject site plan does not depend on the construction of Grimm Road. As part of the Village purchase of the Boylan property, there is a future plan to re-align a new Grimm Road adjacent to the subject site. The new Grimm Road probably will be constructed by the Village in phases and will ultimately link Route 173 with Route 83. The construction of this new roadway will provide a number of new economic development opportunities for the 50 acre Boylan parcel.

Parking

The applicant is proposing a major expansion of parking for the subject site. Based on the Village's Site Plan Review, the proposed total of 54,975 square feet of showrooms and service department would require a total of 165 parking spaces. The applicant is proposing a total of 826 parking spaces and the vast majority of these spaces would be for inventory. The proposed parking ratio for this site plan is 15 spaces per 1,000 square feet.

The proposed new showroom of 35,845 would require a total of 107 spaces and would require 5 handicapped parking spaces. He applicant will be required to add an additional 3 handicapped parking spaces on the subject site.

Architecture

The applicant has submitted proposed elevations for all four elevations. The Village's Site Plan Review ordinance requires commercial buildings to be constructed with a predominance of quality materials which includes face brick, stone, or glass. The applicant's proposed elevation follows the requirements of the Ford Motor Corporation and incorporates a contemporary style with modern materials.

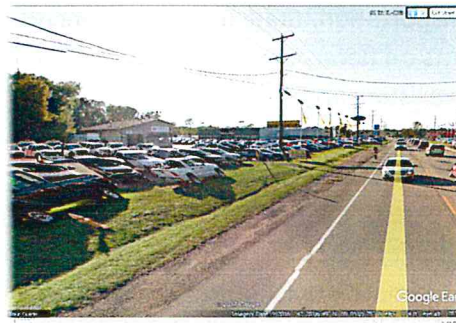
Staff has verified from Ford Corporation that they have a standard design and the applicant is not in a position to vary from this uniform design as the herewith attached e-mail verifies.

Specifically, the applicant is proposing a combination of metal cladding, metal panels and glass. This proposed elevation mirrors the requirements of the Ford Corporation on creating a standard contemporary look. The applicant is seeking relief from the Village's Site Plan Review ordinance through the Planned Unit Development and proposed Annexation Agreement.

All four elevations will incorporate metal cladding and glass bay doors for the service department. Based on the contemporary design nature, Staff is in support of using non-traditional masonry materials to create a sleek contemporary/modern appearance.

Landscaping

The very nature of any auto dealership emphasizes good visibility of their inventory along any arterial. Therefore, in this case, the critical issue of visibility of the inventory of new vehicles should be balanced with Staff's vision of improving the appearance of Route 173 as one enters the core of the Village. Currently, the appearance of the auto dealers is largely defined by the predominance of utility poles, excessive signage, and the lack of landscaping.



The Village's landscape ordinance requires one (1) shade tree and fifteen (15) shrubs for every 30 feet of linear frontage. The applicant's new site plan incorporates approximately 654 feet which would require a total of 22 trees and 327 shrubs. The applicant is proposing a total of 11 trees and 92 shrubs.

- As part of the Planned Unit Development, Staff would support some relief from the Village's landscape requirement along Route 173. However, we would request the opportunity to work with the applicant's landscape designer to add some additional shrubs and groundcover which would maintain visibility of the showroom and auto inventory, while softening the visual impact of the parking areas and improve the quality of place along Route 173.
- In addition, staff would request an opportunity to work with the landscape designer of the applicant to add some additional ornamental and shade trees along Route 173. Specifically, Staff believes that there is an opportunity to cluster the trees in a series of clusters which would maintain site lines towards the dealership while improving the Route 173 corridor.
- Adding a uniform groundcover, incorporating a uniform pattern of shrubs and ornamental trees, similar lighting standards, and signage designs (i.e. monument signs) can have a dramatic impact on the quality of appearance of the Route 173 corridor. The applicant's proposal provides the

Village with the opportunity to improve the quality of design along this corridor while also promoting new economic design.

Photometrics

The applicant has submitted a photometric plan for the subject site and Staff is in the process of requesting a number of modifications to the proposed plan. The Village's Site Plan Review ordinance limits foot candle illumination to 0.50 at the property line. The applicant's minimum foot candle illumination level is 1.8 foot candles and the average illumination level is 19.57 foot candles.

- Again, due the very nature of this commercial use, Staff understands that the applicant will be seeking a higher illumination level along Route 173 for visibility and within the parking area for security of their inventory. However, Staff believes that there is an opportunity to modify the photometric plan to reduce the light spillage impact on the Village's environment. Specifically, Staff would request that the applicant reduce the foot candle illumination level adjacent to the wetlands by shifting the lighting standards to the north.

Stormwater

The applicant is working with the Village of Antioch on the construction of a new retention pond that will largely be located on Village property and serve as a regional retention facility for this dealership and future development on the Boylan property. The Village believes that it makes sense to create a regional retention facility for the Boylan property development. By doing so, more property will be available to the applicant for commercial use.

Currently, the Village Engineer, H.R. Green is working on preliminary engineering for the design of this retention facility. It will be the Village's responsibility to design and construct this retention facility. Obviously, the construction of this facility will have to correspond with the construction of this proposed development. Staff and our engineers are working on these details concurrent with the entitlement of this development.

RECOMMENDATION

Based on the foregoing analysis, staff recommends that the Planning and Zoning Commission make a favorable recommendation that the proposed Annexation of the subject property is a logical extension of the Village's municipal boundaries. In addition, staff would recommend to the PZB that the proposed rezoning of the subject site to M-1 is consistent with the existing character along the corridor and trend of development. Additionally, Staff generally supports the requested Special Use for a Planned Unit Development on the subject site.

In addition, Staff would recommend approval of the proposed Site Plan Review subject to the stipulations outlined in the following motion:

We move that the PZB make a favorable recommendation that the proposed annexation of the subject site is a logical extension of the Village's municipal boundaries.

We move that the PZB recommend approval of the Special Use for Planned Development of the Kunes Ford dealership subject to the following stipulations:

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

We move that the PZB make a favorable recommendation to the Village Board that the property be rezoned M-1 (Manufacturing- Limited)

We move that the PZB make a favorable recommendation of the proposed Site Plan for Kunes Ford 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. Submittal of revised landscape plan subject to Staff's comments prior to Village Board.*
- 4. Submittal of a revised photometric plan subject to working with Staff prior to Village Board.*
- 5. Submittal of a trash enclosure plan.*



Bob,

Attached is a rendering of our standard facility with our selected materials. There are no alternates to our selected materials of ACM, glass and corrugated panels. Please let me know if you have any questions.

Dan Swiontoniowski

Project Architect
Dealership Facility Design

Ford Land

Fairlane Plaza South
330 Town Center Drive - Suite 1100
Dearborn, Michigan 48126-2716 USA
Direct 313.390.0903
mobile 313.319.4269
fax 313.390.7488
dswionto@ford.com



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Special Use (Public Hearing)
Site Plan Review

LOCATION: 23145 W. Route 173

APPLICANT: Kunes Ford

ZONING: M-1 (Antioch) and Unincorporated Lake County

Background

The applicant is seeking to annex approximately 2.54 acres into the Village which will allow them to re-develop their auto dealership into a new 11.18-acre site. The expansion of Kunes Ford will include the construction of a new 35,372 square foot show room and service department along with the re-imaging of the existing showroom into a service building. In addition, the applicant is proposing to expand the amount of parking on the subject site by expanding the site an additional 1.50 acres from property that is currently owned by the Village (Boylan) and will be conveyed to the applicant for expansion of this dealership.

The new dealership will mirror the requirements of all new dealerships by the Ford Corporation and will be the first new auto dealership expansion in the Village in many years. The Village's recent adoption of the Economic Development Plan calls for the creation of a new expanded auto row along Route 173. The recent purchase of the Boylan property will allow the Village to work with another auto dealership in the future on an expansion.

The applicant, as part of this application, is not only seeking an annexation of 2.54 acres that is currently located in unincorporated Lake County and is now being used to park vehicles on, but they are also seeking to rezone the subject 2.54 acres to M-1 (Manufacturing-Limited). In addition, they are seeking approval of their Site Plan for the first phase of the project and a Special Use for a Planned Unit Development.

Annexation

The applicant is proposing to annex approximately 2.54 acres into the Village. The subject site is currently contiguous to the Village of Antioch and is within the Village’s planning area. The subject site is located within the Village’s Facility Planning Area (FPA) and utilities are on the subject site. The property is contiguous to the Village from the east and north. As highlighted above, the Village’s Economic Development Plan calls for the expansion and updating of the existing dealerships along Route 173 and this is the first step in that long term plan.

Based on the foregoing, staff would recommend that the proposed annexation is a logical extension of the Village’s municipal boundaries.

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.

Below is a summary of the surrounding uses:

North:	Commercial	(M-1)
East:	Commercial	(M-1)
South:	Unincorporated	
West:	Commercial	(M-1)

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 Special Use for a PUD is compatible with the surrounding auto dealerships adjacent to the subject site. Across the Street is a Dodge, Jeep and Kia dealerships and to the west is the Raymond Chevrolet dealership. As highlighted above, the long term plan of the Village of Antioch is to expand the number of dealership and create a new auto row for the community.

The surrounding uses are commercial in nature including an auto body shop and several competitor dealerships. There is nothing to indicate that the expansion of this dealership would have any negative impact on any of the surrounding 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 the surrounding area:

The proposed expansion of this dealership is compatible with the surrounding dealerships. As highlighted above, there is nothing to indicate that this commercial expansion would have any negative impact on the surrounding commercial uses.

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

The predominant character of this corridor is commercial and the proposed expansion of this dealership is consistent with the surrounding uses. As identified above, there are three adjacent dealerships and the proposed expansion and construction of a new showroom is consistent with the existing uses. In fact, the proposed construction of this new showroom will constitute an improvement to the character of the corridor. Much of the existing dealerships are located in older buildings that are in need of updating. The long-term goals of the Village's Economic Development Plan is the re-imaging and updating of each of these existing dealerships with better architecture, lighting and landscaping.

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:

The applicant's expansion of their dealership will not have any dramatic impact on additional emissions, noise, vibrations, glare, heat, or odors. The proposed 35,372 square foot showroom/service department is consistent with the Village's expansion plans for more commercial along Route 173. The proposed site plan does incorporate additional lighting; however, the applicant has submitted a photometric plan as part of the required Site Plan Review. The proposed additional lighting will not have a negative impact on the character of the Route 173 corridor.

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

There is nothing in this plan that would have a negative impact on the long term improvement plans for Route 173. The Illinois Department of Transportation has long term improvements for Route 173 that will create a four lane arterial. The applicant is proposing to maintain the existing access points that are currently located on their subject site, while adding a new access point on the future Grimm Road.

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

The Village has the utility capacity to serve the subject site for commercial development. Additionally, there are existing utilities that service the subject site and the expansion of the site will be served by the same utilities.

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

The applicant has submitted proposed elevations for the new showroom and service building which is part of the Site Plan Review. The new elevations and landscaping that is proposed as part of the Site Plan Review will improve the appearance of this dealership and the dealership's presence on Route 173.

Rezoning

The applicant is seeking to rezone the subject property to M-1 (Manufacturing District) from its current R-1 county zoning. The existing 2.54 acres currently incorporates a temporary gravel base and is being used to store vehicles for the dealership. The applicant is seeking to consolidate these 2.54 acres into their existing dealership which would allow them to construct a new showroom- service department.

Prior to making any favorable recommendation for any requested rezoning, it is important that certain findings or standards be met by the applicant. Any rezoning consistent with Illinois law should meet the following criteria:

- Be consistent with zoning and land uses in the surrounding area.
- Be consistent with the Village's policies and Comprehensive Plan.
- Not have any negative impact on the surrounding properties, including the diminishing of property values.
- Consistent with the trend of development in the adjacent area.

While there is no set of formal findings that are outlined in Section 10-15-4, any proposed rezoning should take these factors into account. The subject site contains a number of constraining elements that should be considered when determining whether the proposed M-1 zoning is appropriate. Below is an analysis of the factors that should be considered in determining whether the requested rezoning to M-1 is appropriate for the subject site:

The subject street as highlighted above is located within a commercial area that contains several auto dealerships and an auto body shop. The proposed expansion of this dealership is consistent with the trend of development along the corridor and fits into the commercial character as highlighted above.

Route 173 carries approximately 15,000 vehicles per day and this fact would make the subject site appropriate for an expanded auto dealership. The economic viability of any auto dealership depends on great visibility and traffic counts. The only real appropriate location for a dealership in the Village of Antioch is along Route 173 and Staff anticipates the potential of expanding several existing dealerships or recruiting a new dealership in the future. The vitality of the existing auto dealerships is one of the core anchors of the Village's commercial base. Based on this fact, the proposed rezoning of the subject site is consistent with the Village's land use plans and economic development plans.

As highlighted above, Staff envisions the future expansion of a number of auto dealerships. The Village's land use and Economic Development Plan calls for the creation of a new auto row along Route 173. These existing dealerships continue to serve as a commercial gateway into the Village's core. The construction of a new dealership and expansion of the site provides an opportunity to upgrade the corridor. The long term plan is to upgrade the architecture and landscaping along this corridor in order to create an attractive entrance into the Downtown.

Site Plan Review

The applicant is required to submit a Site Plan for the new construction of a 35,372 square foot showroom and service building. The re-imaging of the existing Kunes dealership will be a second phase of this project and is not part of this site plan review. The applicant is proposing to add an additional 4.0 acres to the subject site and create a new dealership campus of approximately 11.18 acres.

Access Points

The proposed site plan incorporates three access points along Route 173 and two future access points on Grimm Road when that new road is constructed by the Village of Antioch. Currently, the Kunes dealership has two access point on Route 173. The applicant is proposing that the third access point on Route 173 would be removed when Grimm Road is constructed.

- The new access point on Route 173 will have to be approved by the Illinois Department of Transportation. Staff has some concerns and questions whether IDOT will allow three access points on Route 173. Regardless, we believe that the proposed site plan still works with only the two existing access points.
- The subject site plan does not depend on the construction of Grimm Road. As part of the Village purchase of the Boylan property, there is a future plan to re-align a new Grimm Road adjacent to the subject site. The new Grimm Road in all probability will be constructed by the Village in phases and will ultimately link Route 173 with Route 83. The construction of this new roadway will provide a number of new economic development opportunities for the 50 acre Boylan parcel.

Parking

The applicant is proposing a major expansion of parking for the subject site. Based on the Village's Site Plan Review, the proposed total of 54,975 square feet of showrooms and service department would require a total of 165 parking spaces. The applicant is proposing a total of 826 parking spaces and the vast majority of these spaces would be for inventory. The proposed parking ratio for this site plan is 15 spaces per 1,000 square feet.

The proposed new showroom of 35,845 would require a total of 107 spaces and would require 5 handicapped parking spaces. He applicant will be required to add an additional 3 handicapped parking spaces on the subject site.

Architecture

The applicant has submitted proposed elevations for all four elevations. The Village's Site Plan Review ordinance requires commercial buildings to be constructed with a predominance of quality materials which includes face brick, stone, or glass. The applicant's proposed elevation follows the requirements of the Ford Motor Corporation and incorporates a contemporary style with modern materials.

Specifically, the applicant is proposing a combination of metal cladding, metal panels and glass. This proposed elevation mirrors the requirements of the Ford Corporation on creating a standard contemporary look. The applicant is seeking relief from the Village's Site Plan Review ordinance through the Planned Unit Development and proposed Annexation Agreement.

All four elevations will incorporate metal cladding and glass bay doors for the service department. Based on the contemporary design nature, Staff is in support of using non-traditional masonry materials to create a sleek contemporary/modern appearance.

Landscaping

The very nature of any auto dealership emphasizes good visibility of their inventory along any arterial. Therefore, in this case, the critical issue of visibility of the inventory of new vehicles should be balanced with Staff's vision of improving the appearance of Route 173 as one enters the core of the Village. Currently, the appearance of the auto dealers is largely defined by the predominance of utility poles, excessive signage, and the lack of landscaping.



The Village's landscape ordinance requires one (1) shade tree and fifteen (15) shrubs for every 30 feet of linear frontage. The applicant's new site plan incorporates approximately 654 feet which would require a total of 22 trees and 327 shrubs. The applicant is proposing a total of 11 trees and 92 shrubs.

- As part of the Planned Unit Development, Staff would support some relief from the Village's landscape requirement along Route 173. However, we would request the opportunity to work with the applicant's landscape designer to add some additional shrubs and groundcover which would maintain visibility of the showroom and auto inventory, while softening the visual impact of the parking areas and improve the quality of place along Route 173.
- In addition, staff would request an opportunity to work with the landscape designer of the applicant to add some additional ornamental and shade trees along Route 173. Specifically, Staff believes that there is an opportunity to cluster the trees in a series of clusters which would maintain site lines towards the dealership while improving the Route 173 corridor.
- Adding a uniform groundcover, incorporating a uniform pattern of shrubs and ornamental trees, similar lighting standards, and signage designs (i.e. monument signs) can have a dramatic impact on the quality of appearance of the Route 173 corridor. The applicant's proposal provides the Village with the opportunity to improve the quality of design along this corridor while also promoting new economic design.

Photometrics

The applicant has submitted a photometric plan for the subject site and Staff is in the process of requesting a number of modifications to the proposed plan. The Village's Site Plan Review ordinance limits foot candle illumination to a 0.50 at the property line. The applicant's minimum foot candle illumination level is 1.8 foot candles and the average illumination level is 19.57 foot candles.

- Again, due the very nature of this commercial use, Staff understands that the applicant will be seeking a higher illumination level along Route 173 for visibility and within the parking area for security of their inventory. However, Staff believes that there is an opportunity to modify the photometric plan to reduce the light spillage impact on the Village's environment.

Stormwater

The applicant is working with the Village of Antioch on the construction of a new retention pond that will largely be located on Village property and serve as a regional retention facility for this dealership and future development on the Boylan property. The Village believes that it makes sense to create a regional retention facility for the Boylan property development. By doing so, more property will be available to the applicant for commercial use.

Currently, the Village Engineer, H.R. Green is working on preliminary engineering for the design of this retention facility. It will be the Village's responsibility to design and construct this retention facility. Obviously, the construction of this facility will have to correspond with the construction of this proposed development. Staff and our engineers are working on these details concurrent with the entitlement of this development.

RECOMMENDATION

Based on the foregoing analysis, staff recommends that the Planning and Zoning Commission make a favorable recommendation that the proposed Annexation of the subject property is a logical extension of the Village's municipal boundaries. In addition, staff would recommend to the PZB that the proposed rezoning of the subject site to M-1 is consistent with the existing character along the corridor and trend of development. Additionally, Staff generally supports the requested Special Use for a Planned Unit Development on the subject site.

In addition, Staff would recommend approval of the proposed Site Plan Review subject to the stipulations outlined in the following motion:

We move that the PZB make a favorable recommendation that the proposed annexation of the subject site is a logical extension of the Village's municipal boundaries.

We move that the PZB recommend approval of the Special Use for Planned Development of the Kunes Ford dealership subject to the following stipulations:

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

We move that the PZB make a favorable recommendation to the Village Board that the property be rezoned M-1 (Manufacturing- Limited)

We move that the PZB make a favorable recommendation of the proposed Site Plan for Kunes Ford 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. Submittal of revised landscape plan subject to Staff's comments.*
- 4. Submittal of a revised photometric plan subject to working with Staff.*
- 5. Submittal of a trash enclosure plan.*