



REPORT TO: PLANNING and ZONING COMMISSION
FROM: MICHAEL S. GARRIGAN, AICP, CNU-A, Community Development Director
DATE: July 7, 2017
SUBJECT: REPORT TO PZB

CASE: Skipper Buds
17-08

REQUEST: Site Plan Review, Phase I

LOCATION: 1000 Route 173

APPLICANT: Skipper Bud's

ZONING: B-3 (Village of Antioch)

Background

As the PZB will recall applicant is seeking to expand their existing marina with a new showroom and several new storage buildings. In addition, the applicant was recently approved for a long term retail concept at the corner of Route 173 and N. First Street. The applicant is now proposing a Site Plan for Phase I of this project which will contain three new storage buildings.

Site Plan Review

The applicant is proposing to construct three (3) cold storage buildings. Each of these building would contain approximately 12,000 square feet of space. Based on the previous Concept Plan, the future showroom would be incorporated in Phase II of this project and would be located to the east of these three storage buildings. A new gravel storage area would be installed between the three (3) storage buildings and would be connected to the current access road system that provides access to the existing marina off Lake Marie.

Architecture

The applicant consistent with the Annexation Agreement is proposing to construct three pre-engineered metal storage buildings. Each building would incorporate a wainscot of block and a series of cultured stone pilasters to break up the massing of the building. In addition, each building would contain a series of windows along the roof-line to provide natural light into each building.

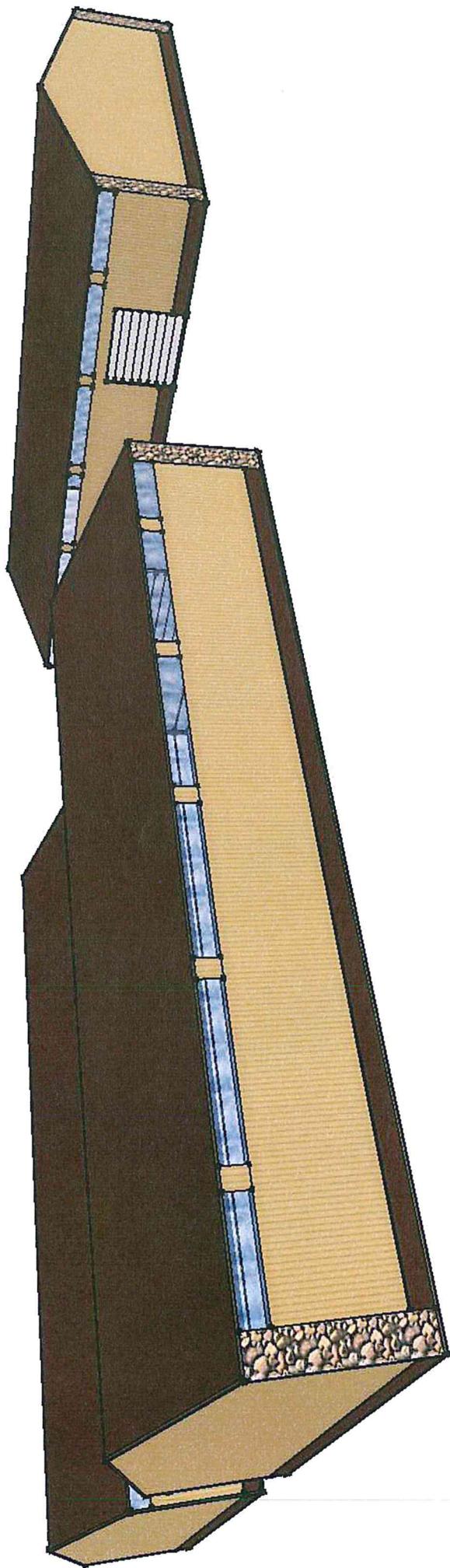
Recommendation

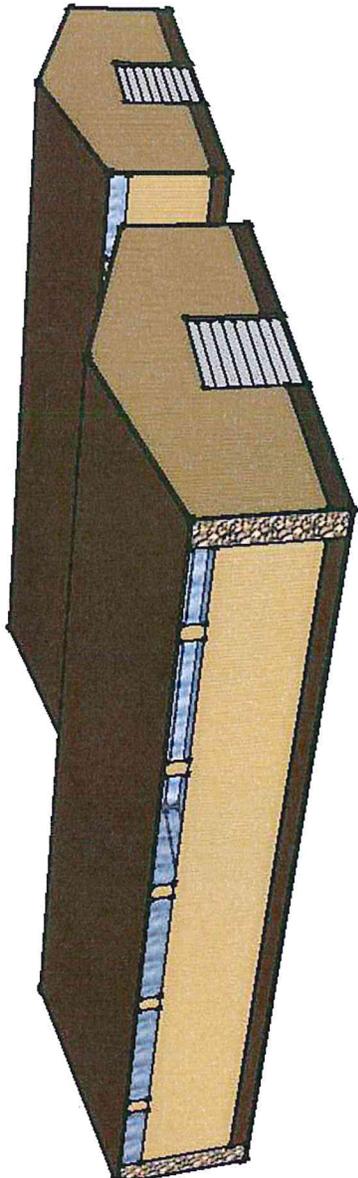
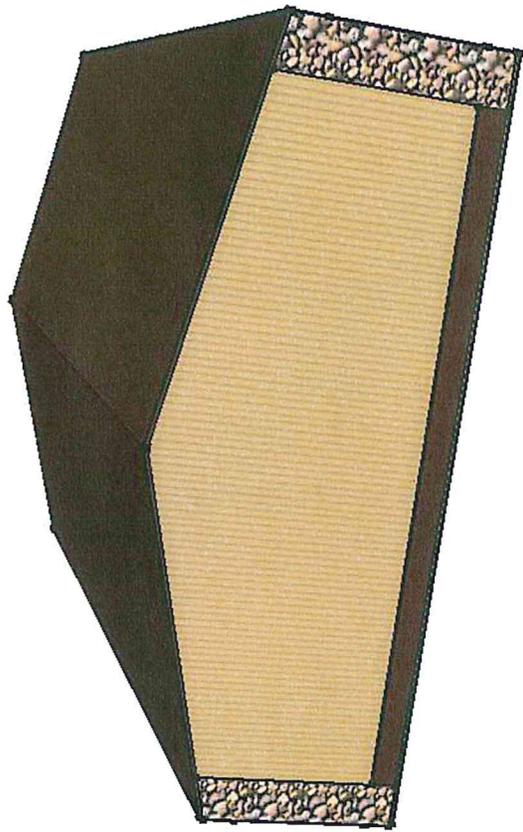
Based on the foregoing analysis, it appears that the applicant's proposed Site Plan Review Ordinance complies with the Village's Site Plan Review Ordinance. The applicant is seeking relief in from the Village's Site Plan Review Ordinance as it relates to building materials and the landscape buffer adjacent to the residential area to the west. The applicant was granted relief in the previously approved Annexation Agreement for both these areas of relief.

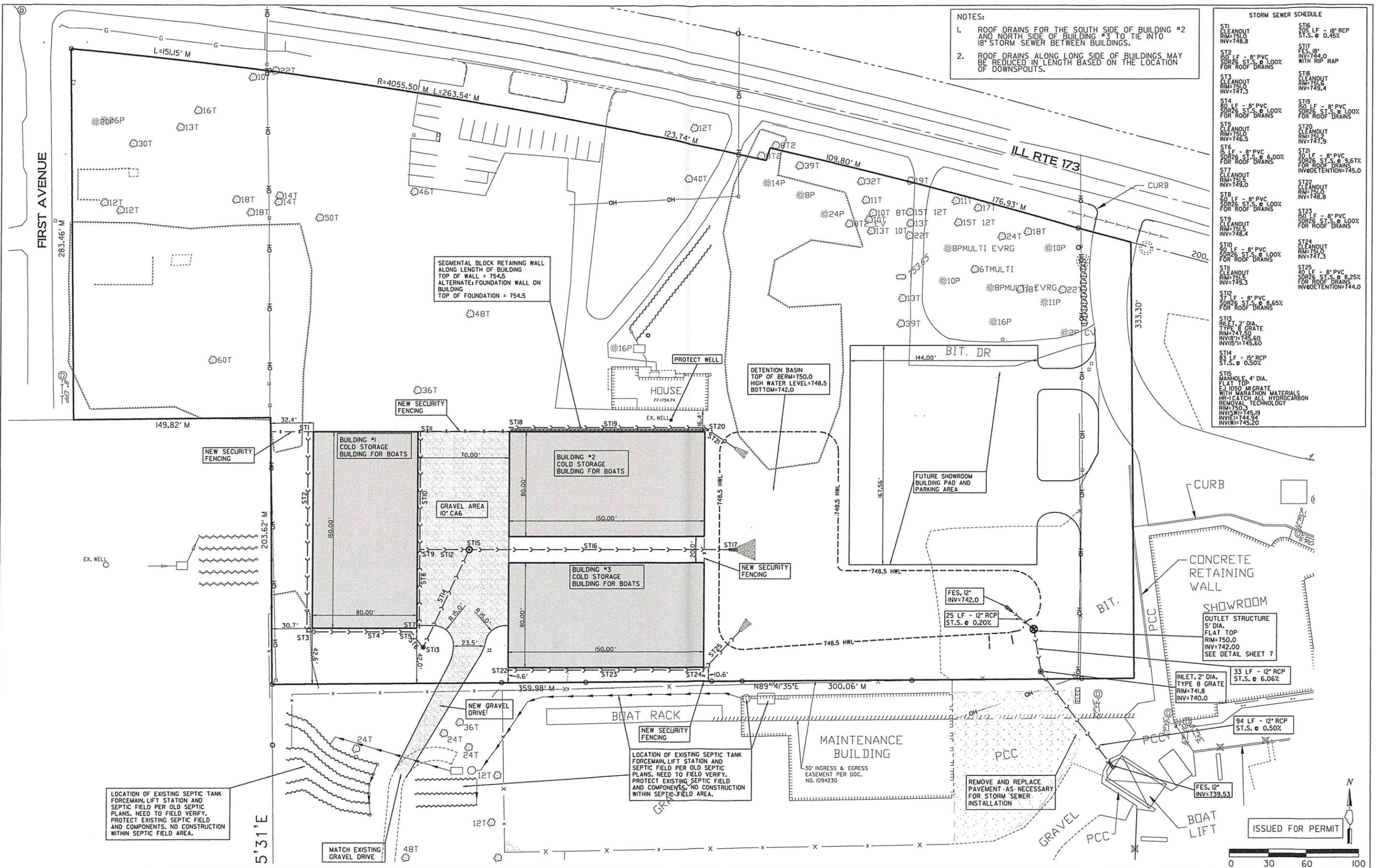
In accordance with the above analysis, Staff would make the following recommendation:

We move that the PZB make a favorable recommendation to the Village Board of Phase I of the Skipper Buds Site Plan Review subject to the following stipulations:

- 1. Compliance with the requirements of the Village Engineer.***
- 2. Compliance with the requirements of the Plainfield Fire Protection District.***
- 3. Submittal of a revised landscape plan as per the recommendations by Staff.***
- 4. Any lighting fixture wall pack shall comply with Village Ordinance as it relates to being set at a ninety degree angle towards the ground.***







NOTES:
 1. ROOF DRAINS FOR THE SOUTH SIDE OF BUILDING #2 AND NORTH SIDE OF BUILDING #3 TO TIE INTO 18" STORM SEWER BETWEEN BUILDINGS.
 2. ROOF DRAINS ALONG LONG SIDE OF BUILDINGS MAY BE REDUCED IN LENGTH BASED ON THE LOCATION OF DOWNSPOUTS.

STORM SEWER SCHEDULE	
ST1 CLEANOUT RIM=751.0 INV=748.8	ST16 80 LF - 8" RCP ST.S. @ 0.45%
ST2 80 LF - 8" PVC FOR R26 ST.S. @ 1.00% FOR ROOF DRAINS	ST17 FES 18" INV=744.0 WITH RIP RAP
ST3 CLEANOUT RIM=751.0 INV=747.3	ST18 CLEANOUT RIM=751.0 INV=749.4
ST4 80 LF - 8" PVC FOR R26 ST.S. @ 1.00% FOR ROOF DRAINS	ST19 80 LF - 8" PVC FOR R26 ST.S. @ 1.00% FOR ROOF DRAINS
ST5 CLEANOUT RIM=751.0 INV=746.5	ST20 CLEANOUT RIM=751.0 INV=747.9
ST6 80 LF - 8" PVC FOR R26 ST.S. @ 6.00% FOR ROOF DRAINS	ST21 30 LF - 8" PVC FOR R26 ST.S. @ 9.67% FOR ROOF DRAINS INVO DETENTION=745.0
ST7 CLEANOUT RIM=751.5 INV=749.0	ST22 CLEANOUT RIM=751.0 INV=748.8
ST8 80 LF - 8" PVC FOR R26 ST.S. @ 1.00% FOR ROOF DRAINS	ST23 80 LF - 8" PVC FOR R26 ST.S. @ 1.00% FOR ROOF DRAINS
ST9 CLEANOUT RIM=751.5 INV=748.4	ST24 CLEANOUT RIM=751.0 INV=747.3
ST10 80 LF - 8" PVC FOR R26 ST.S. @ 1.00% FOR ROOF DRAINS	ST25 40 LF - 8" PVC FOR R26 ST.S. @ 8.25% FOR ROOF DRAINS INVO DETENTION=744.0
ST11 CLEANOUT RIM=751.5 INV=749.3	
ST12 80 LF - 8" PVC FOR R26 ST.S. @ 8.65% FOR ROOF DRAINS	
ST13 INLET, 2' DIA. TYPE 8 GRATE RIM=747.50 INV=745.60 INV(1)=745.60 INV(15)=745.60	
ST14 83 LF - 15" RCP ST.S. @ 0.50%	
ST15 MANHOLE, 4' DIA. FLAT TOP - 1' ISO MIGRATE WITH MARATHON MATERIALS HE-1 CATCH ALL HYDROCARBON REMOVAL TECHNOLOGY RIM=750.0 INV(1)=745.19 INV(15)=744.94 INV(15)=745.20	

SEGMENTAL BLOCK RETAINING WALL ALONG LENGTH OF BUILDING TOP OF WALL = 754.5 ALTERNATE: FOUNDATION WALL ON BUILDING TOP OF FOUNDATION = 754.5

DETECTION BASIN TOP OF BERM=750.0 HIGH WATER LEVEL=748.5 BOTTOM=742.0

FES, 12" INV=742.0
 25 LF - 12" RCP ST.S. @ 0.20%

SHOWROOM OUTLET STRUCTURE 5' DIA. FLAT TOP RIM=750.0 INV=742.00 SEE DETAIL SHEET 7

LOCATION OF EXISTING SEPTIC TANK FORCEMAIN, LIFT STATION AND SEPTIC FIELD PER OLD SEPTIC PLANS. NEED TO FIELD VERIFY. PROTECT EXISTING SEPTIC FIELD AND COMPONENTS. NO CONSTRUCTION WITHIN SEPTIC FIELD AREA.

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REMOVE AND REPLACE PAVEMENT AS NECESSARY FOR STORM SEWER INSTALLATION

REVISIONS	PROJECT NO.	SHEET
	P17-0040	3
	ORIGINAL DATE: JUNE 29, 2017	
	SCALE: 24X36" = 30'	
	DESIGNED BY: TFM	
	DRAWN BY: TFM	
	CHECKED BY: TFM	

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