



REPORT TO: PLANNING and ZONING COMMISSION
FROM: MICHAEL S. GARRIGAN, Esq, AICP, CNU-A, Community Development Director
DATE: July 6, 2017
SUBJECT: REPORT TO PZB

CASE: Dragon Fly Bed & Breakfast
17-10 SU

REQUEST: Special Use (Public Hearing)

LOCATION: 1034 Main Street

APPLICANT: Sherylynn A. Gronert

ZONING: MT (Main Street Transitional)

Background

The applicant currently owns a historic single family home at 1034 Main Street in Downtown Antioch and is proposing to convert this home into a Bed & Breakfast. The home is located in the Main Street Transitional District and a Bed & Breakfast is identified as a Special Use in the Village’s Form Based Code.

The applicant is not proposing to alter the outside exterior of this historic home. Currently, the home is a two story Gothic Revival Home design which has been beautifully restored and incorporates significant historic integrity to the structure. The applicant is proposing to convert the single family house into a four (4)-bedroom B & B. The applicant is not proposing to change any physical features of the single-family home, including the existing access point on Main Street or garage located at the rear of the property. The current owner of the property will continue to reside in the house and will rent out bedrooms as part of this proposed business.

Special Use

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.

Below is a summary of the surrounding uses:

North:	Single-Family Home	(MT)
East:	Single-Family Home	(MT)
South:	Single-Family Home	(MT)
West:	Single-Family Home	(MT)

In accordance with Section 10-15-5, any proposed Special Use must comply with certain 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 Village's Form Based Code recognizes that a Bed & Breakfast are compatible to a single-family neighborhood. Nothing in this proposal will alter the existing single family character of this property other than a ground sign that is being proposed for this Bed & Breakfast. The existing character of the house blends into this single-family neighborhood which is adjacent to Main Street.

The purpose of the Main Street Transitional District is to encourage the conversion of the existing single-family homes into offices, shops, and other uses that are historically in character of the Downtown. Main Street was historically a single-family neighborhood, but with the widening of Main Street, fewer people wish to reside on Main Street due to the traffic volumes.

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.

There is nothing in the proposed conversion of this single-family home that will have any detrimental impact on any of the adjacent parcels. As highlighted, nothing with respect to the exterior of this home will change. The property will continue to appear as a single-family and will continue to blend into the neighborhood seamlessly.

The very nature of the Village's Form Based code is to regulate form, versus use. The form, massing, design, of this single family home is not changing. The only change is the conversion of this single family home into a Bed & Breakfast. Historically, Downtowns would incorporate a mixture of uses and there is nothing inconsistent with an antique shop, Bed & Breakfast, or a single family home all being located on the same block.

- c) *The proposed use will not change the predominant character of the surrounding area.*

As highlighted above, there is nothing in this proposed use that will change the predominant character of the area as single-family. The applicant is proposing to incorporate six (6) parking spaces on the subject site. One small area adjacent to the existing garage will be expanded to accommodate a recreational vehicle or a large vehicle. Other than these small changes to the parking area in the rear, there will be no significant changes to the existing site. The Village's Code requires 1 space for every guest bedroom. The applicant's 4 bedrooms thus would require 4 parking spaces.

The applicant's proposed use will be no more intense than the existing antique stores which are located to the south and north of the subject site. This use is consistent with the Village's Form Based Code and fits into the long term vision of the Main Street Transitional District. Staff continues to encourage a mixture of single family homes, offices, and boutiques along Main Street. Main Street as envisioned will encourage a healthy mixture of small businesses and residential, while preserving the historic integrity of the physical fabric along the corridor.

- 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.*

This proposed use will have no impact on additional noise, vibrations, emissions, glare, heat, or any other factors as outlined in the above finding of fact.

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

This proposed Bed & Breakfast will have no direct impact on the amount of traffic in the area.

- f) *The effect on infrastructure including water, wastewater, stormwater, utilities and streets;*

The proposed Bed & Breakfast will have no impact on stormwater, or the Village's capacity to handle any additional drainage. Only a small area of parking is being expanded on the subject site and the existing impervious areas of the site should be able to handle any additional drainage.

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

The proposed use of the site as a Bed & Breakfast integrates very well into the residential character of this area along Main Street. The proposed use is a low impact use and the architecture of this historic home is not changing. The home blends in currently with the other historic homes in Downtown Antioch and nothing in the applicant's proposal will change this fact.

More importantly, this new use brings the opportunity for people to stay in Downtown Antioch. As the Downtown continues its long-term revitalization with new businesses and destinations, this Bed & Breakfast provides another economic development tool to make Downtown Antioch unique and a regional destination.

RECOMMENDATION

The proposed Bed & Breakfast as outlined above meets the required finding of facts that are required for a Special Use. The proposed use will have no negative impact on the adjacent properties and will not alter the essential single-family character of the area. As proposed, this use will be a low impact on the neighborhood and will incorporate less traffic than the existing antique stores located to the south and north of the subject site.

Based on the foregoing analysis, Staff makes the following recommendation:

We move that the PZB recommend approval of the applicant's proposed Special Use for 1034 Main Street as a Bed & Breakfast subject to the following stipulations:

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

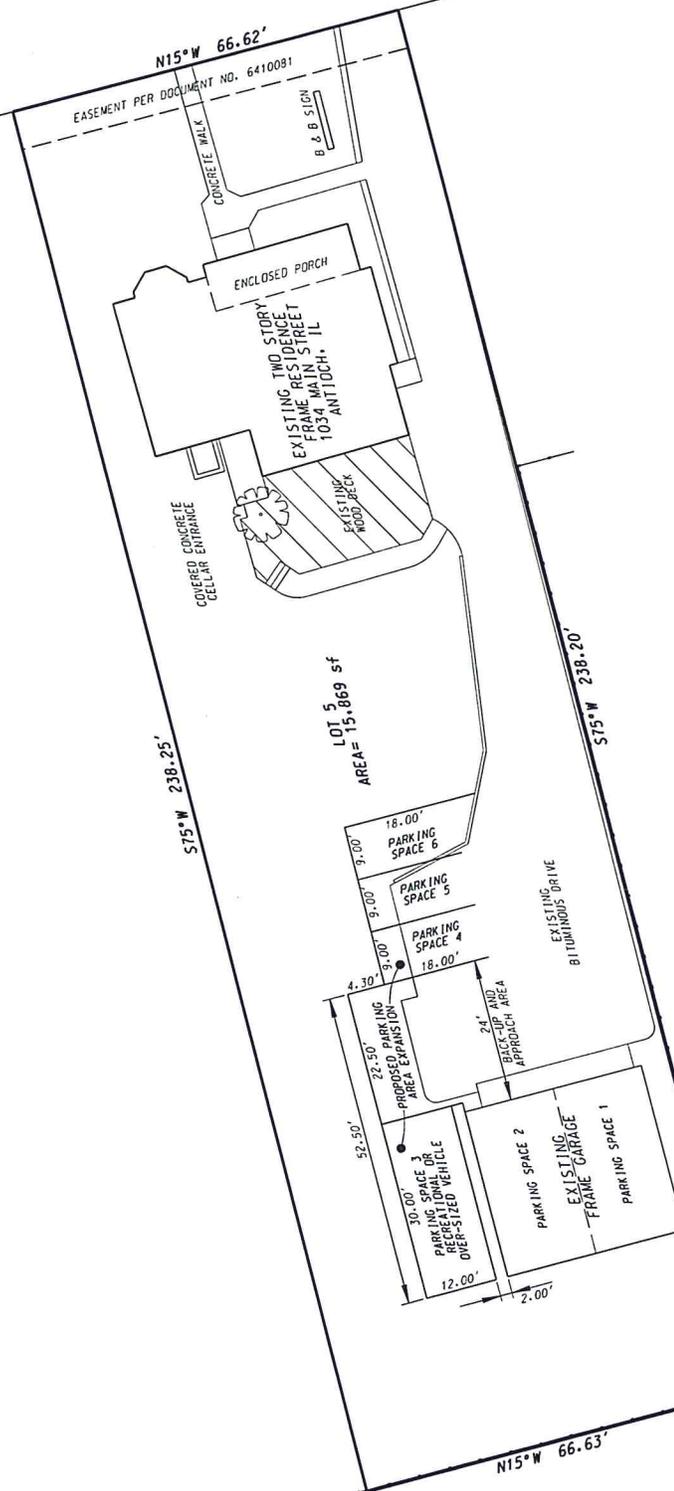


NORTH
SCALE: 1" = 20'

MAIN STREET
AKA IL RTE 83
FORMERLY FOX RIVER ROAD

LEGAL DESCRIPTION

LOT 5 IN PLAT OF WILTON'S SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 46 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 22, 1887 AS DOCUMENT 35298, IN BOOK "A" OF PLATS, PAGE 67, IN LAKE COUNTY, ILLINOIS.



PROPOSED BED & BREAKFAST ESTABLISHMENT
SITE PARKING AND SIGNAGE PLAN
1034 MAIN STREET
ANTIOCH, IL 60002

MINIMUM PARKING REQUIREMENTS:
ONE (1) PARKING SPACE FOR EACH FOUR (4) GUESTS
PLUS ONE (1) ADDITIONAL PARKING SPACE FOR THE
OWNER OR MANAGER ON THE PREMISES



Common Living Room (adjacent to Billiards Room)



Front Porch



Dining Room



Harbor Suite



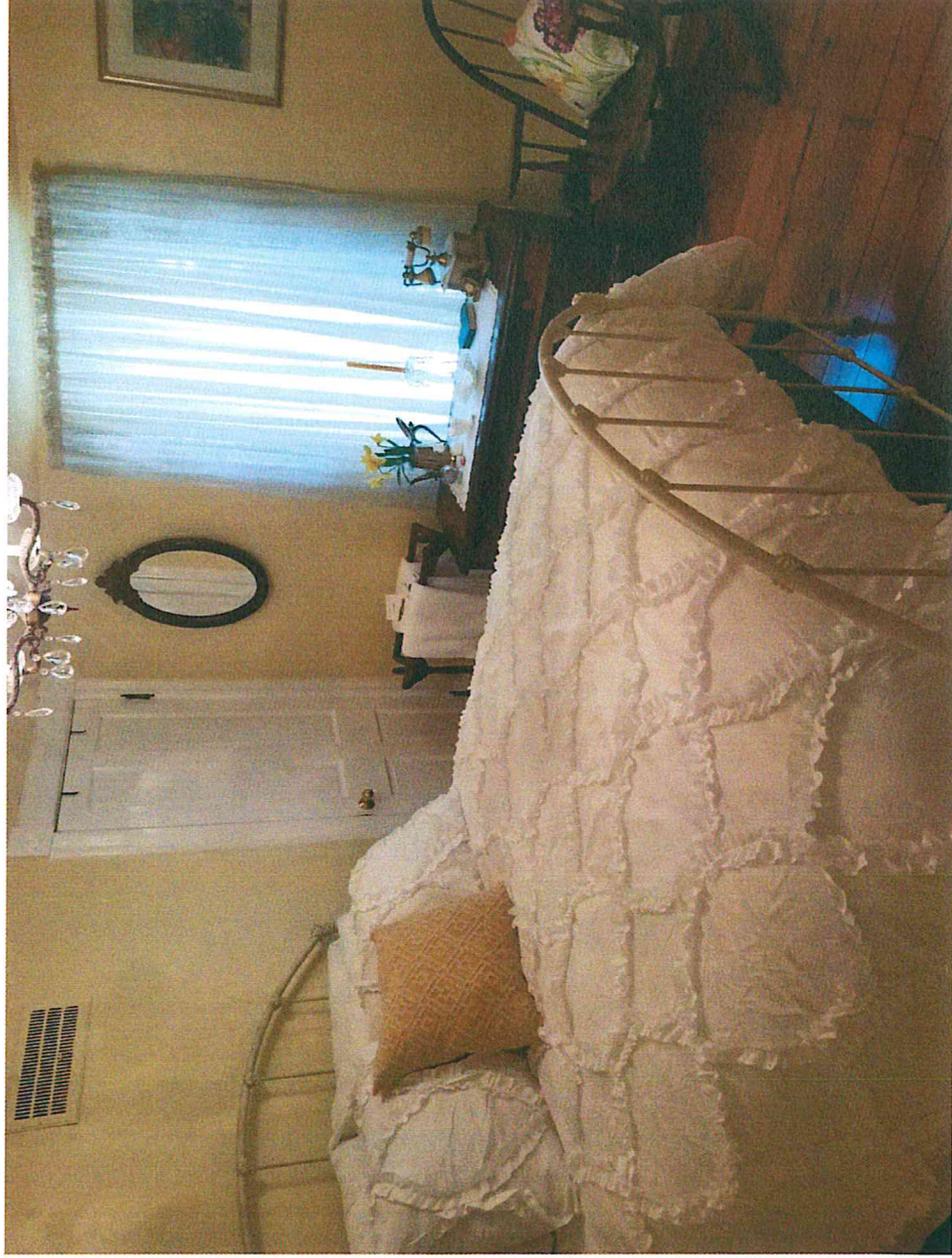
Harbor Suite



Geranium Room



Daffodil Room



Jessica's Room



Jessica's Room



Back Deck



Thank you!