



REPORT TO: VILLAGE PRESIDENT and BOARD OF TRUSTEES
FROM: MICHAEL S. GARRIGAN, Esq, AICP, CNU-A, Community Development Director
DATE: September 9, 2020
SUBJECT: REPORT TO VILLAGE BOARD

CASE: Oksanen Bed & Breakfast
20-06 SU

REQUEST: Special Use

LOCATION: 998 Victoria Street

APPLICANT: Elizabeth Oksanen

ZONING: R-3

Background

In accordance with Section 10-14-1 of the Village of Antioch's Zoning Ordinance, a conversion of a single-family home into a Bed and Breakfast requires a Special Use permit. The applicant is proposing to convert the property commonly known as 998 Victoria Street into a Bed and Breakfast. The subject property is a historic two-story Queen Anne home which has recently been restored. The property has been used as single-family home and the sale of the property is subject to approval of this proposed Special Use.

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 - R3
East:	Single-Family Home - R3
South:	Apartments – R3
West:	Single-Family Home –R3

In accordance with Section 10-2-12, 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 Special Use will not be injurious to the use and enjoyment of other property in the immediate area for the purposes already permitted, not substantially diminish property values with the neighborhood; and*

The general character around the subject property is Single-Family, except for an apartment building which is adjacent to the subject site and another four-unit apartment building located to the east of the property. Based on the existing single-family character, the zoning question before the PZB is whether using the subject single-family home for a bed & breakfast would have any negative impact on the adjacent single-family homes.

The applicant is not proposing to make any exterior or significant interior changes to the current property. The only thing that would indicate that this single-family house is being used as a bed & breakfast would be a sign in the front yard.

The applicant is proposing to have a bed & breakfast with four (4) guest bedrooms and a maximum of eight (8) guest in the building. The applicant has further identified that the bed & breakfast would only be used during the weekend, Friday through Sunday for guest.

Parking

The applicant 's site incorporates a total of seven (7) parking spaces. Five (5) parking spaces would be in the driveway and two (2) spaces would be in the garage. Village Code requires two (2) parking spaces and one (1) space per bedroom for B&B units.

Based on this finding, there is nothing to indicate that the applicant's proposed use would have a real impact on changing the character of Victoria Street or reduce any property values of the surrounding properties. The historic nature of this house and recent restoration affords itself as a bed & breakfast.

- 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.*

The proposed use of this single-family home should not impede the continued investment that homeowners have been making in the single-family homes around the subject site. As reflected by the subject property, numerous homes on Victoria, Harden, and Spafford have been renovated due to the proximity to Downtown and the historic character of the surrounding area.

As highlighted above, the subject property is adjacent to an apartment building that is not in character with the single-family character of the neighborhood. Staff believes that the proposed use of the subject property would have substantially less of an impact than the existing apartment building that is adjacent to the property on the surrounding neighborhood.

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.

The PZB should determine what parking standard should be used for this bed & breakfast and if the higher standard is used, is there support for relief for the applicant's proposed use to allow one (1) space per bedroom.

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 998 Victoria 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.***
- 3. The applicant be prohibited from having patrons parking on Victoria Street in a manner that would block a fire truck or emergency vehicle.***