



**REPORT TO:** Village President and Board of Trustees  
**FROM:** MICHAEL S. GARRIGAN, AICP, CNU-A, Community Development Director  
**DATE:** May 9, 2018  
**SUBJECT:** REPORT TO VILLAGE BOARD

**CASE:** Rivalry Ale House  
18-04

**REQUEST:** Site Plan Review

**LOCATION:** 945 Main Street

**APPLICANT:** Rivalry Ale House Partnership

**ZONING:** VC (Village Core)

### **Background**

The applicant is proposing to convert the existing 6,000 square foot Flo's building into a new 9,800 square feet restaurant which will include a second floor deck along with outdoor eating. The subject site is located at the northeast corner of Main Street and Park Avenue and is adjacent to an existing municipal parking lot.

As part of the Site Plan approval, Staff is taking this opportunity to enclose a Resolution Granting a Conditional License for the Municipal Parking lot at 945 Main Street and a Business Incentive Package.

### **Site Plan Review**

The subject site is located in the Village's Village Core (VC) which is regulated under the Village's Form Based Code. The critical element that should be considered when looking at this Site Plan is the "context sensitive" element of the architecture. Does the proposal development blend in with the historical character of Main Street?

- A) **Building Placement-** The most important aspect of any site plan in the Form Based Code is the building placement. The Form Based Code requires a “Build to Zone” which reflects the traditional Downtown historic patterns. Specifically, the minimum setback is “0” and the maximum setback is ten (10 ) feet. The applicant is not making a major modifications to the existing footprint of the building which currently incorporates a “0” setback on Main Street. Consequently, the most important design element which is the placement of the building will maintain the historic character of Main Street. The existing enclosure that exists along Main Street from an urban design perspective is being preserved. In addition, the applicant’s is not proposing to make any modifications to the side yard setback. As outlined above, the side of this proposed development is adjacent to a municipal parking lot and the rear of the building is adjacent to the “Scarpelli Building” and Best Pets Store.
- B) **Building Frontage-** In accordance with the following standards, it is critically important that buildings that face Main Street provide visual interest to the street. Based on this, 75% of the street facing building façade between 2 to 8 feet in height must contain non-reflective glass. The bottom of any window may not be more than 4.5 feet above the adjacent sidewalk.

The applicant has incorporated two large glass windows on each side of the new proposed entrance on Main Street that appears to be generally consistent with the requirement that 75% of the street frontage incorporate glass.

In addition, buildings must have a recognizable and defined front entrance facing the main street. The applicant is proposing a double aluminum framed glass door with an awning above the doors.

In addition, any façade that exceeds 75 feet in width must be vertically divided into bays or other segments on more than 30 feet in width. Buildings should incorporate architectural articulation. *Please see architectural comments below.*

- C) **Parking Placement-** Off- Street parking not contained in the building is required to be placed in the rear of the building or underground to reduce visibility and impact on the safety of pedestrians. The applicant is maintaining the existing parking lot that is located to the south of the subject site.

### *Architecture*

The applicant is proposing a two story building. The current building is a one story building with incorporates a predominance of glass windows and a series of pilasters with a faux stone. The current façade was modified from the original façade that once was the home to the “Barnstable Women’s Store”.

Pursuant to Staff’s requests, the applicant has submitted revised elevations that address most of Staff’s requests as it relates to design. The new elevation as submitted incorporates a predominance of EIFS and a series of brick pilasters. The new brick elevations incorporate a series of arched windows which reflect a more historic character. The windows mirror the window design of the First National Bank and State Bank of Antioch at the corner of Main and Lake. In addition, the applicant has incorporated a series of bulkheads below the newly designed storefront windows which will incorporate traditional millwork.

With respect to the Façade facing Park Avenue the applicant is proposing a predominance of EIFS with brick wainscot and a series of large bay doors facing the parking lot on Park Avenue. In addition, the applicant is proposing a new entrance facing Park Avenue. The second floor adds a series of arched windows with sills. Several brick pilasters have been added to the southern elevation which provide articulation and movement to the façade.

Pursuant to Staff's request, a traditional cornice line has been added to the building with a new wood fascia and a series of brackets that reflects a more traditional design approach.

An upper outdoor eating deck is also being proposed to be located facing Main Street. This new outdoor eating area would be in addition to a beer garden which would be located along the sidewalk along Main Street and Park. This new outdoor eating area would contain an arbor and outdoor fireplace and would help activate Main Street with outdoor activity. The reconfigured parking lot would be one way which would help address any safety issues pertaining to the outdoor beer garden. In addition, the beer garden would be enclosed with a brick knee wall to provide a buffer between the parking area and outdoor eating area.

The applicant is proposing to incorporate an entrance and a four (4) foot sidewalk along their southern parking lot area. This entrance would provide direct access to the existing parking lot.

#### Access Points

The applicant is proposing to maintain the existing two (2) existing access points to the Village's municipal parking lot. The spaces within this lot would be angled and the parking lot would be limited to one way traffic to better provide pedestrian protection to this parking lot. The one way direction would provide an opportunity to use the western perimeter of the existing parking lot for outdoor eating.

#### Parking

The Form Based Code requires 1 space per 400 square feet. All existing buildings are grandfathered in, unless it is determined that a new use will bring in a negative parking impact to the surrounding district. The Form Based Code does make provisions for shared parking. Obviously, any parking analysis for a Downtown site is different than a typical commercial site that is located outside the Downtown. Downtowns by their very definition are walkable and parking spaces are not typically provided on site. When looking at parking, one has to also consider on-street parking and any available municipal parking lot parking that is within a reasonable distance to the subject site.

Based on Staff's calculations, the 9,800 square feet of development would require a total of twenty five (25) parking spaces. The applicant's site plan incorporates eleven (11) parking spaces in the existing parking lot that would be dedicated to the applicant for their use. In addition, there is approximately thirty (30) spaces on Main Street and Lake Street which are within a five minute walk of the subject site. In addition, the subject site is approximately a one minute walk and within 600 feet of an existing municipal parking lot on Skidmore Street which contains approximately 80 parking spaces which are available to the

public and other businesses Downtown. Based on Staff's calculations, there are approximately 122 spaces within several minute walk time to the subject site.



As part of the Village's Downtown parking plan, Staff is currently updating the parking wayfinding signage that would direct visitors to the Downtown to municipal parking lots on Skidmore and Toft Street. In addition to the parking at the Village's parking lot on Skidmore, there is municipal parking on Lake Street, Toft Street, and the municipal lot west of Toft Street. Staff is taking this opportunity to attach the Downtown parking inventory stat shows the number of parking spaces within a five minute walk of the proposed site.

### *Lighting*

Staff would request that the applicant incorporate some decorative lighting along Main Street on the building to provide some additional architectural interest to the building. In addition, some additional decorative wall lighting fixtures should be added to the southern façade to provide the necessary lighting for the existing parking lot located south of the subject site.

### **Conclusion**

Based on the foregoing analysis, Staff would make the following recommendations:

***We move that the Village Board approve a resolution for approval of the Site Plan for 945 Main Street 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.***