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REPORT TO: VILLAGE PRESIDENT and BOARD OF TRUSTEES
FROM: Michael S. Garrigan, AICP, CNU-A, Community Development Director
DATE: June 21, 2017
SUBJECT: Report to Village Board

CASE: Premium Sound and Security
17-07 C

REQUEST: Concept Plan

APPLICANT: Premium Sound and Security

LOCATION: Lot, located behind Best Western, north of Route 173

ZONING: B-2 (General Retail)

Background

The applicant is proposing to construct a retail building on a vacant lot located behind the Best Western which is located on Route 173. The proposed concept would contain a new home for the applicant's business " Premium Sound and Security" which is currently located at the Buehler Retail Center, on Route 173, across the street from Wal-Mart. This vacant lot is located south of Victoria Street and is located behind the existing Best Western Motel. The subject site is currently zoned B-2.

The applicants business involves installing sound and security systems in vehicles. This business would be fully contained within the proposed concept. Along with the proposed sound business, the applicant is also proposing to construct two suites within this building which would each contain 2,000 square feet of leasable space.

Concept Plan

A concept plan is generally a simple drawing to show the general outline of the development. The general question before the Village Board is whether the proposed use and commercial nature of this proposal makes sense for the subject site? Would the proposed building have any negative impact on any of the surrounding properties?

If there is support for the applicant's Concept Plan, they will be required to submit a future Site Plan Review application. The Site Plan will require a completed site plan, landscape plan, engineering, and architectural elevations.

Access

The proposed site is approximately 1.43 acres and the applicant's proposed concept would contain a 10,000 square foot building. The applicant's site plan incorporates an access point off the existing drive for the Best Western Motel which has access on Route 173 and a stub into the Village Square Retail project. The applicant is not proposing a separate access point other than the existing drive aisle that is incorporated into the Best Western site.

Zoning

Based on Staff's analysis, the proposed use appears to be consistent with the B-1 and B-2 zoning districts. Auto accessory stores are permitted. The proposed use would be substantially less intense than an auto repair or auto body facility. The existing zoning of the subject site would not permit an auto body repair facility.

Visibility

This site would not have any direct visibility from Route 173 or Route 83. Based on this factor, any commercial use on the subject site would have to be a point of destination. Due to the poor visibility the site has been vacant for many years. The applicant has explained that his business is a destination business and visibility is not an important factor for him. Based on the poor visibility of the subject site, the two commercial suites of 2,000 square feet each may have to be office versus retail.

Parking

The applicant's approximately 1.43 acre site contains a parking lot that would include a total of 26 parking spaces for the subject site. The 4,000 square feet of retail would require a total of 3 spaces per 1,000 square feet or 12 spaces and the balance of the 6,000 square feet would require a total of 1 space per 1,000 square feet or a total of six spaces.

Architecture

The applicant has submitted a conceptual front elevation of the proposed building. The applicant is proposing to construct a cultured stone veneer building which would incorporate a hip roof and a series of EIFS sign bands on top of each suite within the proposed building. A central entrance with a hip roof would serve as the main entrance into the applicant's showroom and business.

The conceptual drawings appear to comply with the Village's Site Plan Review Ordinance as it relates to materials and massing.

Landscaping and Buffering

The applicant has not submitted a landscape plan as part of this Concept Plan. At the time of the Site Plan Review, the applicant would be required to submit a landscape plan. To the north of this subject site is a series of single family homes located on Victoria Street. Victoria Street terminates to the north of the subject site. Because of the single-family homes to the north, it is critical that the applicant integrate the grade change in the subject site into some landscape design element.

An Extensive landscape buffer will have to be incorporated into the existing northern edge of the subject site to mitigate against any negative impact on the single family homes to the north. There is a significant grade change from Victoria Street and the subject site. Due to this fact, the homes located to the north will have a clear view of this proposed building.

The applicant should incorporate landscape plan that will include health mixture of landscaping including deciduous trees and pines in order to provide an all year round seasonal buffer between the residential use and the proposed commercial use.

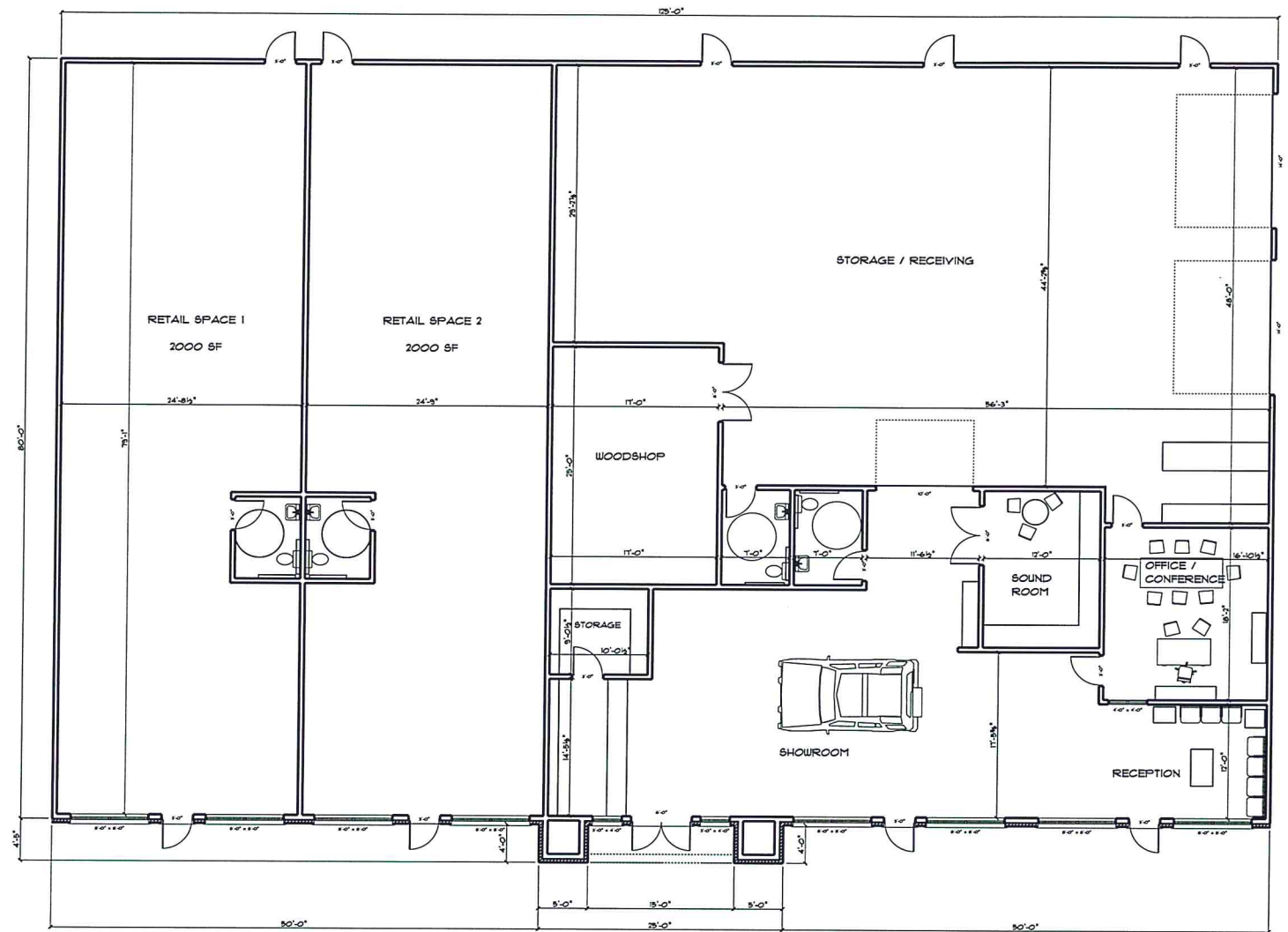
Conclusion

The fundamental question for the PZB is whether there is support for this proposed use for the subject site. This site has been vacant for years and is challenged by poor visibility. Based on this factor, it is not optimum for retail use. The applicant is proposing a use that would be more destination oriented.

The Village Board needs to decide whether the proposed use of the subject site would have a negative impact on the adjacent single family neighborhood located to the north of the site. Staff believes that with proper landscaping and buffering, any negative impact on the homes along Victoria Street could be mitigated.

This matter went before the PZB on June 8th, 2017 and the PZB recommended approval of the concept plan by a vote of 5-0.

Staff is looking for feedback from the Village Board on the applicant's concept plan.

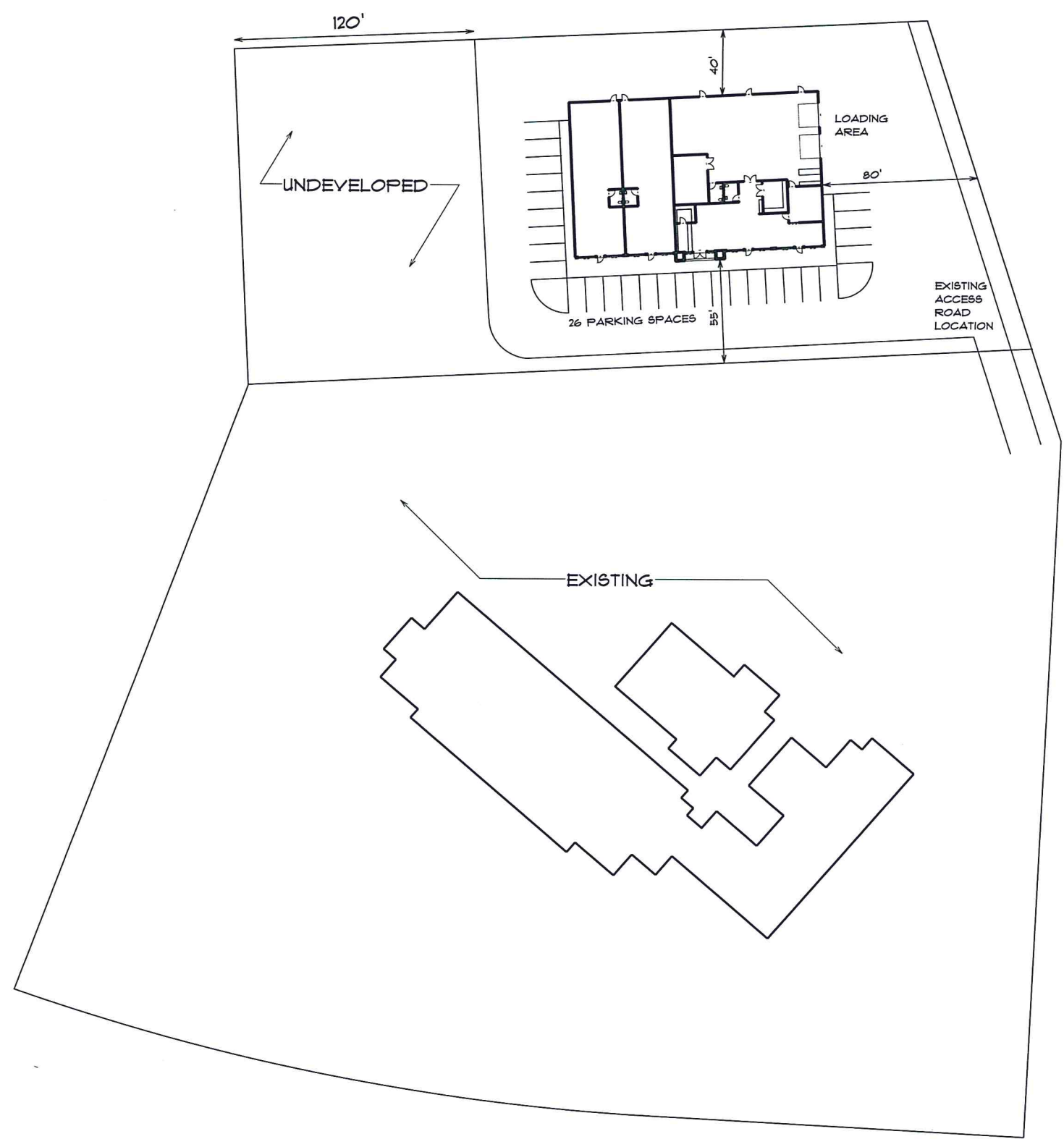


PROPOSED FLOOR PLAN
SCALE 1/8" = 1'-0"

RECEIVED
 MAY 04 2017
 VILLAGE OF ANTIOCH
 PLANNING, ZONING AND
 BUILDING DEPARTMENT



PROPOSED FRONT ELEVATION
SCALE 1/8" = 1'-0"



PROPOSED SITE DIAGRAM
SCALE 1/16" = 1'-0"