

# Request For Board Action

**REFERRED TO BOARD:** August 14, 2017

**AGENDA ITEM NO:** 10

**ORIGINATING DEPARTMENT:** Community Development

**SUBJECT:** Consideration of a Site Plan Review for Phase I of Skipper Buds

**SUMMARY AND BACKGROUND OF SUBJECT MATTER:**

The applicant is proposing the first phase of the Skipper Buds development that would include three twelve thousand (12,000) buildings. These storage buildings were approved as part of the original Annexation Agreement and Concept Plan.

The Combined Planning Commission and Zoning Board conducted a public meeting on July 13, 2017 on the applicant's for a Site Plan for the first phase of this project. There was extensive discussion about the landscaping along the western perimeter. Staff reviewed the revised landscape plan that was being proposed by the applicant.

The Planning Commission recommended approval of Site Plan by a vote of 4-0.

**FINANCIAL IMPACT:** None

**DOCUMENTS ATTACHED:**

1. Resolution
2. Staff Report

**RECOMMENDED MOTION:**

*Move to approve a Resolution approving the Site Plan for the first phase of Skipper Buds.*

**RESOLUTION NO. 17-**

**A RESOLUTION APPROVING THE SITE PLAN FOR SKIPPER BUDS**

WHEREAS, the Village is considering a proposed Site Plan for Phase I of Skipper Buds which would include three (3) 12,000 square foot storage buildings; and

WHEREAS, Antioch approved a concept plan incorporating these three storage buildings along with a future showroom for this proposed development; and

WHEREAS, the Village requires new developments to proceed with a Site Plan Review application; and

WHEREAS, the PZB reviewed the applicant's Site Plan in July, 2017 and recommended approval of the Site Plan Review;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Board of Trustees of the Village to Approve a Resolution for the Site Plan Review for Phase I of Skipper Buds.

PASSED this 14<sup>th</sup> day of August 2017

AYES:

NAYS:

ABSENT:

APPROVED this 14<sup>th</sup> day of August 2017

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Lawrence M. Hanson  
Mayor

ATTEST:

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Lori K. Romine  
Village Clerk



**REPORT TO:** VILLAGE PRESIDENT and BOARD OF TRUSTEES  
**FROM:** MICHAEL S. GARRIGAN, AICP, CNU-A, Community Development Director  
**DATE:** August 8, 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 Village Board 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 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.

The earth tone metal and culture stone will integrate into the future design of the showroom which will incorporate a rustic northern woods design and will be constructed out of a combination of stone and fiber cement board.

### *Landscape*

The subject site requires a 25 foot landscape buffer as per the terms of the Annexation Agreement between the commercial site and residences located to the west of the site. The applicant's Site Plan is proposing a 32 foot buffer. The Village's Site Plan Review Ordinance requires "100% of natural "opacity" within any landscape buffer between commercial and residential. The buffer area to the west is 200 feet long and approximately 32 feet wide. Pursuant to the direction of Staff, the applicant has submitted a revised landscape plan that has added a significant number of additional trees to the western perimeter of the site. The applicant is proposing to construct a berm along the western edge of this development with 21 evergreen trees. In addition, the applicant has added 7 evergreen trees along the northern façade of the storage building facing north in order to soften the appearance of the building from future retail development.

### *Lighting*

The applicant is not proposing to install lighting standards on the subject site. In lieu of lighting standards, the applicant is proposing to install a series of wall packs on the proposed storage building. Any wall pack lighting fixture should comply with the Village's requirement that they be box fixtures and directed ninety degrees down towards the ground.

In addition, Staff would request that any lighting fixtures installed on the storage buildings facing west incorporate the required lighting shields to minimize any negative impact on the single-family homes to the south.

### *Stormwater*

The applicant is proposing to construct a stormwater pond to the east of the proposed storage buildings along with a Best Management Practice design elements including a series of drainage swales adjacent to the proposed buildings.

- The applicant should identify the natural plantings that will be introduced to these drainage swales which will provide a treatment train consistent with Best Management Practices. In view of the sites proximity to Lake Marie, the introduction of BMP's is appropriate for this site.

The Village Engineer is in the process of reviewing the stormwater plan and engineering of the subject site. Final approval of this project is contingent on approval of the final engineering by the Village Engineer.

## **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 Village Board approve the Site Plan Review for Phase I for Skipper Buds 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.***
- 3. Any lighting fixture wall pack shall comply with Village Ordinance as it relates to being set at a ninety degree angle towards the ground.***