

Request For Board Action

REFERRED TO BOARD: August 14, 2017

AGENDA ITEM NO: 12

ORIGINATING DEPARTMENT: Community Development

SUBJECT: Consideration of a Resolution approving the Site Plan for Antioch Eyes Associates located at 23 North Avenue.

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

The applicant is proposing to construct a 4,000 square foot medical building on approximately 1.19 acres of vacant property on North Avenue. The subject site is currently zoned B-3 and a medical office is a permitted use in this zoning district.

The Combined Planning Commission and Zoning Board conducted a public meeting on July 13, 2017 on the applicant's request for a Site Plan Review. The proposed Site Plan, along with parking, architecture, and landscape plan were reviewed by the PZB. There was extensive discussion about the proposed roofing material on the building. Originally, the applicant was propping to install a metal seam roof which is not consistent with the Village's Site Plan Review Ordinance. The PZB along with Staff requested that the applicant replace this metal seam roof with an asphalt shingle roof and the applicant agreed.

The Planning Commission recommended approval of the Site Plan Review for Antioch Eye Associates by a vote of 5-0.

FINANCIAL IMPACT: None

DOCUMENTS ATTACHED:

1. Resolution
2. Staff Report

RECOMMENDED MOTION:

Move to approve a Resolution Approving the Site Plan for Antioch Eye Associates.

RESOLUTION NO. 17-

A RESOLUTION APPROVING THE SITE PLAN FOR ANTIOCH EYE ASSOCIATES

WHEREAS, the Village is considering a proposed Site Plan for Antioch Eye Associates located at 23 North Avenue; and

WHEREAS, Antioch Eye Associates is proposing to construct a 4,000 square foot office building on approximately 1.19 acres located at the above-referenced address; 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 Antioch Eye Associates as follows:

SECTION ONE: Compliance with the requirements of the Village Engineer.

SECTION TWO: Compliance with the requirements of the Antioch Fire Protection District.

SECTION THREE: Incorporating an asphalt shingle roof.

SECTION FOUR: This resolution shall be in full force and effect from and after its passage and approval as provided by law.

APPROVED this 14th day of August 2017

Lawrence M. Hanson
Mayor

ATTEST:

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 7, 2017
SUBJECT: REPORT TO PZB

CASE: Antioch Eyes Associates
17-09

REQUEST: Site Plan Review

LOCATION: 23 North Avenue

APPLICANT: Antioch Eye Associates

ZONING: B-3 (Village of Antioch)

Background

The applicant is proposing to construct a 4,000 square foot medical building on approximately 1.19 acres of property located on North Avenue. The subject site is currently a vacant lot and the applicant currently has an office in Downtown Antioch. The site is currently zoned B-3 and is identified as commercial property in the Village’s Comprehensive Plan.

Site Plan Review

Site Plan

The subject site is approximately 1.17 acres and the site incorporates one full access point on North Avenue. In addition, the site contains two parking lots, one in front of the proposed building and an additional parking lot along the eastern elevation. In accordance with Village ordinance, a total of sixteen (16) parking spaces are required including one (1) handicapped space. The subject site contains eighteen (18) parking spaces. Additionally, the parking stall dimensions and drive aisle widths comply with the Village’s Site Plan Review Ordinance.

The applicant’s proposed Site Plan appears to provide appropriate access for the Antioch Fire Protection District to service the site due any emergency on the site based on the proposed configuration of the parking lot dimensions.

Architecture

The Village's Site Plan Review Ordinance requires that building be constructed with a predominance of quality materials including face brick or stone. The applicant is proposing a masonry building that would incorporate a combination of face brick and a wainscot of cultured stone. In addition, the applicant is incorporating a series of pilasters along southern and western elevations to provide architectural variation and movement to the façade.

A multi-plane hip roof has been incorporated into the design which successfully breaks up the roof line of this proposed building. The applicant has agreed to replace the proposed metal seam roof with an asphalt shingle roof.

Landscape

The Village's Site Plan Review Ordinance requires one shade or ornamental tree and fifteen (15) shrubs for every thirty (30) feet of frontage. The applicant is proposing seven (7) shade trees along North Avenue along with a total of ninety two (92) shrubs. Based on Staff's analysis, the applicant's buffer along with North Avenue complies with the Village's Site Plan Review Ordinance.

The subject site is adjacent to residential to the north. Based on this fact, the applicant has incorporated a forty (40) foot landscape buffer along with extensive landscaping. The applicant is proposing a total of twenty four (24) Austrian Pines trees. As these trees mature, the required 100% opacity will be met by the applicant.

In addition, the applicant has incorporated extensive landscaping along the eastern and western buffers. These buffers incorporate the required ten (10) feet width and the required number of plantings. Based on Staff's Review, it appears that the applicant's landscape plan complies with the requirement of the Village's Site Plan Review Ordinance.

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 medical 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.

Stormwater

The applicant appears to be proposing a dry detention area located west of the subject structure based on their engineering plans. It appears that the parking lot drainage would flow to the west of the site and any stormwater would be retained on the subject site. The Village Engineer will be reviewing the final

engineering related to this Site Plan and approval of the engineering will be completed prior to any issuance of a building permit related to this site.

Recommendation

Based on the foregoing analysis, it appears that the applicant's proposed Site Plan Review complies with the Village's Site Plan Review Ordinance. The applicant's proposed building is consistent with the quality of new commercial construction that the Village is now seeking and their landscaping plan will incorporate extensive landscaping which will beautify the site over time as the landscaping matures.

In accordance with the above analysis, Staff would make the following recommendation:

We move that the Village Board approve the Site Plan for the Antioch Eyes Associates at 23 North Avenue.

- 1. Compliance with the requirements of the Village Engineer.***
- 2. Compliance with the requirements of the Plainfield Fire Protection District.***
- 3. Incorporating roofing materials that comply with the Village's Site Plan Review Ordinance***