

Request For Board Action

REFERRED TO BOARD: October 9, 2017

AGENDA ITEM NO: 17

ORIGINATING DEPARTMENT: Community Development

SUBJECT: Consideration of a building variance for Antioch Eye Clinic to eliminate the concrete curb around the proposed parking lot.

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

The applicant's proposed Site Plan for their eye clinic on North Avenue was approved by the Village Board in August 2017. Since that date, the applicant has been working with their contractor in an attempt to lower the costs of the project. The applicant is currently seeking relief from the Village's current requirement that all new parking lots be installed with concrete curb. This requirements is approximately \$40,000.00 and the applicant is seeking relief from this ordinance requirement which would allow them to proceed with the project. The applicant's representatives have identified the fact that they will not be able to proceed with this project if the current costs are not reduced.

The applicant's engineer has identified that eliminating the concrete curb will have no negative impact on the drainage of the stormwater in the proposed parking lot. In addition, the applicant is proposing to incorporate either a steel or plastic edge which will hold the edges of the parking lot together and avoid the crumbling of the edges.

Staff is not in the position to provide relief to the applicant and therefore we are bringing this matter to the Village Board to determine whether there would be support to provide the applicant with the requested relief.

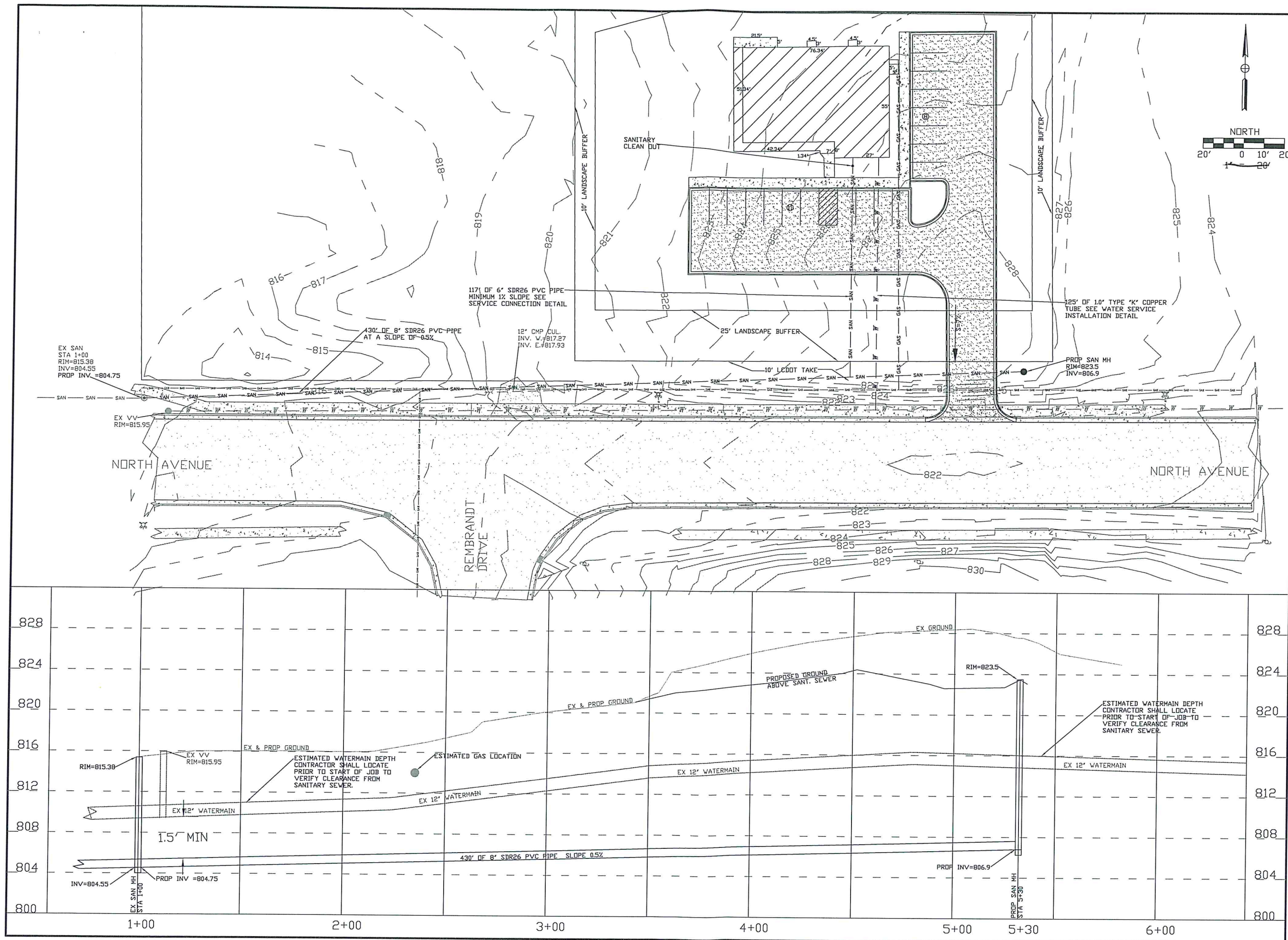
FINANCIAL IMPACT: None

DOCUMENTS ATTACHED:

1. Approved Site Plan

RECOMMENDED MOTION:

We move that the Village Board waive the requirement to incorporate concrete curbs around the parking lot of the new Antioch Eye Associates.



REVISIONS	
DATE	DESCRIPTION

JON M. TACK P.E.
CONSULTING ENGINEER
597 MIDNIGHT PASS
ANTIOCH, IL. 60002
(847) 838-1179

JM

SANITARY SEWER
PROFILE

ANTIOCH EYE ASSOCIATES
23 NORTH AVENUE
ANTIOCH, ILLINOIS 60002

SHEET
5 OF 8

DATE
4/1/17

JON M. TACK, P.E.

597 Midnight Pass

Antioch, IL 60002

Ph # (847) 838-1179

October 4, 2017

Michael Garrigan, C. D. Director
Village of Antioch
874 Main Street
Antioch, IL 60002

Re: Antioch Eye Associates – Building Code Relief
23 North Avenue, Antioch

Dear Mr. Garrigan:

The Owner of Antioch Eye Associates an existing business in the Village of Antioch was approved by the Village Board on August 14, 2017, Resolution 17-48 to develop a property in the Village to better serve its patrons. The Owner has been working with Rasch Construction & Engineering, Inc as the General Contractor and George Seater as the owner of the land in preparing the bids from subcontractors to satisfy the financial requirements of the development.

As you are aware the development has had a few obstacles to overcome in the development process;

1. The LCDOT safety concerns with the access to the site being anywhere but in-line with the Village street to the south of North avenue, Rembrandt Drive.
2. The negotiations with the VFW to obtain the right of easement to access the development site.
3. The distance the building is setback into the property due to the landscape buffer and the 10' take of LCDOT.
4. The additional driveway and curb and gutter due to aligning the access with Rembrandt Drive.
5. The extension of the sanitary sewer more than 200' to provide for the service connection to the building.

The above items have significant financial obligations that are necessary to be able to develop the property. These obligations along with the cost of construction have strained the budget for the development of the property.

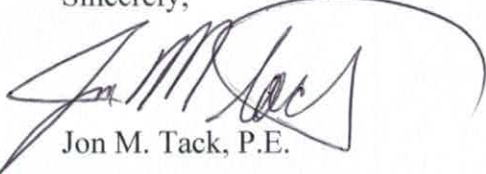
At this time the Owner is requesting relief from Village Ordinance Title 11 – Subdivision Regulations, Chapter 5 Administration and Enforcement, Section 1: Building Permits and specifically the requirement to provide curb and gutter at the perimeter of the parking lot.

As I understand the process, any relief on a building permit requirement must be approved by the Village Board. If it is possible we are requesting to be on the agenda of the next available Board meeting.

If you need anything else from me to prepare the board packet please contact me.

Thanks for your help in this matter.

Sincerely,



Jon M. Tack, P.E.

C: Connie Crawford, Owner