

Request For Board Action

REFERRED TO BOARD: November 19, 2018

AGENDA ITEM NO: 7

ORIGINATING DEPARTMENT: Community Development

SUBJECT: Consideration of a Site Plan Review for Satterston Construction of a storage building at 335 North Avenue.

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

The applicant went before the Planning and Zoning Commission on October 11, 2018 with a proposed Site Plan Review application to allow him to construct a 1,500 square foot storage building. The subject site was previously used as a hair salon and the applicant is proposing to convert the existing hair salon into an office. A new storage building would be constructed to the northwest of the current building to store construction equipment. The applicant is not proposing any outside storage.

The Planning Commission recommended approval of the proposed Site Plan by a vote of 4-0 withy one abstention.

FINANCIAL IMPACT: None

DOCUMENTS ATTACHED:

1. Staff Report
2. Site Plan Resolution.

RECOMMENDED MOTION:

We move that the Village Board approve the herewith attached Resolution for approval of the Site Plan for the property commonly known as 335 North Avenue.

RESOLUTION NO. 18-

**A RESOLUTION APPROVING THE SITE PLAN FOR SATTERSTON
CONSTRUCTION AT 335 NORTH AVENUE**

WHEREAS, the Village is considering a proposed Site Plan for a Satterston Construction located at 335 North Avenue.

WHEREAS, Satterston Construction is proposing to construct a 1,500 square foot storage building on the subject site.

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

WHEREAS, the PZB reviewed the applicant's Site Plan in October 2018 and recommended approval of the Site Plan Review subject to the stipulation outlined in the Village Board Staff Report dated November 13, 2018.

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 Satterston Construction at 335 North Avenue.

PASSED this 19th day of November, 2018.

AYES:

NAYS:

ABSENT:

APPROVED this _____ day of November 2018.

Lawrence M. Hanson
Mayor

ATTEST:

Lori K. Romine
Village Clerk

Trustees
Mary C. Dominiak
Jerry T. Johnson
Jay Jozwiak



Trustees
Ed Macek
Scott A. Pierce
Ted P. Poulos

Lawrence M. Hanson, Mayor
Lori K. Romine, Village Clerk

REPORT TO: VILLAGE PRESIDENT and BOARD OF TRUSTEES
FROM: MICHAEL S. GARRIGAN, AICP, CNU-A, Community Development Director
DATE: November 13, 2018
SUBJECT: REPORT TO VILLAGE BOARD
CASE: Satterston Construction
18-10 SPR

REQUEST: Site Plan Review

LOCATION: 335 North Avenue

APPLICANT: C. Matthew Satterston

ZONING: B-3 (Village of Antioch)

Background

The applicant is seeking to convert an existing hair salon located on approximate 1.0 acre that is located at 335 North Avenue into a construction office for his company and to proceed with the construction of a 1,500 square foot storage building that would be detached from the existing building. The existing building was previously a single- family home and the applicant will be converting the hair salon into an office. No major exterior changes are being made to the existing building.

The subject site is zoned B-3 and the current zoning does permit a construction office.

Analysis

The applicant is seeking the opportunity to locate their construction company to the Village of Antioch and is seeking to use the existing house that was converted into a hair salon into an office for their business. In addition, as highlighted above, the applicant is seeking to construct a 1,500 square foot garage for their equipment.

Access and Parking

The subject site contains an existing full access point on North Avenue along with an existing parking lot that is located to the east of the current building that is located on the site. Currently, the parking lot contains 18 parking spaces along with an additional handicapped parking space. Offices under the Site Plan Review Ordinance requires 3 spaces per 1,000 square feet. The current building on the subject site contains approximately 1,100 square feet of usable commercial space and therefore would require

approximately 4 parking spaces in addition to an additional handicapped space. Based on Staff's review, there appears to be a surplus of parking for the site.

Architecture

The existing building is a converted "Craftsman" house and the applicant is proposing to construct a 1,500 square foot storage building which will be used for the storage of construction related equipment. The design of the building includes a hip-roof and fiber-cement clapboard which will mirror the architectural style of the existing house. The Village's masonry requirement for commercial buildings would be complied with if the applicant uses fiber-cement board.

Located on the eastern elevation will be two bay doors for vehicles and the south elevation will include a door for individual access into the building.

Landscaping

The applicant has submitted a landscape plan that incorporates the following plantings:

Ornamental trees	3
Shrubs	18

Pursuant to Staff's request, the applicant has incorporated landscaping planting along the southern and western façade of the new storage building. Both facades will be visible from North Avenue and Main Street and the proposed landscaping will help soften the massing on both facades.

Outside Storage

The applicant has identified that there will no outside storage of materials or any construction equipment. However, the Village's Site Plan Review Ordinance does require that any outdoor storage of equipment, materials or supplies including construction vehicles must be fully enclosed with an eight (8) foot privacy fence with 100% opacity.

Photometrics

The new storage buildings will have three (3) decorative lights on the eastern façade which will provide some lighting around the perimeter of the building.

In addition, the design of the subject site will provide adequate lighting of the existing parking lot to provide the necessary illumination level to provide a safe environment for pedestrians on the subject site.

Stormwater

The applicant's site is approximately 1.0 acre after eliminating the right-of-way based on the survey the applicant has provided. The applicant has identified that the current parking lot sheet flows to the north.

Staff will continue to work with the Village Engineer to ensure that the proposed 1,500 square foot structure will not have any negative impact on stormwater.

Recommendation

Based on Staff's review, it appears that the applicant's Site Plan Review submission is consistent with the ordinance.

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

We move that the Village Board approve the attached resolution for approval of the Site Plan Review for 335 North Avenue subject to the following stipulations:

- 1. Compliance with the requirements of the Antioch Fire Protection District.***
- 2. Compliance with the requirements of the Village Engineer.***
- 3. That any outdoor storage of construction equipment, supplies, or materials would require the installation of an eight (8) foot perimeter fence with 100% opacity around the area being used for storage.***
- 4. That the applicant provide the necessary lighting to ensure pedestrian safety in the parking lot.***
- 5. That the proposed 1,500 square foot storage building be constructed with fiber-cement board on the exterior as per the Site Plan Review Ordinance.***