

# Request For Board Action

**REFERRED TO BOARD:** November 18, 2019

**AGENDA ITEM NO:** 8 & 9

**ORIGINATING DEPARTMENT:** Community Development

**SUBJECT:** Consideration of approving a Special Use Ordinance and a Site Plan Resolution for a 7.0acre light industrial park located at 453 N. Main Street.

## **SUMMARY AND BACKGROUND OF SUBJECT MATTER:**

The applicant's proposed Site Plan and Special Use for a Planned Unit Development went before the PZB on October 10, 2019. The applicant is proposing to construct a light industrial park on 7.0 acres of land located at 453 N. Main Street. The first phase and Site Plan is for a 9,300 square foot building. The applicant is proposing a Phase II, III and IV as market demand for the development dictates.

The Planning Commission recommended approval of the proposed Site Plan and Special Use by a vote of 5-0 at the PZB meeting in October 2019.

**FINANCIAL IMPACT:** None

## **DOCUMENTS ATTACHED:**

1. Staff Report
2. Site plan, landscape plan, and elevations.

## **RECOMMENDED MOTION:**

*We move that the Village Board approve the herewith attached ordinance for a Special Use for a Planned Unit Development for the subject site.*

1. *Compliance with the requirements of the Village Engineer.*
2. *Compliance with the requirements of the Antioch Fire Protection District.*

*We move that the Village Board approve the herewith attached resolution for Site Plan for Phase I of this development 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. *Work with Staff on revising elevation of Building I as per the recommendations of Staff.*
4. *Submit a trash enclosure plan and that the trash enclosure be constructed out of stamped pre-cast or face brick.*
5. *That any outdoor storage of vehicles or materials be enclosed with a fence that incorporates a minimum height of 8 feet and 100% opacity.*

**VILLAGE OF ANTIOCH**

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**ORDINANCE NO. 19-11-xx**

***AN ORDINANCE GRANTING A SPECIAL USE FOR A PLANNED UNIT  
DEVELOPMENT FOR THE SONDAY LIGHT INDUSTRIAL PARK LOCATED AT 453 N.  
MAIN STREET - (PZB 19-10 SPR/SU)***

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**ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES**

**OF THE**

**VILLAGE OF ANTIOCH, ILLINOIS**

**ON**

**November 18, 2019**

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**Published in pamphlet form by authority of the Village Board  
of the Village of Antioch, Lake County, Illinois,  
this \_\_\_\_\_ day of November 2019.**

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LAWRENCE M. HANSON	<b>President</b>	JERRY JOHNSON	<b>Trustee</b>
		MARY DOMINIAK	<b>Trustee</b>
LORI K. ROMINE	<b>Clerk</b>	TED POULOS	<b>Trustee</b>
		SCOTT A. PIERCE	<b>Trustee</b>
ROBERT J.LONG	<b>Attorney</b>	ED MACEK	<b>Trustee</b>
		DANIEL YOST	<b>Trustee</b>

**ORDINANCE NO. 19-11-xx**

***AN ORDINANCE GRANTING A SPECIAL USE FOR A PLANNED UNIT DEVELOPMENT FOR THE SUNDAY LIGHT INDUSTRIAL PARK LOCATED AT 453 N. MAIN STREET (PZB 19-10 SPR/SU)***

**WHEREAS**, pursuant to Chapter 15 of Title 10 of the Antioch Village Code, a public hearing was commenced by the Combined Planning Commission and Zoning Board on October 10<sup>th</sup>, 2019 following notification as required by State Law and Village Ordinance to consider a petition for a Special Use for a Planned Unit Development for a 7.0 acre light industrial park after due notice by newspaper publication, pursuant to the application of Troy Sunday for the development of a light industrial park located at 453 N. Main Street.

**WHEREAS**, the Combined Planning Commission recommended approval to the Village Board for a 7.0 acre Planned Unit Development for a light industrial park located at 453 N. Main Street.

**WHEREAS**, the Corporate Authorities have concluded and found that the Special Use, subject to and in conformance with the terms and conditions of this Ordinance, conform to a majority of the required standards as required by ordinance, including; a) The compatibility of the proposed use with the existing and planned uses on abutting properties; b) Any increase in density or intensity of the proposed use that will affect the compatibility of the use with existing and planned uses in surrounding area; c) The proposed use will not change the predominant character of the surrounding area; d) The ability to mitigate adverse and understandable impact to the surrounding area, including, but not limited to the individual impacts, air emissions, noise, vibrations, glare, heat, odors, water pollution, electromagnetic interference and other nuisance effects; e) Amount of traffic generated and capacity and design of roadways and available parking facilities to handle anticipated traffic; f) The effect on infrastructure including water, wastewater, stormwater, utilities, and streets; g) The incorporation and integration of architectural and landscape features to mitigate impacts from the proposed use.

**WHEREAS**, the Corporate Authorities have concluded and found that the Special Use will further enhance economic development within the Village and promote the general welfare of the Village and the health, safety and welfare of the residents of the Village.

***NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF ANTIOCH, LAKE COUNTY, ILLINOIS, AS FOLLOWS:***

**SECTION I:** The representations, recitations and findings set forth in the foregoing recitals are material to this Ordinance and such recitals are hereby incorporated into and made a part of this Ordinance as though they were fully set forth herein. This Ordinance shall be liberally construed so that the purpose and intent represented by the recitals shall be accomplished to the greatest extent permitted by law.

**SECTION II:** That the real estate which is the subject of this ordinance (Subject Property) is legally described as follows:

(See attached legal description)

**SECTION III:** That, subject to the conditions stated below, the Special Use shall be and is hereby approved and shall be binding upon the Village, Petitioner and Owner, and their respective owners successors, and assigns when a true execution copy of this Ordinance is tendered to the Village fully executed by the Petitioner and Owner, and when the Mayor has affixed his signature upon the Ordinance”

**SECTION IV:** The following exhibits shall be attached to and made a part of this Special Use Ordinance and, except as expressly modified by this Ordinance, compliance with all standards, requirements, designs or specifications in such exhibits shall be a condition of the grant of this Special Use Ordinance:

- A. Village Board Staff Reports, attached as Exhibit A;
- B. Site Plan, Landscape Plan and Elevations.

**SECTION V:** Any person violating the terms and conditions of this Ordinance shall be subject to a penalty not exceeding Five Hundred Dollars (\$500.00) with each and every day that the violation of the Ordinance is allowed to remain in effect being deemed a complete and separate offense. In addition, the appropriate authorities of the Village may take such other action as they deem proper to enforce the terms and conditions of this Ordinance, including, without limitation, an action in equity to compel compliance with its terms. Any person violating the terms of this Ordinance shall be subject, in addition to the foregoing penalties, to the payment of court costs and reasonable attorneys' fees. This section shall not apply to the Village of Antioch, its officials, agents or employees.

**SECTION VI:** If any provision, clause, sentence, paragraph, section, or part of this ordinance or application thereof to any person, firm, corporation, public agency or circumstance, shall, for any reason, be adjudged by a court of competent jurisdiction to be unconstitutional or invalid, said judgment shall not affect, impair or invalidate the remainder of this ordinance and the application of such provision to other persons, firms, corporation, or circumstances, but shall be confined in its operation to the provision, clause, sentence, paragraph, section, or part thereof directly involved in the controversy in which such judgment shall have been rendered and to the person, firm, corporation, or circumstances involved. It is hereby declared to be the legislative intent of the corporate authorities that this ordinance would have been adopted had such unconstitutional or invalid provision, clause, sentence, paragraph, section, or part thereof not be included.

**SECTION VII:** That the Village Clerk is hereby directed and ordered to publish this Ordinance in pamphlet form as provided by law.

**SECTION IX:** That this Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

Passed this \_\_\_\_\_ day of November 2019.

**Ayes:                      Nays:                      Absent/Abstain:**

Scott A. Pierce  
Daniel Yost  
Ted Poulos  
Ed Macek  
Mary Dominiak  
Jerry Johnson

**APPROVED:**

By: \_\_\_\_\_

Lawerence M. Hanson, Mayor

Date: \_\_\_\_\_

**ATTEST:**

By: \_\_\_\_\_

Lori K. Romine, Village Clerk

Presented and read, or reading having been waived, at a duly convened meeting of the Corporate Authorities on November \_\_\_\_\_ 2019.

STATE OF ILLINOIS)  
 )       SS  
COUNTY OF LAKE )

**CERTIFICATE**

I, Lori K. Romine, certify that I am the duly appointed Municipal Clerk of the Village of Antioch, Lake County, Illinois.

I certify that on November 18, 2019, the Corporate Authorities of such municipality passed and approved Ordinance No. 19-11-xx entitled “*AN ORDINANCE GRANTING A SPECIAL USE FOR A PLANNED UNIT DEVELOPMENT FOR THE SONDAY LIGHT INDUSTRIAL PARK LOCATED AT 453 N. MAIN STREET (PZB 19-10 SPR/SU)*”, which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 19-11-xx including the Ordinance and cover sheet thereof, was prepared and a copy of such Ordinance was posted in the municipal building, commencing on November \_\_\_\_\_ 2019, and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the Municipal Clerk.

DATED at Antioch, Illinois, this \_\_\_\_\_ day of November 2019.

\_\_\_\_\_  
Lori K. Romine, Village Clerk

**RESOLUTION NO. 19-xx**

**A RESOLUTION APPROVING THE SITE PLAN FOR SONDAY INDUSTRIAL  
BUILDING LOCATED AT 453 N. MAIN STREET**

WHEREAS, the Village is considering a proposed Site Plan for a new light industrial park located at 435 N. Main Street.

WHEREAS, the applicant is proposing to construct a 9,300 square foot building as part of Phase I of this light industrial park.

WHEREAS, the Site Plan approval for Phase I pertains to the proposed 9,300 square foot building, adjacent parking, landscape buffering and outdoor storage area.

WHEREAS, the applicant will need to proceed with a Site Plan for Phases II and III of this proposed light industrial park.

WHEREAS, the PZB reviewed the applicant's Site Plan in October 2019 and recommended approval of the Site Plan Review subject to the stipulation outlined in the Village Board Staff Report dated November 13, 2019.

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 a 9,300 square foot building located at 453 N. Main Street.

PASSED this \_\_\_\_\_ day of November 2019.

AYES:

NAYS:

ABSENT:

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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:** November 13, 2019  
**SUBJECT:** REPORT TO VILLAGE BOARD

**CASE:** Sondag Industrial  
19-10 SPR/SU

**REQUEST:**  
  
Special Use (Public Hearing)  
Site Plan Review

**LOCATION:** 453 N. Main Street

**APPLICANT:** Troy Sondag

**ZONING:** M-1 (Light Manufacturing)

### **Background**

The applicant is seeking approval of a Site Plan and Special Use for a Planned Unit Development for an industrial park to be located on approximately 7.0 acres. The development is located on Main Street, north of the Canadian National and is currently zoned M-1 (Light Manufacturing). In addition, the applicant is seeking a site plan for Phase I which contains a 9,300 square foot building.

### **Special Use for Planned Unit Development**

When looking at any Special Use request, it is important to look at the surrounding uses so that the proposed use of the subject site is generally in character of the surrounding uses. The character of the immediate area to the north and south is light industrial and the site is adjacent to a residential subdivision on the east side.

Additionally, the site incorporates extensive wetlands which is in the middle of the 7.0 acres and which will be buffered off from any future development. Phase II and III of the proposed projects would contain four buildings and will require a future Site Plan Review.



In accordance with Section 10-15-5, any proposed Special Use must comply with three findings of facts that are outlined in this section of the Zoning Ordinance. The required findings of facts are as follows:

### **Analysis**

*a) The compatibility of the proposed use with the existing and planned uses on abutting properties:*

The proposed Planned Unit Development is consistent with the existing light industrial character of this area along Main Street. The site is adjacent to several storage facilities to the west and north. With respect to the existing residential development adjacent to the site, there will be a fifty-foot landscape buffer along the eastern property line. The landscape plan for this portion of the development will be approved as part of Phase III.

*b) Any increase in density or intensity of the proposed use that will affect the compatibility of the use with existing and planned uses in the surrounding area:*

There will no negative impact on the adjacent uses in view of the extensive amount of landscaping buffering and the applicant's compliance with the Village's Site Plan Review ordinance. Specifically, the applicant is proposing high quality pre-cast buildings which will exceed the quality of the numerous metal buildings that have been previously constructed in the surrounding area.

*c) The proposed use will not change the predominant character of the surrounding area:*

The propose use is light industrial in character and this is consistent with the surrounding uses. The applicant's proposed PUD will incorporate extensively more landscaping than the surrounding properties based on the adoptions of the Village's current codes. In addition, the proposed buildings will incorporate higher quality material.

*d) The ability to mitigate adverse and understandable impact to the surrounding area, including, but not limited to individual impacts, air emissions, noise, vibrations, glare, heat, odors, water pollution, electromagnetic interference and other nuisance effects:*

There is nothing to reflect that this proposed development will have any negative impact on the air, noise, vibrations, heat, odor, or create any nuisances if the future Site Plan complies with the Village's high standards of design.

*e) Amount of traffic generated and capacity and design of roadways and available parking facilities to handle anticipated traffic:*

Based on the size of this project, Staff did not require a traffic study. The subject site will have a minimum impact on increasing the ADT on Route 83 based on the total square footage of this project. Specifically, Phase I will have a minimal impact on additional trip generation.

*f) The effect on infrastructure including water, wastewater, storm water, utilities and streets:*

The proposed development will have no substantial impact on the Village's water, sanitary and wastewater capacity.

- g) *The incorporation and integration of architectural and landscape features to mitigate impacts from the proposed use:*

The applicant has worked with Staff to create a Planned Unit Development that reflects the current trends in small light industrial developments. In contrast to the Village's previous development patterns in this area, the proposed buildings will be pre-cast and incorporate extensive accents of quality materials.

### **Site Plan Review**

The applicant is proposing a site plan for a 7.0-acre light industrial park that will contain 5 buildings. Phase I contains approximately 1.5 acres and one proposed building that will contain approximately 9,300 square feet.

#### *Access & Parking*

The applicant is proposing one full access point on Route 83 which will require an IDOT permit. There is an existing curb cut on the subject property and the applicant is proposing to maintain the same location for their full access point. The proposed access point in this proposed development is offset from an existing full access point into the "Maki Storage facility" on the west side of Route 83. Good planning on Strategic Regional Arterials usually calls for lining up access points when possible.

The applicant is proposing an access road that would surround the first building and provide direct access to Phase II and Phase III of this proposed development. The access road behind the building would be gated and provide direct access to a storage yard for the applicant's business.

The Village's Site Plan Review ordinance requires 1 space per 1,000 square feet for industrial and the proposed 9,300 square foot building would require 10 spaces. The applicant is proposing a total of 19 spaces. In addition, the applicant would be required to provide a total of 1 handicapped parking space based on the Illinois Disability Act.

#### *Architecture*

The Village's Site Plan Review ordinance requires that light industrial buildings be constructed with masonry materials, including but not limited to pre-cast concrete panel. Where pre-cast panels are used, the use of colors, patterns, or other forms of other architectural relief within the panels shall be required. Any building façade facing a public street and with façade lengths that exceeds 100 feet shall incorporate recesses or projections in order to provide architectural variation.

The applicant is proposing a pre-cast building with a metal seam roof. As part of the Special Use, the applicant is seeking relief from the Village's Site Plan Review Ordinance and is proposing a series of bay doors that would be facing Route 83.

To provide some visual interest, the applicant is proposing a series of brick pilasters to the front elevation and two metal canopies which overhand over the store front windows which are being proposed for each suite.

- Staff is requesting that the pre-cast be painted a light cream color to blend in with the accents of this proposed building and provide the building with some additional character in view of its location facing Route 83.
- In lieu of the brick pilasters on the elevations, Staff would request that either a brick or stone wainscot be introduced to the front elevation facing Route 83.

#### *Landscape Plan*

The applicant is submitted a landscape plan along with a “tree preservation plan” for Staff’s Review. The existing site incorporates an extensive grove of mature trees and Staff highlighted the importance of attempting to preserve the quality trees on site. The applicant is proposing that 46 existing trees be preserved on site and that 23 trees be removed. Most of the trees being removed are Cottonwoods and Silver Maples which are an invasive species. The applicant is proposing to replace the trees being removed with 16 new trees.

The applicant has submitted a Landscape Plan and Staff has had an opportunity to review the proposed plan. The buffer along Main Street is a minimum width of 20 feet and 350 feet in length. Based on Village ordinance, a total of 12 trees are required along with 125 shrubs. The applicant is proposing to preserve 9 existing mature trees within this buffer and plant 13 new shade trees and 7 ornamental trees.

The applicant is proposing to incorporate a series of bioswales within the landscape buffer adjacent to Route 83 and in lieu of panting shrubs, a natural plant seed mix will be added to the bioswales. Through the incorporation of extensive tree plantings and the natural seed mix, there should be an extensive naturalistic landscape buffer along Route 83.

The applicant has incorporated an extensive landscape buffer along the northern perimeter that is 275 feet and requires a total of 10 trees and 138 shrubs. The applicant has submitted a plan for 12 trees and over 138 shrubs.

#### *Photometric Plan*

The applicant has submitted a photometric plan and Staff has had an opportunity to review the plan. The Village’s Site Plan Review ordinance requires a maximum foot candle illumination level of 0.50 at the property line. The applicant’s photometric plan conforms with this requirement. The applicant has submitted a lighting specification that conforms with the Village’s ordinance.

#### *Stormwater Management*

The applicant has incorporated extensive Best Management Practices including a series of bioswales and the preservation of the existing wetlands which will address the required stormwater retention on the subject site. In view of the existing wetlands, the applicant has incorporated a series of bioswales which will create the required treatment train for any stormwater on the subject site.

The Village Engineer is reviewing the proposed stormwater management for the subject site and any approval of the Site Plan is subject to approval by the Village Engineer.

#### *Wetlands*

The subject site contains an extensive amount of non-aided or quality wetlands on the subject site and the applicant has identified a wetland buffer of 50 feet. The applicant has identified that a portion of the wetland buffer would be used for an outdoor storage yard.

- Staff would be seeking clarification from the Village Engineer on whether the wetland buffer can be used for outdoor storage.

#### *Mechanicals and Meters*

Based on Village ordinance, all mechanicals and meters must be screened 100% from view

#### *Trash Enclosures*

The applicant has not submitted a trash enclosure plan. Village Ordinance requires that all trash enclosures be constructed with the material that predominates on the main buildings within the development. In the case at hand, the trash enclosures will have to be constructed with stamped pre-cast or face brick.

### **RECOMMENDATION**

The applicant is seeking approval of the overall Planned Unit Development for the 7.0 acres and 5 buildings. Approval of the Planned Unit Development would provide the applicant approval of the proposed use and general concept of this light industrial park.

In addition, the applicant is seeking approval of the site plan for Phase I of this project which includes one 9,300 square foot building and the main access point on Route 83. The applicant will be required to proceed with a site plan approval for Phase II and Phase III of this project at a later date.

***We move that the Village Board approve the herewith attached ordinance for a Special Use for a Planned Unit Development for the subject site.***

- 1. Compliance with the requirements of the Village Engineer.***
- 2. Compliance with the requirements of the Antioch Fire Protection District.***

***We move that the Village Board approve the herewith attached resolution for Site Plan for Phase I of this development 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. Work with Staff on revising elevation of Building I as per the recommendations of Staff.***
- 4. Submit a trash enclosure plan and that the trash enclosure be constructed out of stamped pre-cast or face brick.***
- 5. That any outdoor storage of vehicles or materials be enclosed with a fence that incorporates a minimum height of 8 feet and 100% opacity.***