

# Request For Board Action

**REFERRED TO BOARD:** January 13, 2020

**AGENDA ITEM NO:** 7

**ORIGINATING DEPARTMENT:** Community Development

**SUBJECT:** Consideration of a Resolution to approve the Site Plan for the Shell Station located at 830 Main Street.

**SUMMARY AND BACKGROUND OF SUBJECT MATTER:**

The applicant is proposing to increase the size of their fuel and convenience store from the existing 1,970 square feet to 3,670 square feet. In addition, the applicant is proposing to re-image the existing elevation facing Main Street. As proposed, a new roofline and gable would be added along with a new EIFS exterior. Additionally, a wainscot of stone would be added to the front of the building.

The current elevation is utilitarian, and the applicant is proposing to add some architectural character to the building due to its location in the Downtown. The site is adjacent to the United Methodist Church and the Historical Society across the street.

Enclosed

- 1) Resolution
- 2) Village Board Staff Report
- 3) Site Plan

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

**We move that the Village Board approve the herewith attached Resolution approving the Site Plan for the Shell Station located at 830 Main Street 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.**

**RESOLUTION NO. 20-**

**A RESOLUTION APPROVING THE SITE PLAN FOR SHELL STATION LOCATED AT 830 MAIN STREET.**

WHEREAS, the Village is considering a proposed Site Plan for a the Shell Fuel and Convenience Store located at 830 Main Street.

WHEREAS, Shell Station is proposing to expand their station from the existing 1,700 square feet to a total of 3,670 square feet.

WHEREAS, Shell Station is proposing to re0image the elevation facing Main Street by adding a new roofline, gable, new EIFS exterior and wainscot of stone.

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

WHEREAS, the PZB reviewed the applicant's Site Plan in December 2019 and recommended approval of the Site Plan Review subject to the stipulation outlined in the Village Board Staff Report dated January 6, 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 Shell Station located at the property commonly known as 830 Main Street.

AYES:

NAYS:

ABSENT:

APPROVED this \_\_\_\_\_ day of January 2020.

\_\_\_\_\_  
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

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**REPORT TO:** VILLAGE PRESIDENT and BOARD OF TRUSTEES  
**FROM:** MICHAEL S. GARRIGAN, AICP, CNU-A, Community Development Director  
**DATE:** January 6, 2020  
**SUBJECT:** REPORT TO VILLAGE BOARD  
**CASE:** Shell Station (Dharni)  
19-11 SPR

**REQUEST:** Site Plan Review

**LOCATION:** 830 Main Street

**APPLICANT:** Sam Dharni

**ZONING:** Main Street Transitional (MT)

### **Background**

The applicant is proposing to add a 1,970 square foot addition to the existing fuel service/convenience store located on Main Street. Currently, the applicant has a 1,700 square foot market and is proposing that the space be doubled in square footage. The new combined convenience store would contain 3,670 square feet.

The subject site is in the Villages Form Based Code and is zoned "Main Street Transitional". In addition, the overall site is approximately .52 acre.

### **Analysis**

The applicant is proposing to add a rear addition to the existing building and to re-image the existing store front that faces Main Street. No changes are being proposed to the parking lot, fuel canopy or existing access points on Main Street.

### *Access and Parking*

The site plan for this fuel/convenience store is not being proposed to be changed. Currently, there are two access points on Main Street and the site contains six parking spaces in addition to the spaces under the fueling canopy. Based on the Village's Site Plan Review Ordinance, the combined 3,670 square feet would require a total of 11 parking spaces. The applicant's site currently incorporates a total of 12 parking spaces including 8 spaces under the fueling canopy.

## Setbacks

The applicant is proposing to construct a new addition to the rear of the building. With the new addition there would be a corner setback of 10 feet at the southwestern perimeter of the property and a 13-foot setback along the northern property line. The Village's Form Based Code incorporates a 5-foot interior side yard setback in the Main Street Transitional Zoning district.

## Architecture

The applicant has worked with Staff on several design revisions with respect to the Main Street façade to make it more consistent with the Village's Form Based Code.

Specifically, the applicant has incorporated the following changes:

1. The applicant has incorporated a more prominent roofline and has incorporated a higher pitch to provide some additional architectural character.
2. The applicant has replaced the metal seam roof with asphalt shingles.
3. The applicant has introduced an EIFS gable over the entrance area to create some additional architectural interest to the roofline.
4. The applicant has added a series of wooden brackets under the roof eave to provide some additional architectural interest.
5. The applicant has added EIFS in lieu of face brick and a wainscot of stone to provide a design contrast to the building.

## Landscaping

The applicant is not proposing any landscaping changes and will not be required to submit a landscape plan.

## Photometrics

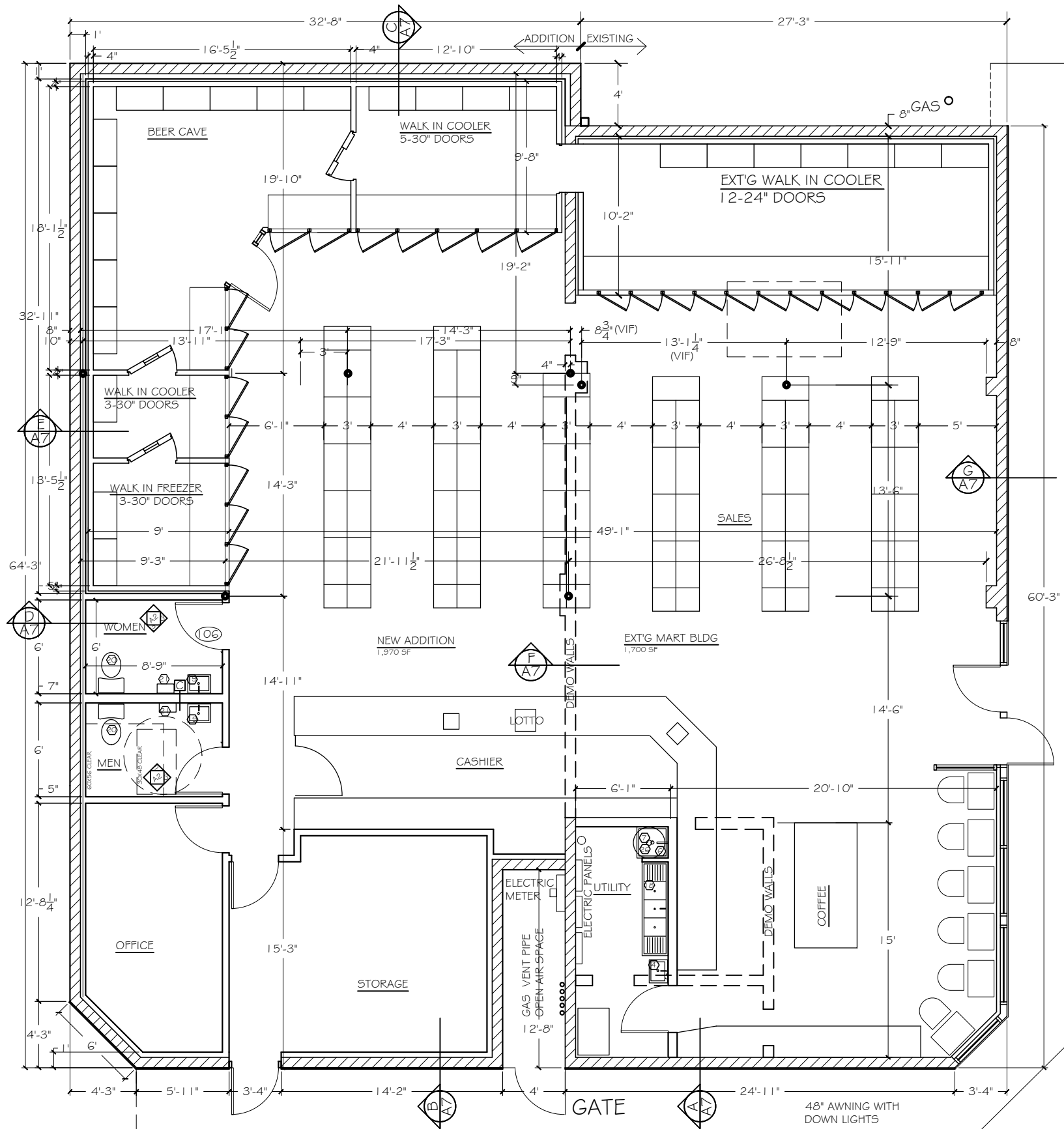
The applicant is not proposing to change the exiting lighting and will not be altering the existing fuel canopy lighting.

## Recommendation

Based on Staff's review, we would make the following recommendation:

***We move that the Village Board approve the herewith attached Resolution for the approval of the Site Plan for the Shell Station 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.***



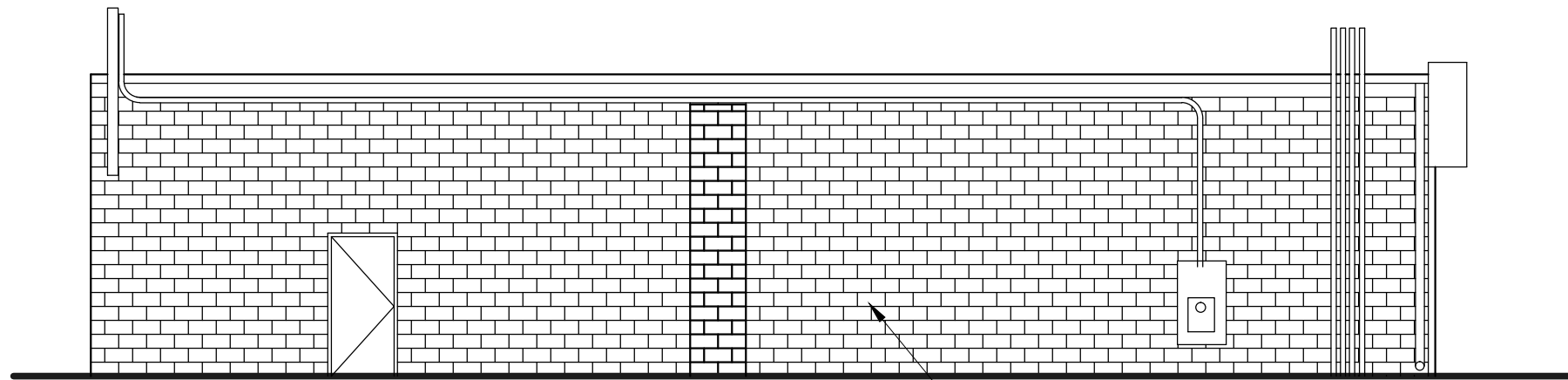
FLOOR PLAN  
SCALE: 1/8" = 1'-0"

INTERIOR IMPROVEMENT NARRATIVE:  
IN REGARD TO THE EXISTING GAS STATION BUILDING AT 830 MAIN St WE PLAN TO MAKE IMPROVEMENTS TO THE BUILDING INTERIOR AS FOLLOWS: THE PROJECT PROPOSES A 2,000 SF ADDITION. THE WORK ON THE INTERIOR WILL INCLUDE FRAMED GYP BOARD WALLS AND FINISH PAINTING, NEW SUSPENDED CEILING WORK, NEW LED LAYIN CEILING LIGHTING, NEW FLOOR TILE WORK, NEW HANDICAPPED MENS AND WOMENS WASHROOMS, NEW SALES COUNTERS.

830 Main St, Antioch  
Shell Station Addition

Eriksson Architecture LLC  
847-370-6550

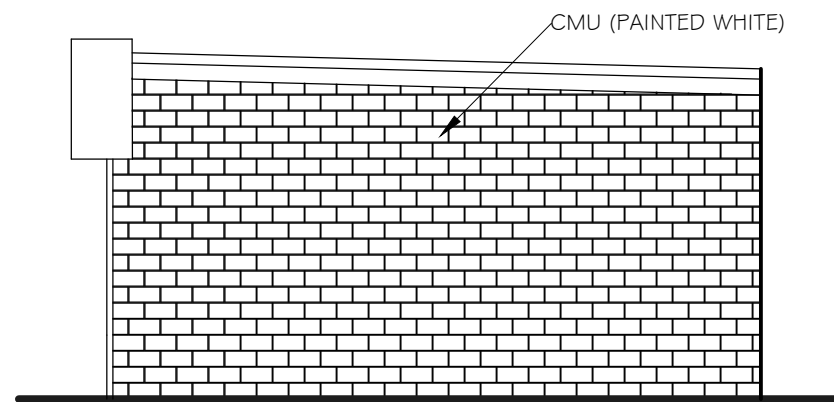
INTERIOR IMPROVEMENTS  
1-4-2020



EXT'G WEST ELEVATION

1/8" = 1'-0"

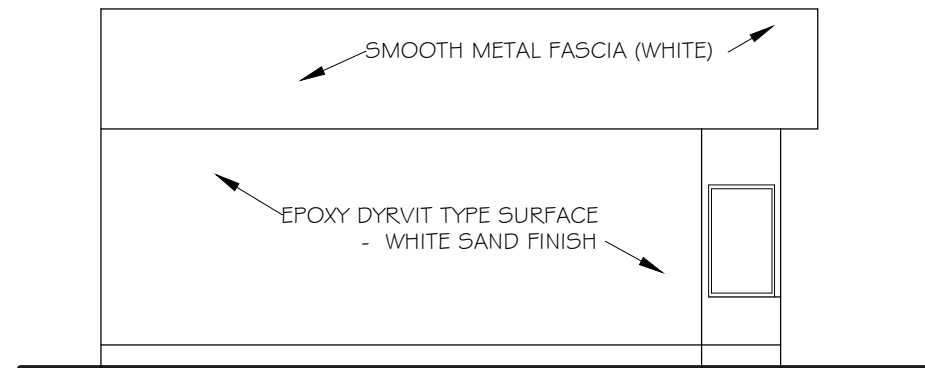
CMU (PAINTED WHITE)



CMU (PAINTED WHITE)

EXT'G NORTH ELEVATION

1/8" = 1'-0"

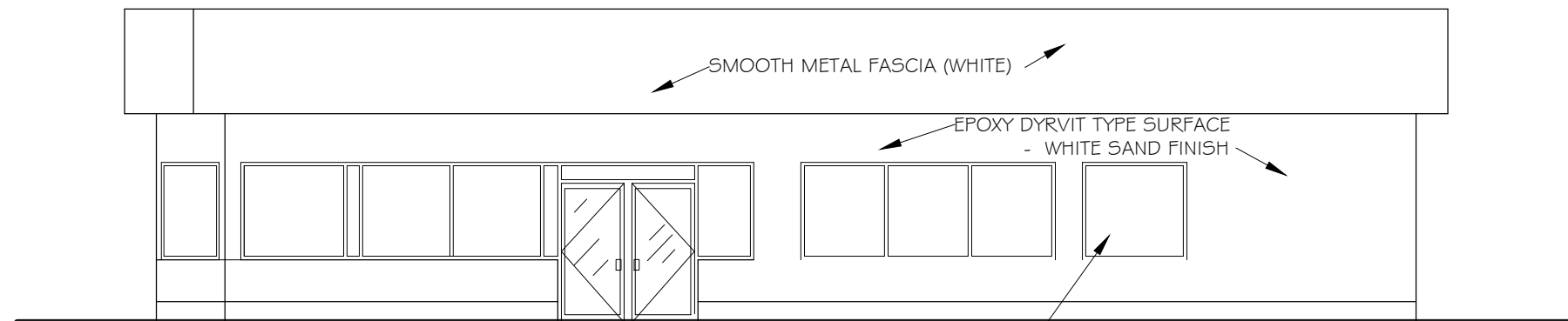


SMOOTH METAL FASCIA (WHITE)

EPOXY DYRVIT TYPE SURFACE  
- WHITE SAND FINISH

EXT'G SOUTH ELEVATION

1/8" = 1'-0"



SMOOTH METAL FASCIA (WHITE)

EPOXY DYRVIT TYPE SURFACE  
- WHITE SAND FINISH

BRONZE FINISH  
ALUM STOREFRONT

EAST ELEVATION

1/8" = 1'-0"

EXISTING ELEVATIONS

1/8" = 1' 11-18-2019

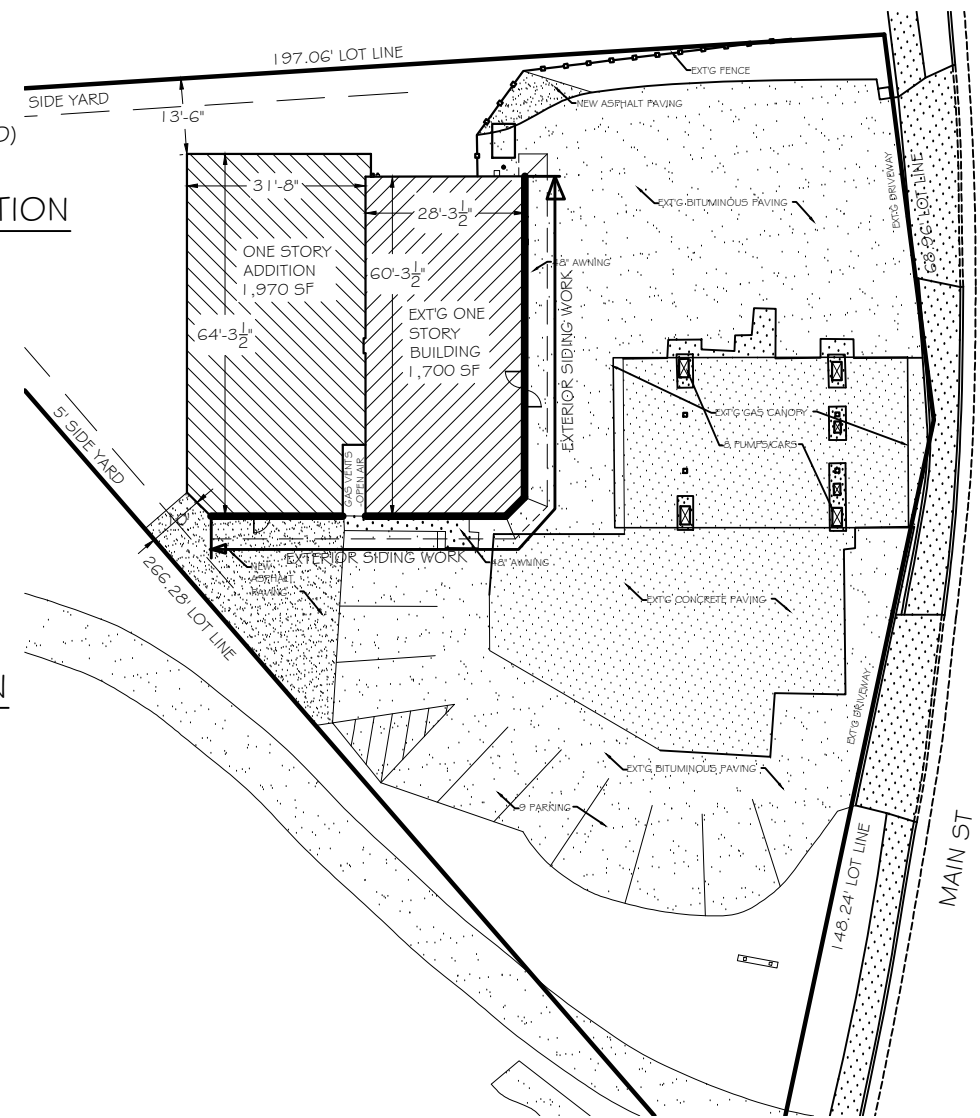
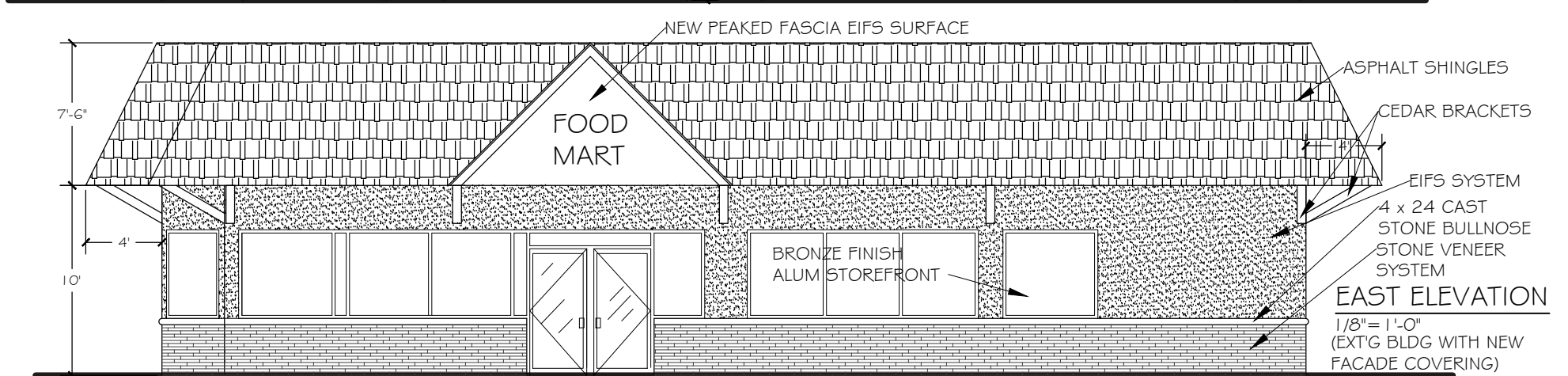
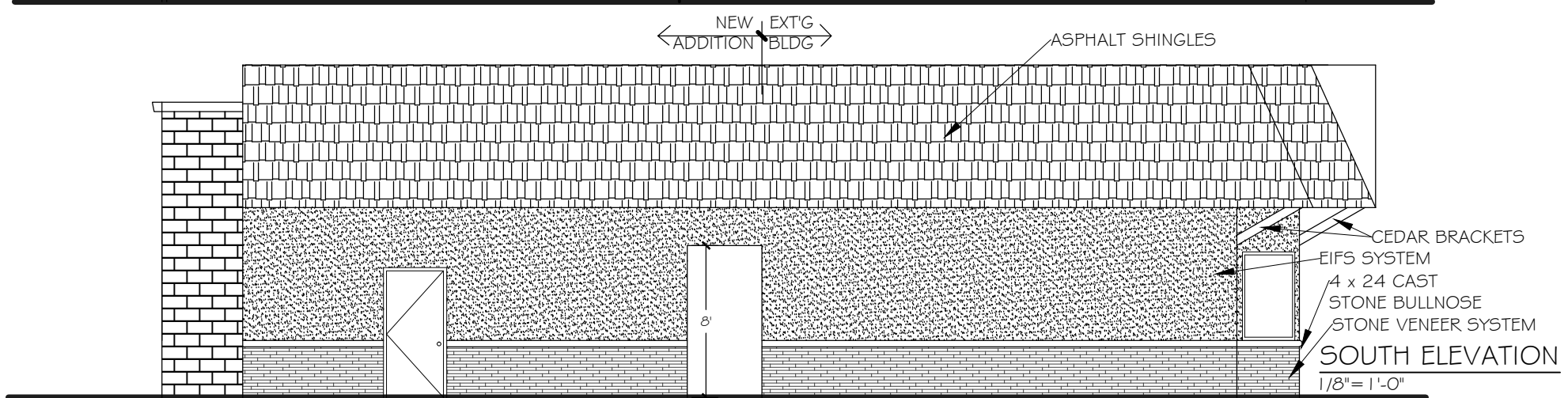
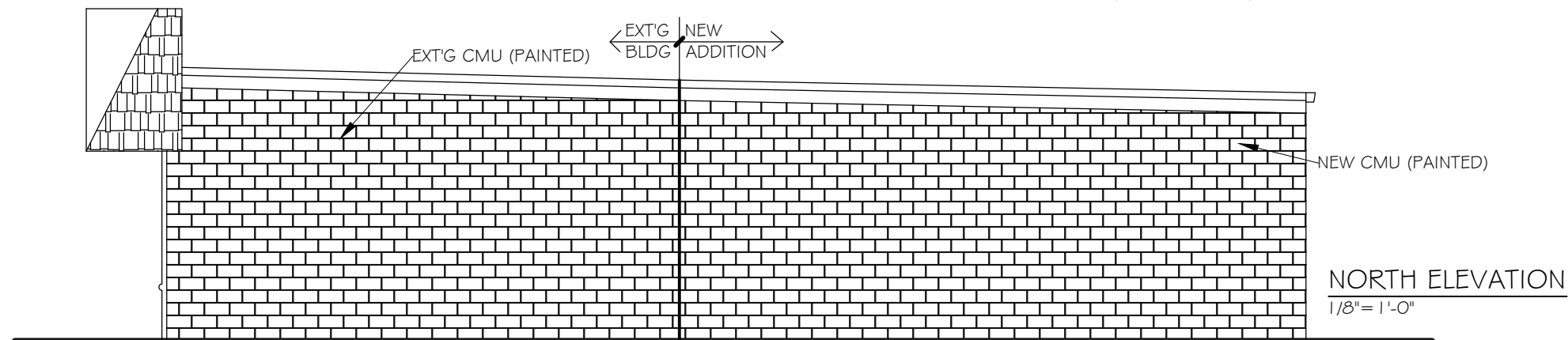
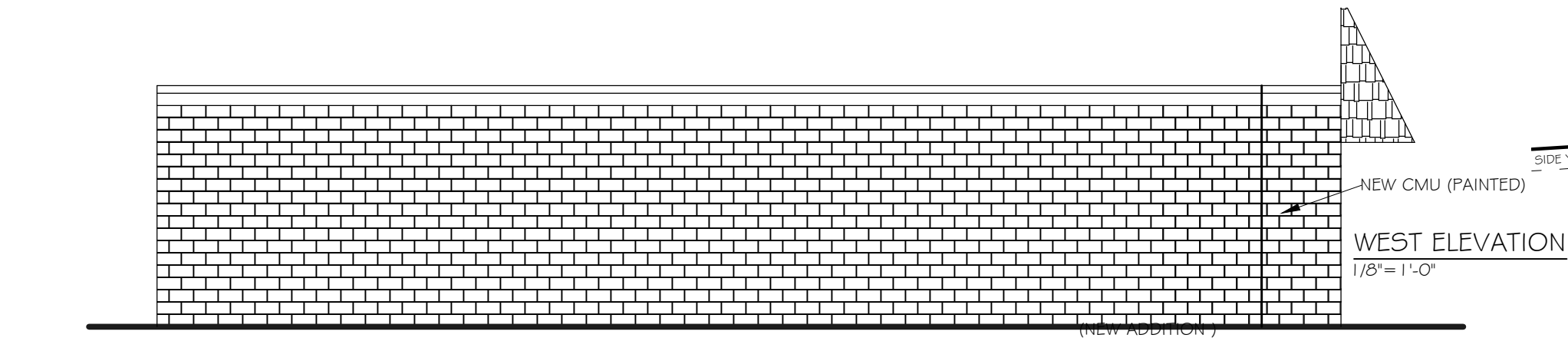


SOUTH & EAST VIEWS

830 Main St, Antioch  
Shell Station Addition

Eriksson Architecture LLC  
847-370-6550

EXISTING EXTERIOR  
1-4-2020



**EXTERIOR IMPROVEMENT NARRATIVE:**  
 IN REGARD TO THE EXISTING GAS STATION BUILDING AT 830 MAIN ST WE PLAN TO MAKE IMPROVEMENTS TO THE BUILDING EXTERIOR AS FOLLOWS: INSTALL A NEW TALLER SHINGLED SLOPING ROOF, INSTALL NEW SIDING INCLUDING A MIX OF EARTH TONE COLORED EIFS ON 1" INSULATION, A STONE BULLNOSE TRIM PIECE AND A WAINSCOTT OF STONE VENEER SYSTEM. WE WILL ALSO INSTALL A PEAKED ROOF FASCIA ELEMENT.

WE ARE REQUESTING GRANT FUNDING FOR THE EAST (FRONT) ELEVATION AND THE SOUTH (SIDE) ELEVATION SINCE THEY ARE BOTH CLEARLY VISIBLE FROM MAIN STREET.

830 Main St, Antioch  
 Shell Station Addition

Eriksson Architecture LLC  
 847-370-6550

EXTERIOR IMPROVEMENTS  
 1-4-2020