



REPORT TO: VILLAGE PRESIDENT and BOARD OF TRUSTEES
FROM: MICHAEL S. GARRIGAN, AICP, CNU-A, Community Development Director
DATE: July 8, 2020
SUBJECT: REPORT TO VILLAGE BOARD

CASE: Main Street Townhomes
20-01

REQUEST: Special Use for PUD (Public Hearing)
Site Plan Review

LOCATION: 649 S. Main Street

APPLICANT: Mark Peterson

ZONING: MT (Main Street Transitional)

COMPREHENSIVE PLAN: Downtown District

The Village Board previously directed the Village Attorney to draft a Special Use Ordinance and Site Plan Review Resolution. However, the applicant has requested consideration of some impact fee relief as outlined below.

This matter is coming before the Village Board on the applicants request for relief on the Village’s impact fees. Specifically, the applicant is proposing that the required sewer connection fee of \$2,862.50 per unit be changed to \$2,862.00 per building. Based on Staff’s calculation, if this connection fee is charged per unit, the total sum of \$91,584.00 would be generated to the Village. Instead, the applicant is proposing to pay the sum of \$22,896.00 to the Village for sewer tap-on fees. In sum, the applicant is seeking relief of \$68,688.00 based on Staff’s projections and the information provided by the developer.

Based on Staff’s analysis, the total fees generated to the Village would be \$335,069.76 without the requested fee waiver. The fees generated with the requested waiver would be \$243,469.76 if the project proceeds. The applicant is seeking an approximately 20% concession in impact fees based on Staff’s calculation and the information provided. The developer has advised Staff that they cannot proceed with the project without some type of fee concession.

Below is a summary of the proposed project:

The applicant is proposing a Site Plan and Special Use for a Planned Unit Development for a 2.9-acre site which is currently vacant. The subject site has been zoned for townhomes since its early entitlement. This matter was continued from the last PZB meeting to allow the applicant to proceed with the required Special Use for a Planned Unit Development. In addition, this Special allows the surrounding neighbors with notice of this public hearing.

The applicant is proposing to develop 32 rental townhomes which will be located on 2.9 acres of property on Main Street, south of Pamela Court. This proposed development would be Phase II of the original Cedar Point Development which was approved by the Village in September 2000. Originally, 10 townhomes were approved and constructed as part of Phase I of this project.

The subject site is in the Village's Form Based Code and the property is zoned Main Street Transitional (MT). Townhomes are a permitted use in the Main Street Transitional District and there is no minimum lot size required. In addition, the Form Based Code does not incorporate a maximum density for the subject 2.9 acres of property.

The focus of the Form Based Code is how these buildings will be configured on the subject site and whether the proposed development is consistent with the existing character of the Main Street Transitional Zone.

Existing Character

As outlined in the Comprehensive Plan and the Form Based Code, the subject site is part of the Downtown planning area and it is critically important that any development of this 2.9-acre vacant site fits into the existing character of Main Street. The development of the surrounding area dates to turn of the 20th century and this is reflected in the number of historic houses that remain on Main Street. Historically, this area of Main Street developed in a single-family character. This fact can still be seen by the number of single-family homes on the west side of Main Street. The area was greatly altered in the 1970s when several insensitive apartment complexes were constructed which have rapidly deteriorated over the years.

The subject site is currently surrounded by a mix of uses. To the north, east, and south are apartment buildings and across the street is several single-family homes. The first phase of this project generally blends in with the existing character of the area and the existing townhome are oriented at an angle and awkwardly face the street.

As highlighted in the Village's Comprehensive Plan, the long-term plan is to redevelop Joanna Court into a mixed-use project that would contain rowhouses. The development of this vacant lot into the proposed 31 townhomes would potentially increase the area's market value and create an opportunity for new infill development. The goal of the Village is to seek the redevelopment of Joanna Court into a new mixed use development.

Special Use

Site Plan Review

The applicant is proposing to use the existing access point that once served the subject site as the main entrance into this proposed development. The proposed road to these 31 townhomes would connect to Pamela Court to the north. The proposed roadway incorporates a width of 22 feet which mirrors the exact width of existing Pamela Court. With the connection to Pamela Court, this development would incorporate two access points on Main Street.

Parking

The Village's Zoning Ordinance requires 1.5 parking space per dwelling unit (townhome) and based on this the required 31 units would require 47 parking spaces. The applicant has incorporated 31 single-bay garages and each driveway in front of the garage could contain another 28 vehicles. In addition, the applicant is providing for 31 additional parking spaces which comes to a total of 90 spaces.

Site configuration

The Form Based Code requires that buildings be placed within the "build-to-zone" which incorporates a minimum front setback of 30 feet and a maximum front setback of 45 feet.

- 1) All buildings must be oriented to primary or secondary street with street facing windows and doors.
- 2) In order to provide articulation to building facades should consider porticos, stoops, arcades or other form of defining entries.

The applicant has generally met this design criteria. The building placements face the main roadway and the applicant has made several design efforts to incorporate prominent entrances.

One of the major changes to the proposed Site Plan is the incorporation of three townhome units facing Main Street. This new configuration avoids the previous configuration of having side elevations of the townhomes facing Main Street. By facing three units towards Main Street, the development will be respecting the character of the street through the front-loading of residential units toward the street.

The proposed height of these units would be approximately 37 feet which would mirror the height of existing townhomes to the north.

Architecture

The Village's Site Plan Review Ordinance requires that "all townhomes be constructed out of a combination of face brick, stone and vinyl. Fiber cement board shall also be permitted." In addition, the ordinance requires that all garage doors facing the street be recessed and incorporate windows. Additionally, townhome units should incorporate prominent front entrances into their designs and

incorporate balanced window placement that provides symmetry and balance to the architectural elevations.

The applicant has incorporated “Mission Style “design elements to these proposed three-story units and the applicant has attempted to incorporate a variety of design elements to create architectural interest to the elevations.

The units would incorporate cultured stone on the first floor of the front elevation along with a combination of vinyl and stucco. A series of “Timber structured trusses” have been incorporated along the roofline to create some architectural interest to the roofline. The roofline incorporates a low-pitched gable roof and a series of brackets have been placed under the eave line to create additional architectural interest.

In addition, the applicant has incorporated a well-balanced window placement on the side and rear elevations and the third-floor areas of the units incorporate a combination of board and batt siding and stucco.

Overall, the architecture as proposed by the applicant is far more interesting than the existing townhome units which were previously constructed. As previously highlighted, Staff would request the following modification:

Landscape

The applicant has submitted a landscape plan as part of this proposed development. A major component of this proposed plan is the incorporation of a small pond at the entrance which will serve as a landscape design element.

Based on the Village’s landscape ordinance, the 162 feet of frontage along Main Street would require a total of 5 shade trees and 81 shrubs.

- The applicant is proposing to plant 2 shade trees and 25 shrubs. Based on this fact, the applicant will be required to add an additional 3 shade or ornamental trees and 56 shrubs.
- In addition, the applicant’s proposed plan lacks foundation plantings along the front of these individual units or any shade trees in the front yards. A minimum of 2 shade trees should be added to each building along the proposed street. It is important that some additional street trees be added to this proposed plan.

The applicant has added extensive landscaping along the southern and eastern property line to provide the units with a natural buffer with the deteriorating apartments to the south and east of this development. In addition, the applicant is proposing to introduce a privacy fence along the southern and eastern property line.

Lighting

NOW COMES Mark Peterson and his family, who are asking for a one-time relief from the Village of Antioch as the same relates to building permits and sewer hook-up fees associated with the 32-unit luxury townhome development commonly known as Mainstreet Townhomes. The Village staff has concerns that the Village will receive enough benefit to justify the investment which is being requested. The following will provide evidence that the benefit far exceeds the investment.

1. The Developer

Mark Peterson and his family are not a faceless, big-named, out of state developer. They are a developer who is investing in the Village of Antioch with the intentions of staying in Antioch.

Past history reveals that most developers want to build as many units on a piece of land as they can and they want to use the least expensive materials to develop them. There is an interest in building fast, cheap, selling fast and moving on to the next project. This seems to have been the formula on the property which is the subject of this development. The property in question is already zoned to be developed with ___ of townhome units, ___ more than what the Peterson family is proposing. The currently approved units are what could reasonably be described as “blah”. In fact, the development which has already been approved for the subject property in question has already started to have been developed. 10 of the original proposed units have been constructed. It would not be unfair to state that these units are anything but complimentary to the existing caliber of downtown Antioch. Mark and his family recognize the value of the current downtown. They are willing to build fewer units at a higher quality, which of course has significant cost, cost associated with the same because they want to contribute to and be a part of Antioch. Their intentions and desires are to market and manage the properties as rental properties, with a goal to draw high-caliber tenants. They are not trying to short-term maximize profits at the expense of the community by way of poor quality and high quantity and they are proposing and willing to actually become a part of Antioch.

2. Increased Village Tax Base

While this Mainstreet Townhomes development will certainly aesthetically compliment downtown Antioch, it will also supplement the Village’s tax base. It is anticipated that the Village will generate an estimated 32 new tax bills as a result of this project. At current rates, the taxes on each unit would be approximately \$209.37 to the Village of Antioch and \$271.32 to Village Pension for an annual combined total of \$15,382.08. Currently, the vacant land is generating \$547.30 annually for the Village of Antioch. The annual tax dollars for the First fire district of Antioch would be approximately \$256.98 per unit or an annual total of \$8223.86. Currently the vacant land is generating \$298.90 annually for the First fire district of Antioch. Annual sewer charges payable to the Village would total approximately \$10,752 and that is before any water is even used. Of course, revenue to the school district and College of Lake County will increase significantly as well. These numbers are a significant increase over the dollar amounts generated by the vacant land.

3. Short Term Economic Impact

Per the National Association of Homebuilders, “Impact of Home Building and Remodeling on the U.S. Economy” published in the HousingEcomics.com May 2014 publication, the economic impact of a 100 unit rental apartment building in a typical suburban area will include \$11.7 million in local income, \$2.2 million in taxes and other revenue for local governments, and 161 jobs. 32 units, should then equate to approximately \$3.9 million of stimulus to the local economy, \$733,333 paid to in the form of taxes and revenue to local governments and 53.66 new jobs, all of which are direct benefits to Antioch and the surrounding community. The estimated cost of construction paid by the developer is coming in at approximately \$4.449 million. \$1,505,000 of that money will be spent just in kitchens, roofing, siding, windows and framing. All building supplies, which will be acquired locally (Menards of Antioch), have a ripple down effect that will occur when income earned from construction activity is spent in the local economy, and the ongoing impact that results from new homes becoming occupied by residents who buy locally produced goods and services.

For additional detail please refer to Impact of Home Building and Remodeling on the U.S. Economy” published by NAHB in HousingEcomics.com May 2014, as well as “How Government Regulation Affects the Price of a New Home” at HousingEcomics.com, July 2011.

4. Other Tax Benefits to the Village of Antioch

The proposed development will not only provide a tremendous tax and employment benefit to the surrounding community, but it will also provide a huge upgrade to the area in the form of property value, residents and traffic flow to the existing 10-unit development. The area values would increase and allow the Village to aggressively force and influence redevelopment of the properties that border this current development. The upscale construction, with the modern layout, will contribute to attract a high-caliber of tenant in an economy that is anticipating a housing shortage. The purpose of attracting a higher caliber tenant is to seek a tenant who can not only work at home, access the already existing amenities such as the train, restaurants, and local businesses, but also appreciate these already existing amenities and in doing so stimulate the local economy.

There has been a statement and concern expressed in the past out of the possibility of creating a precedent. Quite candidly, if other developers were to approach the Village with the caliber, size, quantity and quality that is being offered, I would think that this is a precedent that the Village would readily be willing to pay, and candidly very much want. If another developer were to approach the Village with the development of the size, quality and nature of the Peterson family development, it would, for all of the aforementioned reasons, benefit not only the Village, but also the surrounding community.

5. Summary

In summary, the Mainstreet Townhomes development would have a significant positive influence on the Village of Antioch in terms of tax revenue and economic impact. Another positive outcome that bears mentioning is the resultant improved traffic flow of the existing 10-unit development. The property values would increase as a result of the townhome development

which would bolster the Village's ability to aggressively encourage redevelopment of the property in the surrounding areas.

As previously mentioned, based upon the aforementioned, the Peterson family is respectfully requesting that the Village contribute and assist in the development of the aforementioned property by classifying the 6 4-unit buildings as "units" for purposes of construction, development and sewer hook-up. There will be a further agreement and understanding that each 4-unit building will then be independently and separately sub-metered after the units have been completed. The two remaining buildings of 1 5-unit and 1 3-unit would be listed as individual counts (8 total units). That would give the project a 14-unit count instead of 32. This would leave permit fees to the Village on a per square foot of approximately \$44,720 for construction and inspection. While at the same time, this adjustment/variance would further stimulate the construction process so as to further assist the local community in reaping the significant tax, economic and housing benefits as previously stated.

On behalf of the Mainstreet Townhome development and its developers, I sincerely hope that the Village of Antioch agrees that the benefits that the Village will reap as a result of this development warrants the Village providing some incentives/relief to the developers. There is little doubt that there is a significant genuine passion on behalf of the developers with regards to this project. It is an extremely unique project, both in quality, quantity and also based on the fact that this developer is not asking to develop and exit the community, but is asking to develop and stay in the community. This developer is intending a long-term relationship with the Village of Antioch the will be improved by both parties. On behalf of Mark Peterson and his family, as well as myself, I thank you for your time and consideration and invite you to please contact me should you further questions and/or concerns.

Respectfully Submitted,

Neil J. Anderson, P.C.