

Request For Board Action

REFERRED TO BOARD: September 14, 2022,

AGENDA ITEM NO: 12

ORIGINATING DEPARTMENT: Community Development

SUBJECT: Consideration of a Resolution for a Site Plan Review approval for the construction of a parking lot for the Antioch Police Department at 427 Orchard Street.

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

This matter is coming back to the Village Board for approval of the Site Plan Review for the construction of a 0.50 parking lot for the Antioch Police Department at the property commonly known as 427 Orchard Street. A Variance for this proposed site plan and fence height was approved by the Village Board in June 2022. Pursuant to the Village Board direction, a decorative faux stone and aluminum fence will be incorporated on the southern perimeter of the proposed parking lot, facing Orchard Street.

This matter went to the Zoning Board of Appeals and Planning and Zoning Commission on May 4th, 2022, and the commission recommended approval of the proposed variance and Site Plan Review by a vote of 6-0.

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

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

We move that the Village Board approve the herewith attached Resolution for approval of the Site Plan for the Antioch Police Department parking lot at the property commonly known as 427 Orchard Street.

RESOLUTION NO. 22-

**A RESOLUTION APPROVING A SITE PLAN FOR THE ANTIOCH POLICE STATION
PARKING LOT AT 427 ORCHARD STREET**

WHEREAS, the applicant is seeking the construction of a parking lot at 427 Orchard Street to be used for the storage of Antioch Police Department vehicles;

WHEREAS, the Antioch Police Department has identified a need for a secure parking lot for the parking of police department vehicles and that the subject site was specifically purchased for the future construction of a parking lot.

WHEREAS, the Village's Site Plan Review Ordinance requires that any outdoor storage be reviewed as part of the Site Plan Review process;

WHEREAS, the applicant proposed site improvements that will incorporate a new parking lot of approximately 0.50 acres and parking for 50 vehicles.

WHEREAS, in accordance with the Village's Site Plan Review Ordinance, the new parking lot will be enclosed with a security fence, incorporate extensive landscaping facing Orchard Street and incorporate lighting standards for security purposes.

WHEREAS, the applicant has submitted a Site Plan improvement plan that meets the Village's Site Plan Review ordinance.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Board of Trustees of the Village to Approve a Resolution approving the Site Plan Review for Antioch Police Department subject to the following conditions: a) Approval by the Village Engineer; b) Approval by the Antioch Fire Protection District.

PASSED this _____ day of September 2022.

AYES:

NAYS:

ABSENT:

Scott J. Gartner
Mayor

ATTEST:

Lori K. Romine
Village Clerk



REPORT TO: VILLAGE PRESIDENT and BOARD OF TRUSTEES
FROM: MICHAEL S. GARRIGAN, AICP, CNU-A, Community Development Director
DATE: September 7, 2022
SUBJECT: REPORT TO VILLAGE BOARD

CASE: Village of Antioch/ Police Department
22-04

REQUEST: Site Plan Review

APPLICANT: Village of Antioch

LOCATION: 427 Orchard Street

ZONING: Village Core

COMPREHENSIVE PLAN: Downtown District

Background

The Village is seeking a Site Plan Review for the construction of a parking lot to be located east of the Antioch Police Station, on a vacant lot that formerly contained a single-family home that was demolished by the Village. The proposed parking lot will be used as a “secured” lot for Police Department vehicles.

Site Plan Review

The Village is proposing to construct a parking lot on an existing site that is approximately 0.50 of an acre, that was specifically purchased by the Village for the future construction of a Police Department lot. The lot previously contained a single-family home which was demolished and currently contains trees and brush. The site will be cleared cut to make way for this parking lot.

Parking Lot

The Village is propping to construct a parking lot with 50 new parking spaces for Police Department vehicles. Access to this new lot will be from the rear of the lot, behind the existing Police Department Building.

The proposed lot will fully be enclosed with a eight-foot decorative steel fence. The fence will be open for security purposes and based on this the Village obtained a Variance. In addition, the Form Based Code limits fence to a height of 48 inches and based on the security needs of the Police Department, the Village obtained a Variance in June for the proposed fence height.

Photometrics

The applicant has submitted a photometric plan and it complies with the Village's lighting standards as it relates to footcandle illumination at the property line. In addition, the proposed lighting fixtures incorporate a box fixture that conforms with Village ordinance.

Landscape Plan

The Village has prepared a landscape plan for the property, and it complies with the Village's Site Plan Review Ordinance. The lot width of this proposed parking lot is 66 feet, which would require a total of 2 shade trees and 33 shrubs. The proposed landscape plan well exceeds this minimum landscape requirement.

The Staff is working with the Downtown Beautification Committee and the Garden Club to incorporate the proposed landscape adjacent to Orchard Street into a potential memorial for the "Police Department".

Pursuant to the recommendation of the Village Board, a decorative faux stone wall is being incorporated into the design of this Site Plan. This faux stone wall will incorporate an eight foot decorative fence, which will secure the subject site. The proposed wall, along with the proposed landscape will create a visually attractive green area facing Orchard Street.

RECOMMENDATION

We move that the Village Board approve the attached Resolution approving a Site Plan for the Antioch Police Department parking lot 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.*