

Request For Board Action

REFERRED TO BOARD: February 1, 2016

AGENDA ITEM NO: 5

ORIGINATING DEPARTMENT: Community Development

SUBJECT: Consideration of an Ordinance Approving the IDI- Antioch Corporate Center Final Plat of Subdivision for Phase 1B. Located at Illinois Route 173 and Gregory Drive.
File No. PZB 12-03

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

The Combined Planning Commission and Zoning Board conducted a public meeting on January 14th, 2016 to consider the final plat of subdivision request pursuant to Title 11 of the Village Code. The Village Subdivision Code states that wherever any subdivision of land shall be laid out within the incorporated limits of the village or within contiguous territory not more than one and one-half (1 1/2) miles beyond the incorporated boundary of the village, the subdivider or his agent shall submit both a preliminary and a final subdivision plat to the plan commission for their approval.

As part of the meeting, staff outlined the proposed subdivision of the Antioch Corporate Center into a new 28 acre lot that would provide the applicant with the ability to proceed with the construction of an approximately 514,000 square foot building.

The Planning Commission recommended approval of the Plat with the condition that final engineering technical issues be resolved prior to the recordation of the document.

FINANCIAL IMPACT: None

DOCUMENTS ATTACHED:

1. Final Ordinance and Exhibits.

RECOMMENDED MOTION:

Motion to waive the second reading and approve an Ordinance Approving the IDI- Antioch Corporate Center Final Plat of Subdivision for Phase 1B. Located at Illinois Route 173 and Gregory Drive. File No. PZB 12-03

VILLAGE OF ANTIOCH

Ordinance Number.

*AN ORDINANCE APPROVING A FINAL PLAT FOR FIRST RESUBDIVISION OF
ANTIOCH CORPORATE CENTER PHASE 1B
(FILE NO. PZB 16-01)*

ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES

OF THE

VILLAGE OF ANTIOCH, ILLINOIS

ON

February 1st, 2016

Published in pamphlet form by authority of the Village Board
of the Village of Antioch, Lake County, Illinois,
this ____ day of February, 2016

LAWRENCE M. HANSON	President	MARY C. DOMINIAK	Trustee
LORI K. FOLBRICK	Clerk	JERRY T. JOHNSON	Trustee
ROBERT J. LONG	Attorney	JAY JOZWIAK	Trustee
		ED MACEK	Trustee
		SCOTT A. PIERCE	Trustee
		TED P. POULOS	Trustee

ORDINANCE NO.

**AN ORDINANCE APPROVING A FINAL PLAT
FOR FIRST RESUBDIVISION OF ANTIOCH CORPORATE
CENTER, PHASE 1B, LOCATED AT ROUTE 173 and
GREGORY DRIVE, ANTIOCH, ILLINOIS**

(FILE NO. PZB 16-01)

WHEREAS, Section 11-2-6 of Title 11 of the Municipal Code for the Village of Antioch outlines the approval process for a Final Plat for the subdivision of land within the Village’s municipal boundaries; and

WHEREAS, Section 11-2-6 of Title 11 requires that any Final Plat conform substantially with the previously approved Preliminary Plat as approved by the Village Board; and

WHEREAS, the Mayor and Board of Trustees of the Village of Antioch (“Village”) approved a preliminary plat (concept) for the subject property as part of the “Antioch Corporate Center” Development Agreement in July 2007; and

WHEREAS, the said preliminary plat included a special provision within the schema of the approved planned unit development which allowed the Owner of the property submit subsequent petitions for final configuration of lot lines consistent with the overall terms of the PUD and preliminary plat without requiring additional notice to adjoining landowners and newspaper publication of notice; and

WHEREAS, the Owner of the property petitioned that a portion of the subject property be resubdivided into a new 28 acre site which will allow for a construction of a new 514,570 square foot light industrial building within the Antioch Corporate Center site, and a true copy of the proposed plat of resubdivision is attached hereto as Exhibit A; and

WHEREAS, the petition was brought before the Planning and Zoning Board at a public meeting held on January 14, 2016, which Board unanimously recommended that the Village Board approve the said petition, and a true copy of the PZB recommendation is attached as Exhibit B hereto, and

WHEREAS, the Village Board finds, consistently with the PZB's recommendation, that the proposed Final Plat, for Phase IB of the Antioch Corporate Center is in general conformity with the previously approved preliminary plan as outlined in the Antioch Corporate Center Development Agreement.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Antioch, Lake County, Illinois, as follows:

SECTION 1: The Final Plat for Phase 1B of the Antioch Corporate Center is approved subject to any engineering modifications as required by the Village Engineer.

SECTION 2: The Mayor, Chairman of the PZB, Village Clerk and all other officers and agents of the Village are directed to execute the plat of resubdivision and the Clerk is directed to record the same at the Petitioner's expense thereafter.

SECTION 3: All ordinances or parts of ordinances of the Village of Antioch in conflict herewith are, to the extent of such conflict only, hereby repealed.

SECTION 4: This ordinance shall be in full force and effect from and after its passage, approval and publication in the manner provided by law.

YEAS:

NAYS:

ABSENT: .

PASSED and APPROVED this _____ day of February, 2016.

Lori K. Folbrick, RMC/CMC
Village Clerk

EXHIBIT A

Plat of resubdivision of Lot 3 in Antioch Corporate Center Phase 1 to be Lot 1 of Antioch Corporate Center Phase 1B, Northwest corner of Gregory Drive and Brookfield Drive (proposed new east/west road).

Exhibit B

PZB Recommendation



January 26, 2016

To: The Honorable Larry Hanson, Mayor; and Members of the Village Board of Trustees

From: Ken Karasek, Chairman, Combined Planning and Zoning Commission

RE: Proposed Final Plat for the Resubdivision of Phase 1B of Antioch Corporate Center

The Combined Planning Commission and Zoning Board conducted a hearing on a proposed Final Plat for the resubdivision of a portion of the Antioch Corporate Center on January 14th, 2016. The Planning and Zoning Board recommended approval of the proposed Final Plat requests pursuant to Title 11-2-6 of the Village Code.

The applicant represented by Tom George reviewed the proposed application and request for a Final Plat for Phase 1B of the Antioch Corporate Center. Mr. George specifically reviewed the proposed subdivision of the subject site into a new 28 acre site along with the plans to construct a new 514,570 square foot building.

Staff proceeded to review the specific plans of the applicant for this phase of the project and reviewed the original concept for the Antioch Corporate Center which was originally approved by the Village Board in July 2007. Consistent with the requirements of Title 11-2-6, staff outlined the fact that the proposed Final Plat for Phase 1B was in general conformity with the original preliminary plan for the overall corporate center.

Based upon the review of the petition, testimony provided at the hearing, and relevant code criteria of Title 11 of the Village Code the Planning and Zoning Board accepted staff findings and unanimously recommended the approval of the proposed Final Plat.

Respectfully submitted,

Ken Karasek, Chairman
Combined Planning Commission and Zoning Board



MEMO

TO: Honorable Lawrence Hanson and Village Board

FROM: Michael S. Garrigan, AICP, CNU-A, Community Development Director

DATE: January 26, 2016

RE: A request for a Resubdivision of Phase 1B of Antioch Corporate Center

BACKGROUND:

This report is in preparation for the Village Board meeting scheduled February 1st, 2016. The applicant is seeking a Final Plat for the resubdivision of Phase 1B, Antioch Corporate Center. A Planned Unit Development was approved for the Antioch Corporate Center located on Route 173, east of Route 45 in July 2007 by the Village Board. The corporate center was conceptually approved for approximately 2.5 million square feet. The first phase of development saw the construction of a 500,000 square foot warehouse building.

The applicant is currently seeking to resubdivide the first phase of the project into a new 28 acre lot in order to proceed with the development of a new 514,570 square foot building. The proposed building will be located west of the current building. Access to the new building will be off Gregory Drive which provides direct connection to a new signal on Route 173.

The subject site will incorporate a total of 399 parking spaces which is consistent with the approved parking plan within the development agreement incorporated within the Planned Unit Development for the Antioch Corporate Center.

Conformity with Preliminary Plan- The proposed resubdivision of the subject site is consistent with the concept plan that was incorporated into the Antioch Corporate Center development agreement which was approved by the Village Board in July 2007. The new proposed building and access drive along with proposed parking configuration is consistent with the original concept for this corporate park

Engineering Review- The Village Engineer has reviewed the proposed engineering for this phase of the project and has sent out a review letter with respect to their review. There are no major issues pertaining to the engineering and the few minor engineering issues are currently being addressed by the applicant.

RECOMMENDATION

Staff recommends that the Village Board approve the Final Plat for Phase 1B of the Antioch Corporate Center.

Conditions are as Followed:

1. That any subject approval of the Final Plat be subject to compliance with any recommendations or modifications by the Village Engineer.