

APPROVED MINUTES
VILLAGE OF ANTIOCH
PLANNING AND ZONING BOARD
MUNICIPAL BUILDING: 874 MAIN STREET, ANTIOCH, ILLINOIS
December 11, 2008

CALL TO ORDER

The Antioch Planning and Zoning Board meeting was called to order by Chairman Burdick at 7:32 p.m. in the Municipal Building, 874 Main Street, Antioch, Illinois 60002.

ROLL CALL

Roll call indicated the following members were present: Ralston, Kaiser, and Ipsen. Also present were Chairman Burdick, Attorney Randall and Recording Secretary Thiel. Absent: Members Karasek, Weber and Cole.

ANNOUNCEMENTS AND CORRESPONDENCE

No Report.

OLD BUSINESS

No Report.

NEW BUSINESS

PZB 08-13 – Request for rezoning of the property to M-1, limited manufacturing pending annexation of the property located at the intersection of Illinois Route 83 and Grimm Road, commonly known as 23360 Grimm Road and 23149 Illinois Route 83 – Petitioner; Sequoit Equities, LLC. - Recording Secretary Thiel read aloud the public hearing and administered the oath to those who wished to testify.

PETITIONER

Mr. Gene Porto of Great Lakes Principles entered into the record the notices of mailing for the public hearing. Mr. Porto summarized the petitioner's request, explaining that Body Craft would like to move from its current location at Route 173 to a new location on Grimm Road and Route 83. He reviewed the building design, discussed the request for annexation and rezoning of the property, and addressed the changes from the previous request. Mr. Porto explained that the petitioner may be agreeable to placing a lifespan on the zoning. Once the M-1 zoning use ceased, the property would revert back to a B-3 zoning. Mr. Porto explained the different ways the zoning lifespan could be considered. Director Nilsen advised that legal counsel be consulted with regards to a zoning lifespan. Attorney Randall explained that specific details would need to be incorporated into the annexation agreement which both sides agree upon.

Mr. Jerry Pilipowicz, site engineer for the project, discussed the pond drainage and existing wetlands on the property. He further addressed the road improvements, engineering, and underground utilities at the site.

Mr. Mark Nosky of Stewart Nosky Architects, and Mr. David McCallum, project landscape architect, reviewed the building design, materials, signage and landscaping for Body Craft.

Mr. Gene Porto added that sidewalks would be included at the request of Village staff along Route 83, so that the Route 83 plan is consistent with the Village's Route 83 Corridor Study.

PUBLIC COMMENT

Mr. Stuart Malsch, Netherlands Drive Resident, asked if the turn lanes on Route 83 would interfere with the existing intersections located there, or with proposed traffic signals at that location. Mr. Porto responded that the original plans proposed a signalized T-intersection at Grimm Road and Route 83, however, road approval is in a preliminary stage to see what is possible at that location.

BOARD COMMENT

Member Ipsen asked if the grass located at the Southern pond would be maintained. Mr. Porto responded that it will be mowed.

Member Kaiser discussed the wetland buffer, and asked if the smaller areas are compensated on the site. Mr. Pilipowicz described the wetland buffering technique, explaining that if they can't provide a total 30-foot buffer, they can make it up in different areas on the site. Member Kaiser asked what the smallest buffer distance is at this location. Mr. Pilipowicz replied that the smallest area of buffer may be reduced to 28' at the smallest location.

Member Kaiser asked if the plans for the Route 83 improvement have been submitted to IDOT. Mr. Porto replied that they did in the past, but will have to resubmit, but has been done within their guidelines.

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STAFF COMMENT

Director Nilsen reviewed the staff report distributed earlier in the week. He outlined the zoning requests, and conditions added in the Planned Unit Development Agreement regarding the management of business at the site. Director Nilsen also provided a response to the question posed by Mr. Malsch earlier in the meeting, stating that there was an initial request to put the entrance on Grimm Road, but thought that may be inappropriate due to the fact that it would interfere with the wetlands, as well as the limited distance between the signalized intersection and a railroad crossing.

Director Nilsen discussed the recent approval of the Central Auto Body petition, which included conditions added to the PUD regarding environmental stewardship, and management of the business. He explained that not all of those conditions would be relevant for this project due to its location, however, some should be included as a reaffirmation of laws which govern that type of business. Mr. Porto replied that they have not yet seen the document regarding Body Craft, and has no response to those conditions at this time. Staff recommends approval with the conditions noted in the staff report.

Member Kaiser asked staff if it may be appropriate to allow the petitioner time to review the report of conditions, and state their comments at the next meeting. Director Nilsen said those conditions could be incorporated by the next meeting.

ROLL CALL VOTE

Member Kaiser moved, seconded by Member Ipsen to continue PZB 08-13 – Request for rezoning of the property to M-1, limited manufacturing pending annexation of the property located at the intersection of Illinois Route 83 and Grimm Road, commonly known as 23360 Grimm Road and 23149 Illinois Route 83 – Petitioner; Sequoit Equities, LLC, to the January 8, 2009 Planning & Zoning Board Meeting. Upon roll call, the vote was:

YES: 4: Ralston, Kaiser, Ipsen and Chairman Burdick.

NO: 0.

ABSENT: 3: Karasek, Weber and Cole.

THE MOTION CARRIED AND WILL BE CONTINUED TO THE JANUARY 8, 2009 PLANNING AND ZONING BOARD MEETING.

PZB 08-14 – Request for a text amendment to Title 10 of the Village Code, for the adoption of the Urban Design Manual – Petitioner; Dustin Nilsen on behalf of the Village of Antioch - Director Nilsen read aloud the public hearing notice published November 26, 2008.

PETITIONER

Director Nilsen provided an introduction to the Urban Design Manual, outlining the statements and standards, as well as the guidelines that would need to be followed in the manual. He explained that he hopes to have this manual as a part of the Village Code in order to better define the expectations of the Village. The manual establishes design criteria and minimum standards for commercial development within the Village. He further explained that the items included in the manual come directly from the Comprehensive Plan as desirable elements in commercial project design. Director Nilsen related the manual to current operations, as well as explain how the manual is organized. In conclusion, he explained that each of the chapters in the manual will consist of three components, all quoted from the Comprehensive Plan: site planning and community caring principles, statements and standards, and guidelines.

ROLL CALL VOTE

Member Kaiser moved, seconded by Member Ralston to continue PZB 08-14 – Request for a text amendment to Title 10 of the Village Code, for the adoption of the Urban Design Manual, to the January 8, 2009 Planning & Zoning Board Meeting. Upon roll call, the vote was:

YES: 4: Ralston, Kaiser, Ipsen and Chairman Burdick.

NO: 0.

ABSENT: 3: Karasek, Weber and Cole.

THE MOTION CARRIED AND WILL BE CONTINUED TO THE JANUARY 8, 2009 PLANNING AND ZONING BOARD MEETING.

ADJOURNMENT

There being no further discussion, Member Kaiser moved, seconded by Member Ipsen to adjourn the Planning and Zoning Board meeting at 9:08 p.m.

Respectfully Submitted,

Lori K. Folbrick
Deputy Clerk