

**APPROVED MINUTES
VILLAGE OF ANTIOCH
PLANNING AND ZONING BOARD
MUNICIPAL BUILDING: 874 MAIN STREET, ANTIOCH, ILLINOIS
January 8, 2009**

CALL TO ORDER

The Antioch Planning and Zoning Board meeting was called to order by Chairman Burdick at 7:30 p.m. in the Municipal Building, 874 Main Street, Antioch, Illinois 60002.

ROLL CALL

Roll call indicated the following members were present: Karasek, Weber, Ralston, Kaiser, Cole, and Ipsen. Also present were Chairman Burdick, Attorney Randall and Deputy Clerk Folbrick.

APPROVAL OF MINUTES

Member Cole moved, seconded by Member Karasek to approve the October 9, 2008 meeting minutes as amended. Upon roll call, the vote was:

YES: 6: Karasek, Weber, Ralston, Kaiser, Cole and Ipsen.

NO: 0.

ABSENT: 0.

THE MOTION CARRIED.

APPROVAL OF MINUTES

Member Kaiser moved, seconded by Member Ralston to approve the November 13, 2008 meeting minutes as presented. Upon roll call, the vote was:

YES: 5: Weber, Ralston, Kaiser, Cole and Ipsen.

NO: 0.

ABSENT: 0.

PASS: 1: Karasek.

THE MOTION CARRIED.

ANNOUNCEMENTS AND CORRESPONDENCE

Director Nilsen announced that the 2008 Zoning Map Approval required each year will be placed on either the February or March Planning & Zoning Board Agenda.

OLD BUSINESS

PZB 08-09 – Request for a land use amendment to the Route 173 Comprehensive Plan Amendment, originally adopted as Ordinance 04-01-01 in accordance with Section 11-12-7 of the Illinois Municipal Code and Title 10, Chapter 14, and Section 4, et. seq. of the Antioch Zoning Ordinance for properties generally located at the intersection of Illinois Route 45 and Illinois Route 173, all west of Crawford Road. Continued from the November 13, 2008 Meeting – Director Nilsen explained that staff is currently talking with Lake County, and requested that this item be continued to the April 9, 2009 Planning and Zoning Board Meeting.

ROLL CALL VOTE

Member Cole moved, seconded by Member Ipsen to continue PZB 08-09 – Request for a land use amendment to the Route 173 Comprehensive Plan Amendment, originally adopted as Ordinance 04-01-01 in accordance with Section 11-12-7 of the Illinois Municipal Code and Title 10, Chapter 14, and Section 4, et. seq. of the Antioch Zoning Ordinance for properties generally located at the intersection of Illinois Route 45 and Illinois Route 173, all west of Crawford Road, to the April 9, 2009 Planning & Zoning Board Meeting. Upon roll call, the vote was:

YES: 6: Karasek, Weber, Ralston, Kaiser, Cole, and Ipsen.

NO: 0.

ABSENT: 0.

THE MOTION CARRIED AND WILL BE CONTINUED TO THE APRIL 9, 2009 PLANNING AND ZONING BOARD MEETING.

PZB 08-10 – Request for a comprehensive plan amendment, zoning map amendment, and special use approval for a Planned Unit Development Plat, all pending annexation, for the construction of approx. 140 single family homes on 80 acres located on the northwest corner of Route 59 and Beach Grove Road; Diamond Development. Continued from the November 13, 2008 Meeting – Director Nilsen related the petitioner's request that this item be continued to the March 12, 2009 Planning and Zoning Board Meeting.

APPROVED MINUTES

ROLL CALL VOTE

Member Cole moved, seconded by Member Weber to continue PZB 08-10 – Request for a comprehensive plan amendment, zoning map amendment, and special use approval for a Planned Unit Development Plat, all pending annexation, for the construction of approx. 140 single family homes on 80 acres located on the northwest corner of Route 59 and Beach Grove Road; Diamond Development, to the March 12, 2009 Planning & Zoning Board Meeting. Upon roll call, the vote was:

YES: 6: Karasek, Weber, Ralston, Kaiser, Cole, and Ipsen.

NO: 0.

ABSENT: 0.

THE MOTION CARRIED AND WILL BE CONTINUED TO THE MARCH 12, 2009 PLANNING AND ZONING BOARD MEETING.

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. Continued from the December 11, 2008 Meeting – Deputy Clerk Folbrick administered the oath to those who wished to testify.

PETITIONER

Mr. Gene Porto of Great Lakes Principles depicted the revisions made from the original plan, including fencing, and landscaping. He further explained their compliance with staff's request to incorporate an undulating sidewalk and bike path.

Mr. Mark Nosky, architect on the project, reviewed the proposed elevations, and indicated that the revisions to the original plan include masonry piers and added depth due to recessed bay openings.

Mr. Porto added that the proposed project meets and exceeds the Village Code. He discussed the conditions given by Director Nilsen, and said that the petitioner agrees to comply with all conditions, with the exception of items "M", "S" and "E" in attachment 7. Item "M" limits work to passenger vehicles and trucks, while the current Body Craft operations work on other types of vehicles, including school buses, as well as others. Item "S" limits the hours to an ordinary business day, but the petitioner stated that employees may need to stay late or work weekends in order to keep up with business. The final item "E" addresses the closure of exteriors during paint spraying. Mr. Porto explained that the spraying booths are fully enclosed and contained, but other rolling doors in the building may be open during the spraying.

BOARD COMMENT

Member Weber asked if the operations were noisy. Mr. Bill Creany, owner of Body Craft, explained that he does not believe they are particularly noisy, and has not received any complaints in the past 42 years.

Mr. Porto addressed the above ground utilities at the site, stating that the cost to bury utilities is extreme and not guaranteed by the utility company. Director Nilsen confirmed that the utility companies are not cooperative, and the utilities currently do not front the site. Board members further discussed utility maintenance, and future plans for burying utilities.

Member Ralston asked if there was any agreement regarding signage at the site. Mr. Porto responded that they have proposed a modified box sign within a masonry piece. Director Nilsen added that the proposed sign is appropriate in both size and scale, and exceeds the code requirements.

Member Weber asked why there were not any light poles located in the parking lot. Mr. Porto replied that they believe there is currently safe and sufficient lighting without lights placed on poles, and added that there will be zero lighting at the property line.

Member Weber discussed the fencing at the site, and stated that she would prefer cedar fencing on the rear of the property viewed by commuters on the train. Mr. Porto explained that the property adjacent to the train tracks will contain landscaping to help block that view.

Board Members further discussed the removal of hazardous materials from the site, volume of vehicles at the site at any given time, verified the review from the fire inspector, and compared the current Body Craft building with the proposed building.

STAFF REPORT

Director Nilsen stressed the importance of including a sidewalk/bike path at the site, and stated that the proposed landscaping meets the mathematics of the comprehensive plan. He further discussed noise, layout, uses, and fencing.

APPROVED MINUTES

Member Cole asked if chain link fencing is acceptable in M-1 zoning. Director Nilsen replied that it is.

Member Weber asked if there were depictions of the outdoor lighting. Mr. Nosky showed the pictures to the Board.

ROLL CALL VOTE

Member Cole moved, seconded by Member Karasek to approve 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, taking into consideration the letter dated December 18, 2008 from GLP, and memo dated December 6, 2008 from Director Nilsen and particularly attachment 7, item “E”, “M” and “S”.

Discussion

Member Kaiser asked if the cedar fence could be included in the motion made by Member Cole. Attorney Randall advised that any amendments to the documents included in the motion could be made at this time. Member Karasek rescinded his second. Member Kaiser added, as an amendment to the documents in Member Cole’s motion, that attachment 7, item “H” states that it is in a regulated storage container, that the outside mechanical equipment will be screened, and that a cedar fence is placed along the eastern border. Member Weber seconded the motion. Members Cole, Ralston and Karasek stated that they disagree with the cedar fence included in the motion. Upon roll call, the vote was:

YES: 6: Karasek, Weber, Ralston, Kaiser, Cole, and Ipsen.

NO: 0.

ABSENT: 0.

THE MOTION CARRIED.

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. Continued from the December 11, 2008 Meeting – Director Nilsen introduced the Urban Design Manual as an amendment to the text of the zoning code, in order to put it into more measurable standards. He explained that this is a more standardized approach, and its purpose is for commercial properties.

Director Nilsen reviewed the applicability of the manual, and the guidelines and mandatory standards included in the manual. He indicated that the current comprehensive plan states standards which are desirable but not necessarily enforceable. The new Urban Design Manual will become a part of the Village Code, and therefore be mandated. The components of the manual include a restatement of the goal of the comprehensive plan, a statement of standards, and supporting graphics. Director Nilsen concluded by reviewing the table of contents and sections completed thus far.

ROLL CALL VOTE

Member Kaiser moved, seconded by Member Cole 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 – Petitioner; Dustin Nilsen on behalf of the Village of Antioch, to the March 12, 2009 Planning & Zoning Board Meeting. Upon roll call, the vote was:

YES: 6: Karasek, Weber, Ralston, Kaiser, Cole, and Ipsen.

NO: 0.

ABSENT: 0.

THE MOTION CARRIED AND WILL BE CONTINUED TO THE MARCH 12, 2009 PLANNING AND ZONING BOARD MEETING.

NEW BUSINESS

No Report.

ADJOURNMENT

There being no further discussion, Member Cole moved, seconded by Member Kaiser to adjourn the Planning and Zoning Board meeting at 9:22 p.m.

Respectfully Submitted,

Lori K. Folbrick
Deputy Clerk