

**APPROVED MINUTES
VILLAGE OF ANTIOCH
PLANNING AND ZONING BOARD
MUNICIPAL BUILDING: 874 MAIN STREET, ANTIOCH, ILLINOIS
May 14, 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 Long and Deputy Clerk Folbrick.

APPROVAL OF MINUTES

Member Cole moved, seconded by Member Karasek to approve the March 12, 2009 meeting minutes as presented. Upon roll call, the vote was:

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

NO: 0.

ABSENT: 0.

PASS: 1: Weber.

THE MOTION CARRIED.

APPROVAL OF MINUTES

Member Kaiser moved, seconded by Member Karasek to approve the April 9, 2009 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.

ANNOUNCEMENTS AND CORRESPONDENCE

No Report.

OLD BUSINESS

PZB 08-11 – Request for a comprehensive plan amendment, zoning map amendment, and special use approval for a Commercial Planned Unit Development Plat, all pending annexation, for the construction of approx. 66 acres of commercial and industrial mixed development; Sequoit Equities. Continued from the April 9, 2009 Meeting –

PETITIONER

Mr. Tim Stewart of Stewart and Nosky provided a brief history of the project, and the reasons for continuation. He presented the current project, highlighting changes that have been made since the previous presentation. Mr. Gene Porto of Great Lakes Principles discussed benefits to both the developer and the Village of Antioch. Mr. Stewart reviewed the land use options for retail and light industrial in the four planning areas for the property. He related that 70% of the 66-acre site is buildable. Mr. Tracy Richard of Manhard Consulting discussed roadway improvements, turn lanes, existing and proposed traffic counts, signals and utilities. He further discussed drainage and grading, and the minimal impact to the wetlands. Best management practices and stormwater management will be implemented during construction. Mr. David McCallum, landscape architect, reviewed the proposed landscaping at the site, including plants, signage, berms, buffers, and bike and walking trails. Mr. Stewart summarized the presentation with his discussion on elevations and materials.

PUBLIC COMMENT

Mr. Roger Shule of the Antioch Fine Arts Foundation, proposed placing a sculpture at the Route 173 entrance to the development. He explained that he would like an opportunity to identify Antioch through art. Mr. Dennis Downs, area artist, related possible sculpture opportunities at the site. Mr. Porto replied that they are open to ideas, and would like to set up a meeting to discuss further.

BOARD COMMENT

Member Ipsen asked if the property at Route 173 and Grimm Road was buildable. Mr. Porto replied that the creek creates a natural barrier making a meaningful attachment difficult.

Member Kaiser asked how the developer would achieve emergency access in Planning Area #1. Mr. Stewart replied that they would work with the Antioch Fire Department to ensure compliance. Member Kaiser asked if a maximum building size is proposed for Planning Area #3. Mr. Stewart and Mr. Porto replied that the need to do further research, however they may find it difficult to turn away a potential tenant for a larger size building at this time.

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Member Ralston asked if there would be access to the Ford dealership from Grimm Road. Mr. Porto stated that they had discussions with the previous owners, but not yet with the current owners. Member Ralston asked if the new Grimm Road was able to handle the proposed traffic. Mr. Porto replied that it would.

Member Weber asked if the garbage would be in enclosed containers in all four planning areas. Mr. Stewart replied that it would.

STAFF REPORT

Director Nilsen reviewed the petitioners request for zoning pending annexation. He indicated that the request meets PUD and Comprehensive Plan standards. Director Nilsen remarked that Board members could incorporate conditions for maximum building size and an entrance to the Ford dealership in its motion.

Member Karasek asked how staff could manage a flexible area with zoning standards. Director Nilsen replied that this document would take precedence over section 10-7B and 10-6B of the zoning code. Member Karasek asked when the zoning would be determined in this process. Director Nilsen replied that it will be M-zoning in the flex space, which is limited manufacturing and would permit lower zoning classifications.

Member Karasek felt that there were many unfinished areas surrounding this development, such as roads, adjacent property, etc., and asked what should be final before an approval or a recommendation are made. Director Nilsen explained that there must be milestones completed before annexation. He discussed the Department of Transportation's role with Grimm Road, and other public improvements to be completed before final engineering approval is given.

Chairman Burdick asked what would happen if the road approval is denied by IDOT. Director Nilsen stated that the Village is at maximum discretion in terms of annexation, and could require resubmittal by the developer.

Member Cole asked if there would be fencing around planning area #4, as required previously for the Body Craft property. Director Nilsen said there would not because there is no outdoor storage proposed, but will have an arborvitae screening.

Member Ipsen asked if utilities would be underground. Mr. Porto replied that any new utilities brought in will be buried.

Member Karasek moved, seconded by Member Ipsen to approve PZB 08-11 – Request for a comprehensive plan amendment, zoning map amendment, and special use approval for a Commercial Planned Unit Development Plat, all pending annexation, for the construction of approximately 66 acres of commercial and industrial mixed development, with M-1 zoning for Planning Area #3, buildings #3 and #4. Upon roll call, the vote was:

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

NO: 0.

ABSENT: 0.

THE MOTION CARRIED.

The Board took a brief recess at 9:04 pm and returned at 9:10 pm

NEW BUSINESS

PZB 09-03 – Request for rezoning of property to M-1, limited manufacturing for the construction of a three-phase commercial development for the property located at 453 Main Street; Petitioner Harry Bond –

PETITIONER

Ms. Julie Jelinek, attorney representing the petitioner, reviewed the petitioner's request for rezoning to M-1 flexibility on his property. She explained that there is an interested tenant at this time. Ms. Jelinek entered the certified mailing return receipts into the record. She explained that phase two would consist of a detached building approximately 20,000 square feet in size, and will be setback from the property closer to the North property line. The petitioner is proposing a rezoned 50-foot buffer on the residential border of the property.

Deputy Clerk Folbrick administered the oath to those who wished to offer testimony.

PUBLIC COMMENT

Mr. George Close, Lakewood Drive resident, asked if copies were available for review. Mr. Close asked why the petitioner is asking for M-1 zoning if the current tenant is office use. Mr. Harry Bond, petitioner, replied that he would like the flexibility if the current tenant decides to move. Mr. Close asked how many stories are proposed. Mr. Bond replied that it is one story, and the back phase would consist of 3 buildings and 1 office.

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Mr. David Jadrach, Lakewood Drive resident, asked if noise would be an issue. Mr. Bond replied that the buildings would not be large enough to operate a second shift, and would typically be open until 5 pm.

Mr. Randy Dussault, Lakewood Drive resident, asked what the 50-foot buffer will consist of. Mr. Bond replied that he would leave the property as it exists.

STAFF REPORT

Director Nilsen reviewed the request, explaining that the property is currently surrounded by M-1 zoning, with the exception of an R-1 pond. He stated that the zoning is compatible, and it matches current IDOT plans and code requirements. Director Nilsen stated that the engineering is in need of amendments, and staff will need to review before approval is recommended.

Member Kaiser moved, seconded by Member Ipsen to continue PZB 09-03 – Request for rezoning of property to M-1, limited manufacturing for the construction of a three-phase commercial development for the property located at 453 Main Street, to the July 9, 2009 Planning and 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.

ADJOURNMENT

There being no further discussion, Member Karasek moved, seconded by Member Weber to adjourn the Planning and Zoning Board meeting at 9:48 p.m.

Respectfully Submitted,

Lori K. Folbrick
Deputy Clerk