

**APPROVED MINUTES**  
**VILLAGE OF ANTIOCH**  
**PLANNING AND ZONING BOARD**  
**MUNICIPAL BUILDING: 874 MAIN STREET, ANTIOCH, ILLINOIS**  
**December 10, 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 and Cole. Also present were Chairman Burdick, Attorney Long and Deputy Clerk Folbrick. Absent: Member Ipsen.

**APPROVAL OF MINUTES**

Member Karasek moved, seconded by Member Ralson to approve the October 8, 2009 meeting minutes as presented. Upon roll call, the vote was:

**YES: 5:** Karasek, Weber, Ralston, Kaiser and Cole.

**NO: 0.**

**ABSENT: 1:** Ipsen.

**THE MOTION CARRIED.**

**ANNOUNCEMENTS AND CORRESPONDENCE**

Director Nilsen distributed the proposed scheduled of meeting dates and petition filing deadlines for 2010.

**OLD BUSINESS**

**PZB 05-06 – Request for a zoning map amendment, and special use approval for a Planned Unit Development Plat, all pending annexation, for 71 Acres at NE corner, Trevor Road and North Avenue, PIN 02-06-400-005; First American Investments, Inc. by John Green; 138 single family lots** – Director Nilsen reviewed the re-notification process done by the petitioner, which is in excess of current requirements. Deputy Clerk Folbrick administered the oath to those who wished to testify. Attorney Gerald Callaghan entered the certificate of publication and affidavit of mailing notice into the record.

**PETITIONER**

Mr. John Green of First American Investments provided a history of the request, explaining that it was given a positive recommendation by the Planning and Zoning Board in 2005. When Mr. Green approached the Village Board with his request in April, 2009, they sent the matter back to the Planning and Zoning Board for further review.

Mr. Green reviewed the site plan, number of lots, size, park and land use, and re-align Trevor Road ¼ mile to the east.

**BOARD COMMENT**

Chairman Burdick asked if any changes were made since the approval in 2005. Mr. Green replied that they added a sidewalk on North Avenue.

Member Kaiser asked if there were any plans to link the subdivision to the property owned by School District #34. Attorney Callaghan replied that there will be a sidewalk along the frontage. Member Kaiser asked if the Planning and Zoning Board members will be receiving any more information on the proposed development. Mr. Green replied that it was already submitted in 2005. Member Kaiser explained that more is required of developers at this time, and asked that this petitioner provide the same information required from other petitioners. Mr. Green stated that he does not plan on going through that process again. Member Kaiser indicated that he needs to see all of the relevant information in order to make an informed decision.

Member Karasek asked if the capacity of the new waste water treatment plant would be sufficient enough for this development. Director Nilsen replied that it is large enough to manage this development. Member Karasek remarked that the previous traffic study was done in the summertime, and requested that a new study be done to incorporate school traffic. He added that he would like to see more information on the design and meeting notes from its approval.

**PUBLIC COMMENT**

Mr. Sheldon Krivitzky, Pondview Drive resident, expressed concern with decreased water pressure as a result of the development.

Ms. Donna Waechter, Collier Drive resident, stated her concern with flooding issues, and related previous problems that she has had at her residence with flooding. Mr. Green replied that he cannot answer because final engineering has not yet been completed.

## APPROVED MINUTES

Mr. Jeff Levernier, Poplar Avenue resident, expressed concern over the connection of this development to the Woods of Antioch, and the possibility of increased traffic as a result.

Mr. John Waechter, Collier Drive resident, discussed his concern with increased traffic and water drainage problems that he has experienced.

Mr. Ted Potkonjak, Hillside Avenue resident, remarked that he doesn't see any positive aspects of the subdivision, and recommends annexation at a lower density if it is to be considered.

Mr. Glen Osmolak, Collier Drive resident, agreed with previous comments regarding water pressure, increased traffic, drainage and schools, and requested a larger buffer surrounding the development be considered.

Mr. John Green, petitioner, replied on some comments made, stating that he is not responsible for issues created by a different development, and will look again at the engineering and grading concerning other issues. He further stated that the zoning is a planned unit development, and will need Village Board approval.

Mr. Paul Green, Trevor Road resident, asked the developer to consider tree preservation, road elevation, utilities easements, sidewalks, site grading, and asked for an explanation on notes 1 & 5 of the plat of survey.

Mr. Jim Bowles, Collier Drive resident, asked if a 12" water main could be used in place of an 8" main in order to help increase the water volume to the area. He also requested an increased buffer separating this development from Trevor Creek subdivision, improved drainage along Collier Drive, grading improvements to surrounding areas, and tree preservation at the proposed park.

### **STAFF REPORT**

Director Nilsen provided a background of the request and explained that now is the time and place to discuss the preliminary plan issues and land use. He responded to previous comments that the density matches the surrounding areas, and the relocation of Trevor Road is recommended as a through street by Village Staff. He also suggested that additional work be completed before a recommendation is made by the Board.

Member Cole asked if the connection and permit fees will be those at the time of approval in 2005, or the current fees. Director Nilsen replied that the fees will be memorialized in the annexation agreement once annexation is approved. Member Cole asked if a stormwater report has been completed. Director Nilsen replied that a report was included in the 2005 proposal.

Chairman Burdick suggested that the stormwater report be updated as a result of the Trevor Creek Subdivision. Director Nilsen stated that the Watershed Development Ordinance requirements still apply to this developer.

Member Cole asked if a berm or screening would be placed at the southeast corner of the development. Director Nilsen replied that there is no dedicated buffer at this time.

Member Ralston asked if 3 acres of open space dedication is adequate. Director Nilsen reviewed the land dedication and cash donation benefits to the Village of Antioch.

Member Weber asked to see more details on the open space dedication, and if there will be a park in the subdivision. She added that the proposal appears to be too dense, and the lots appear small. She would prefer the removal of some lots in order to allow for more open space.

Member Karasek requested more information and added that he feels the offset of Hawthorne Lane may cause a greater safety issue than what the current plan depicts.

Mr. Green agreed that there are some new issues that need to be reviewed, and asked for a continuance in order to address the questions and comments made.

### **ROLL CALL VOTE**

Member Kaiser moved, seconded by Member Weber, to continue PZB 05-06, request for a zoning map amendment, and special use approval for a Planned Unit Development Plat, all pending annexation, for 71-acres at the northeast corner, Trevor Road and North Avenue to the February 11, 2010 Planning and Zoning Board meeting. Upon roll call, the vote was:

**YES: 5:** Karasek, Weber, Ralston, Kaiser and Cole.

**NO: 0.**

**ABSENT: 1:** Ipsen.

**THE MOTION CARRIED.**

# APPROVED MINUTES

## **ADJOURNMENT**

There being no further discussion, Member Weber moved, seconded by Member Karasek to adjourn the Planning and Zoning Board meeting at 9:13 p.m.

Respectfully Submitted,

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Lori K. Folbrick  
Deputy Clerk