

APPROVED MINUTES
VILLAGE OF ANTIOCH
PLANNING AND ZONING BOARD
MUNICIPAL BUILDING: 874 MAIN STREET, ANTIOCH, ILLINOIS
October 12, 2006

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: Ipsen, Cole, Kaiser, Ralston, Keller and Karasek. Also present were Chairman Burdick, Attorney DeMartini and Acting Secretary Cindy Voelz.

ANNOUNCEMENTS AND CORRESPONDENCE

No report.

OLD BUSINESS

PZB 06-13; Proposed final plats of subdivision: Request for final plat approval; Antioch Industrial Center Final Plat.

Petitioner Ken Wisniewski reviewed the plans for the proposed final plat of subdivision. He explained that the subdivision is 7 lots intended for industrial use on Route 83 north of North Avenue. The petitioner is not asking for any variations, and requested final plat approval from the Board.

Director Nilsen stated that one outstanding comment that is mentioned in the report is tree replacement requirements. He said that the petitioner supplied a landscape plan which states that there is a 68 tree replacement requirement based upon what will be removed in the initial subdivision improvements. He said that they do show a number of trees replaced, however there are some deficiencies. He suggests that as a condition of final approval, they request that this particular section be fulfilled either with trees on site, with cash in lieu of the trees, or a combination of both.

Attorney DeMartini asked the petitioner if he was in agreement to comply with the Village Tree Replacement Ordinance. The petitioner agreed.

Member Cole asked if the petitioner obtained approval from IDOT for curb cutting. Director Nilsen stated that the final approvals are not there, however there are some minor technical engineering comments and the petitioner would have to get those approvals before any access is given.

Member Cole moved, seconded by member Keller, to approve PZB 06-13; request for final plat approval; Antioch Industrial Center Final Plat, including the memo from Director Dustin Nilsen dated October 5, 2006. Upon roll call the vote was:

YES: 6: Ipsen, Cole, Kaiser, Ralston, Keller, Karasek,.

NO: 0.

ABSENT: 0.

THE MOTION CARRIED AND WILL BE RECOMMENDED TO THE VILLAGE BOARD OF TRUSTEES.

PZB 06-11; Request for front and side lot line variation; 995 Victoria Street, a part of Chinn's Addition to the Village of Antioch Subdivision; PIN 02-08-310-019; continued hearing from September 14, 2006.

Secretary Voelz read aloud the public hearing notice and administered the oath to the public.

Petitioner Cory Cybul reviewed his request for a variation in order to build a porch located at 995 Victoria Street, Antioch, IL 60002.

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Chairman Burdick asked if the petitioner was adding three feet to the requirement. Mr. Cybul said that was correct. Chairman Burdick asked if the pictures submitted were similar to the building. Mr. Cybul stated that it would be similar to the picture on Harden street, but concentrate on a Victorian style. Chairman Burdick asked if the roofline would continue with the roofline of the house. Mr. Cybul said that the roofline would come in front of the house.

Dr. Joan Johnson of 960 Victoria Street asked to view the pictures submitted to the board.

Director Nilsen reviewed the request and recommended approval by the board with the condition that the porch remain open, it contains a hip or gable roof, stylized columns and a porch railing consistent with the architectural style.

Member Karasek asked if this house previously had a porch which was removed, and if he was simply adding the porch back to the house. Director Nilsen directed the boards attention to page two of the report which depicts a porch at that house from years past .

Member Karasek moved, seconded by Member Ralston, to approve PZB 06-11; 995 Victoria Street, a part of Chinn's Addition to the Village of Antioch Subdivision; PIN 02-08-310-019; including the memo from Director Nilsen dated September 8, 2006. Upon Roll Call, the vote was:

YES: 6: Ipsen, Cole, Kaiser, Ralston, Keller, Karasek.

NO: 0.

ABSENT: 0.

THE MOTION CARRIED AND WILL BE RECOMMENDED TO THE VILLAGE BOARD OF TRUSTEES.

NEW BUSINESS

PZB 06-12; Request for rezoning and a special use for a planned unit development; comprising 1.32 acres within Bock's Addition to the Village of Antioch Subdivision; PIN 02-08-104-018 and 02-08-104-039; more commonly known as 669 Main Street.

Secretary Voelz read aloud the public hearing notice and administered the oath to the public.

Mr. Bruce Gebert, petitioner and owner of 669 Main Street, Antioch, IL 60002, Scott Gebert, and Mr. James Keim of Everest consulting presented their request to the Board. Mr. Bruce Gebert described that the lot is currently zoned R-2 as a single family home and the surrounding properties are zoned R-5. He is requesting that the property be rezoned to R-5. Mr. Gebert cited that the Village of Antioch's comprehensive plan suggested more foot traffic in the downtown area, and he believes this development would do that. He said that he developed this plan to feature maintenance free living ranch homes with the option of a basement or crawl space. All exterior maintenance will be included for the owners. He explained that there will be three duplexes consisting of 2 bedrooms, 1.5 baths and a one car attached garage. The fourth building will be a 3 bedroom, 2 bath, 2 car garage structure located towards the back of the property.

Mr. Jim Keim explained that the property has an irregular shape because at one time there was a proposed right-of-way through there that has been vacated. He stated that they are proposing a 500-foot cul-de-sac. There are utilities in place at the property, as well as storm sewers in both the front and rear of the property. Mr. Keim stated that the engineering plans were included with the submittal.

Member Ipsen asked if the property required any storm water detention. Mr. Keim replied that it does not. He explained that the drainage runs to the south and there is a storm sewer in that area. The owner is aware that if leaves collect in that area there may be problems.

Member Ipsen asked if the homes would face the private right-of-way coming into the site. Mr. Keim said that is correct. He asked if the neighboring property (known as the Horton Property) has an ingress and egress off of the same road. Mr. Keim replied that there is currently a gravel drive that goes

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to the Horton Property, and they are proposing a 25 foot easement for utilities, ingress and egress, that would be dedicated for the neighboring property.

Member Cole asked if they would maintain a safe ingress and egress during construction for Mrs. Horton. Mr. Keim said that utilities need to be installed. He explained that the water main is proposed to be on the north side, therefore not affecting her property. Sewer construction could hinder the property for a short time, and could possibly be done in a day.

Chairman Burdick asked if this property has been presented to the fire department and what their comments were regarding access. Mr. Keim explained that was where the cul-de-sac was generated. For emergency purposes, the Village of Antioch fire safety inspector requested the cul-de-sac with a 40-foot radius.

Tom Hoban of 672 Main Street, Antioch, IL 60002, commented that he did not think the plans submitted were cohesive with the look of the downtown area. Mr. Bruce Gebert said that he spoke with Director Nilsen regarding the recommendations for the look of the building. He said that they will do what they can to make the building look more attractive.

Stuart Malsch of 76 Netherlands Drive, Antioch, IL 60002, expressed concern with the occupancy of the buildings being families rather than empty nesters. Mr. Gebert stated that he is envisioning empty nesters, however others may occupy the homes.

Dr. Joan Johnson of 704 Main Street, Antioch, IL 60002, commented on the appearance of the building, and suggested more of a Main Street look. She suggested a dormer, garage windows, detail, and anything that would be more cohesive with the downtown area. Mr. Gebert stated that he understands a compromise is necessary, and he is aware of different inexpensive ways to spruce up a building.

Member Ipsen asked what the price range would be for the homes. Mr. Gebert said they would be priced starting at \$142,000. Member Ipsen asked if he had to improve the private right-of-way. Director Nilsen said that he needed to build the right-of-way to code. Member Ipsen asked if it would be underground. Mr. Gebert replied that it would be above the ground.

Member Kaiser asked Mr. Gebert if he has given any thought towards handicapped accessibility. Mr. Gebert said that can easily be done, if he is approached before he begins building, in order to tailor the building to their needs. Member Kaiser asked if burying the utilities would be an option for him before he begins building. Mr. Keim explained that burying the utilities is a massive expense.

Member Karasek asked if sidewalks would be established. Mr. Gebert stated that sidewalks were not mentioned, however, Director Nilsen cited sidewalks in his recommendations. Member Karasek mentioned the Route 83 corridor study, and asked Mr. Gebert if he envisioned the occupant to be investors rather than empty nesters. Mr. Gebert replied that his by-laws do not allow renters unless approved by the developer or the association.

Chairman Burdick asked when the by-laws would be turned over. Mr. Gebert stated that they would maintain ownership over the entire project. He explained that each party will own their structure and own their property surrounding that structure. Mr. Gebert defined the homes as maintenance free townhouses. He said that they would maintain grass cutting, snow plowing, seal coating driveways, and road maintenance. He went on to state that they would also maintain plowing at the neighboring Horton property.

Member Ipsen asked if the homes would be deeded as homes or townhomes. Mr. Gebert replied that they would be townhomes with one common wall that connects the units. He went on to say that each home will have their own PIN, address, and pay their own real estate taxes. Member Ipsen asked if

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Mr. Gebert had to get approval from the school district. Cited in the October 6, 2006 memo from Director Nilsen, "At this time the applicant has not gone before the Park or School Board for a land dedication, but due to the limited site area, the petitioner will provide cash in lieu of land dedications pursuant to title 11-3-8 of the Village Code."

Director Nilsen stated that the current site is zoned R-2, which would allow for 5 dwelling units at this time. He explained that the comprehensive plan is scheduled for multiple family dwellings at that location. He stated that because of the location of the development, there are certain expectations that staff would like met. He said that he would like the product to maintain certain historical appearances, as well as fit into the character of the area. He believes this product should be presentable and aesthetically pleasing. Because this is a Planned Unit Development (PUD), there is some design flexibility that has been requested. These requests include reducing the rear lot to 5 feet, which is not allowed in the Village of Antioch Zoning Code, however, the applicant will increase the side yards. Director Nilsen reviewed the tree ordinance, and suggested that the applicant plant shrubs rather than re-planting 51 mature trees. Director Nilsen repeated the requests from the neighboring property, and asked Mr. Gebert if he would agree to comply with these requests. These requests include Mr. Hoban's request for an increased pitch. Director Nilsen asked Mr. Gebert if he could increase the pitch to a minimum of 6'12". Mr. Gebert said that he is willing to make the pitch change. Director Nilsen asked Mr. Gebert if he could make the side of the homes that face Main Street appear as a front and not a side. Mr. Gebert said that it could be done, however, the buyer may not want that look on their house. He said the first structure is 40 feet from Main Street, and that includes a large grassy area. Director Nilsen asked if he would be willing to install dormers. Mr. Gebert said that he would be happy to install dormers, half-moon windows, and make necessary changes to style.

Chairman Burdick stated that the corridor recommendation includes buried utilities, and suggested that the applicant think very seriously regarding this issue. He also mentioned that there should be a specification on the sidewalks for this property. Mr. Gebert replied that he will bury the electric from structure to structure when building these homes, and not interfering with existing poles. Mr. Keim recommended a coach walk to eliminate the appearance of a lost front yard. Mr. Gebert asked if it would be acceptable to create the coach walk out of asphalt. Mr. Keim said that because it was a PUD, asphalt could be an option, since he has conceded on many items.

Director Nilsen stated that this can be approved subject to the conditions the board defines. Chairman Burdick suggested more evidence supporting the architectural decisions being made on this property. Director Nilsen replied that before going to the Village Board with the recommendation from the Planning & Zoning Board, he would like to see evidence that these conditions have been met. Mr. Keim noted that there is a chance at final approval to review all of these conditions. Director Nilsen explained that the final approval is generally engineering and subdivision matters. Mr. Gebert explained that he is asking the board for approval today, because the footprint of the plans will not change very much. He expressed his desire to move forward with this project as soon as possible, and this board's recommendation is necessary to do that. Director Nilsen asked Attorney DeMartini if this board were to recommend approval, and were unable to come to terms with the conditions, would it be possible for this to return to the Planning & Zoning Board. Attorney DeMartini replied that it would depend upon the motion. If this was a conditional approval, and the conditions are not met, then it is denied. He explained that it would be an illegal development if the applicant did not follow the conditions mentioned.

Chairman Burdick expressed concern that the Planning & Zoning Board would have no authority on this matter once they make a motion and recommend it to the Village Board.

Member Karasek stated that during winter, coach walks along buildings get buried under snow due to plowing. He asked if there was an ordinance that a sidewalk must be three feet off of the curb for safety reasons. Director Nilsen said that it would not apply because it is not a dedicated right-of-way.

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Member Kaiser moved, seconded by Member Keller, to approve PZB 06-12; zoning change from R-2 to R-5 multiple family residential with a Special use approval for a Planned Development pursuant to Title 10, et.seq. of the Antioch Village Code; comprising 1.32 acres within Bock's Addition to the Village of Antioch Subdivision; PIN 02-08-104-018 and 02-08-104-039; more commonly known as 669 Main Street; with the conditions that the petitioner provides additional improvements to the street, including sidewalks and parkway trees; that the subdivision plat be submitted and approved as part of the final PUD plan creating unique parcels for each of the units and common open space and recorded with Lake County; that a cross access easement be created for the parcel to the east as part of the final plat to be submitted and recorded with Lake County; that the petitioner provide cash in lieu of land dedications to parks and school district pursuant to Title 11-3-8 of the Village Code and School Agreement; the addition of 34 trees or tree equivalents, the addition of roof dormers, the roof pitch be increased to at least 6'12" pitch for a hip roof, the addition of cottage or craftsman features, the addition of distinctive entry features including a covered porch or columns; to include the corridor recommendations mentioned in the memo; and that all conditions are met before presenting to the board. Member Karasek asked if the condition for the corridor study was for the architectural. Member Kaiser said that was in order to bury new utilities, add parkway trees every 50-foot on center, add landscape beds and annual color for visual interest, add five-foot sidewalks on each side of roadway, meaner where right-of-way width allows, enforce design guidelines for architecture and site planning, and limit curb cuts and driveways along Route 83. Upon roll call, the vote was:

YES: 6: Ipsen, Cole, Kaiser, Ralston, Keller, Karasek.

NO: 0.

ABSENT: 0.

THE MOTION CARRIED AND WILL BE RECOMMENDED TO THE VILLAGE BOARD OF TRUSTEES.

Attorney Demartini announced that this will be his last meeting with the Planning & Zoning Board. He thanked the Board for their time.

ADJOURNMENT

There being no further discussion there was a unanimous decision to adjourn the Planning and Zoning Board meeting at 9:17 p.m.

Respectfully Submitted,

Lori K. Folbrick
Deputy Clerk