

APPROVED MINUTES
VILLAGE OF ANTIOCH
PLANNING AND ZONING BOARD
MUNICIPAL BUILDING: 874 MAIN STREET, ANTIOCH, ILLINOIS
May 13, 2010

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 and Ipsen. Also present were Chairman Burdick, Attorney Long and Deputy Clerk Folbrick. Absent: Kaiser.

ANNOUNCEMENTS AND CORRESPONDENCE

Director Nilsen acknowledged Member Cole for her years of service on the Planning and Zoning Board. A re-appointment has not yet been made.

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 Ave. PIN 02-06-400-005; First American Investments, Inc. by John Green; 138 single family lots. *Continued from the February 11, 2010 Planning and Zoning Board Meeting* – Mr. John Green, petitioner, reviewed the request and indicated that the site plan and density will remain the same. He reviewed the engineering and grading at the site, and addressed the architecture and elements of the property. Mr. Green discussed the architectural design standards for the site, including a monotony restriction, variety in elevations, scale and massing, exterior materials, finishes, colors and landscaping and maintenance.

Deputy Clerk Folbrick administered the oath to those who wished to testify.

Mr. Bob Gagnon, township resident, expressed his concern with existing flooding West of Trevor Road, and the possibility of this development worsening those conditions. He related that he spoke with Township Highway Commissioner Mark Ring, as well as the Army Corps of Engineers in the past regarding this issue. Mr. Green replied that the engineers for the project are aware of the topography of the area, and he will have them look at that location and address any possible issues. Director Nilsen added that FEMA has declared parts of that area a flood plain, and a flood way, and explained that the applicants are obligated not to make conditions worse. They must release water at a rate that will not increase or cause additional flooding. He also stated that the engineering reports will need to be submitted and reviewed by Village staff. Mr. Gagnon added that his concern is primarily for water currents and life safety.

Board members discussed the flooding issues, including storm sewers, detention and retention ponds at the site, and the possibility of redirecting the course of the water across North Avenue down the South side of the road. Members further addressed traffic control and connecting the intersection with Hawthorne Lane. Director Nilsen explained that a resident voiced concern over the connection at a previous hearing, but indicated that staff recommends full and aligned streets to provide continuity, safety and aesthetics.

Director Nilsen related that staff needs additional time to review materials distributed, and cannot make a recommendation at this time. Member Karasek moved, seconded by Member Weber, to continue PZB 05-06 to the July 8, 2010 Planning and Zoning Board Meeting. Upon roll call, the vote was:

YES: 4: Karasek, Weber, Ralston and Ipsen.

NO: 0.

ABSENT: 1: Kaiser.

THE MOTION CARRIED.

NEW BUSINESS

PZB 10-03 – Request for a sign variance approval for the construction of additional wall and ground signage in accordance with Title 10, Chapter 14, and Section 6, et. Seq. of the Antioch Zoning Ordinance, located at 322 W. Route 173 – Petitioner NJB Operations Inc. on behalf of Taco Bell – Director Nilsen provided the Board with their options to continue, approve or deny this petition as there was nobody present to represent the petitioner on this matter. Attorney Long explained that an outright denial would require the petitioner to comply with the existing code. Director Nilsen stated that staff recommends approval of the additional wall signs, and deny the monument sign requested at the previous meeting.

Member Weber moved, seconded by Member Ipsen to approve the request for additional wall signage requested for PZB 10-03, including 3 wall signs, 1 blade sign and 3 canopy signs, and require the petitioner to comply with the new code relating to monument signs. Upon roll call, the vote was:

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YES: 4: Karasek, Weber, Ralston and Ipsen.

NO: 0.

ABSENT: 1: Kaiser.

THE MOTION CARRIED.

ADJOURNMENT

There being no further discussion, Member Weber moved, seconded by Member Ipsen to adjourn the Planning and Zoning Board meeting at 10:43 p.m.

Respectfully Submitted,

Lori K. Folbrick
Deputy Clerk