

APPROVED MINUTES
VILLAGE OF ANTIOCH
PLANNING AND ZONING BOARD
MUNICIPAL BUILDING: 874 MAIN STREET, ANTIOCH, ILLINOIS
July 8, 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, Kaiser, Dominiak and Ipsen. Also present were Chairman Burdick, Attorney Long and Deputy Clerk Folbrick.

APPROVAL OF MINUTES

Member Kaiser moved, seconded by Member Ralston, to approve the April 8, 2010 Planning and Zoning Board minutes as presented. Upon roll call, the vote was:

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

NO: 0.

ABSTAIN: 1: Dominiak.

THE MOTION CARRIED.

Member Karasek moved, seconded by Member Ipsen, to approve the May 13, 2010 Planning and Zoning Board minutes as presented. Upon roll call, the vote was:

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

NO: 0.

ABSTAIN: 2: Kaiser and Dominiak.

THE MOTION CARRIED.

ANNOUNCEMENTS AND CORRESPONDENCE

No Report.

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 May 13, 2010 Planning and Zoning Board Meeting* – Attorney Gerald Callaghan announced that the petitioner was unable to attend tonight's meeting due to a personal obligation. Attorney Callaghan provided a history of the petition, its positive recommendation in 2005 from the Planning and Zoning Board, and its hold during the treatment plant upgrade.

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

Member Karasek asked about the additional material and information that was supposed to be provided based on discussions at the last meeting. Attorney Callaghan explained that he has not received any feedback from the Village of Antioch, and was unsure which materials to provide to board members. Member Kaiser stated that he asked at a previous meeting for the process to start from the beginning since the members of the board are not the same as in 2005. Attorney Callaghan said that the 2005 materials were provided last fall, and they attempted to provide everything requested, but were awaiting feedback.

Director Nilsen advised that this petition is up for an annexation recommendation from this board. He explained that it does comply with Section 10-12 of the Village Code mathematically, and that is what the board is expected to consider. Any commentary can be added to the recommendation to the Village Board in the finding of fact for this request.

Member Kaiser stated that the petition meets the technical standards of the Zoning and Subdivision ordinance, so therefore by the ordinance the matter should be recommended for approval based on compliance with technical grounds, however, he added that he would like the findings and motion for the recommendation to the Village Board to deny the Annexation request because the development as designed does not reflect the current comprehensive plan policies for residential development. He added that since the initial petition was submitted in 2004, the development environment, needs, and appetite of the Village have changed dramatically, and that the approval and addition of more production level single family home product units that impact our schools, police, fire, and public works cannot be considered the best interest of our community. He concluded that these are matters reserved for annexation, but would like the concerns and remarks incorporated as part of the Annexation Hearing.

Mr. Jeff Levernier, Poplar Avenue resident, expressed concern with the time lapse of this petition, and lack of materials presented to the Planning and Zoning Board.

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Member Dominiak asked what items were still outstanding from previous meetings. Member Karasek replied that much of the documentation provided last fall was outdated studies or information, and the board has requested additional updated materials regarding traffic and drainage on the site.

Attorney Callaghan asked for the opportunity to provide the documentation after a scheduled meeting with Village staff.

Chairman Burdick reviewed the history of the case, its approval, treatment plant moratorium, and member changes on both the Planning and Zoning and Village Board levels. He stated his concern with approval of a petition without the proper documentation provided to current members. Chairman Burdick felt that a completely new petition should be provided from start to finish for Board Members to make an educated recommendation.

Member Ipsen expressed concern with the density and quality of the project.

Member Kaiser stated that the packets provided to the Board last fall were not new documents, but outdated.

Attorney Long said that this petition was sent back to the Planning and Zoning Board because of new members, and no formal presentation was made to the new Board. The only new or different documents provided since it was sent back were the architectural design standards. The final engineering plans were not provided. Board members agreed that they would like a full and formal presentation made to the Planning and Zoning Board for a better understanding of the petition.

Member Kaiser expressed concern with the commencement of the project, and dormant construction for any period of time due to market conditions.

Attorney Callaghan asked the board to continue this item in order to prepare a proper presentation after consulting with Village Staff. Director Nilsen stated that there is a meeting scheduled with the petitioner next week, and would recommend a continuation for the project.

Member Ralston moved, seconded by Member Weber to continue PZB 05-06 to the September 9, 2010 Planning and Zoning Board Meeting with a complete binder and application set, full presentation with expert testimony, and engineering review to be provided. Upon roll call, the vote was: **YES: 6:** Karasek, Weber, Ralston, Kaiser, Dominiak and Ipsen.
NO: 0.
ABSENT: 0.
THE MOTION CARRIED.

NEW BUSINESS

PZB 10-06 – Request for a sign variance approval for the construction of an LED monument sign upon a property with less than 450 feet of frontage within the Antioch Crossing PUD located at 351 Illinois Route 173; PIN 02-16-201-013; Petitioner Great Lakes Credit Union – Mr. Bill Olerick, representative of Great Lakes Credit Union, presented the request to the Board. He explained that the application for the sign was during the re-codification of the Village Code and stated that the purpose of application is to obtain a height variance. Mr. Olerick reviewed hardships of the petitioner, including the topography, branch volume, and low visibility. He further added community incentives for the sign. He introduced Mr. Paul Monahan of Great Lakes Credit Union, who reviewed the topography of the area and difficulty seeing the sign. Mr. Olerick added that an LED sign may add increased visibility needed by the petitioner. The sign variance would not increase congestion to the area, impair light or air, or endanger public safety.

The petitioner stated that height, linear feet and separation variances are being requested. Mr. Olerick introduced Kent Fogel of North Shore Sign who reviewed the sign design being sought, and the increased visibility it will bring. He further addressed the topographical issues facing the petitioner, and stated that there were no other potential locations for the sign.

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

Member Ipsen asked if the economical hardships facing the petitioner may be attributed to the addition of other banks within close proximity to the property. Mr. Olerick responded that it is not uncommon for similar institutions to be located in one specific area, and believes that an LED sign would increase their transactions.

Member Dominiak asked if there was any evidence to suggest that an LED sign would increase business. Mr. Olerick responded that he does not have any studies at this time, but one could be provided. Member Dominiak asked if the decreased transactions could be a result of this being the newest branch. She asked if any other financial institutions on Route 173 had LED signs. Director Nilsen replied that they do not. Mr. Olerick responded that no other institutions have the same topographical issues.

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Member Ralston asked if the existing sign could be raised without an LED sign. Mr. Olerick responded that could be an option.

Member Karasek commented that property maintenance to the East could alleviate some visibility issues the petitioner is facing. He asked what height variance would be requested, and why the logo would be placed lower to the ground and the LED sign placed above. Mr. Olerick stated that they would prefer the LED sign to the logo sign, and could incorporate the logo into the LED.

Chairman Burdick asked how involved the sign animation would be. Mr. Fogel responded that the animation is programmable, and brightness levels are adjustable. He added that the LED would attract people to look at the lower branded sign. He stated that the content and animation could be worked out with the Village. Mr. Olerick stated that there will be no animation on the sign.

Director Nilsen reviewed the request, and recent code revisions applying to this request. He further addressed the Antioch Crossing PUD and the compliance of the sign with that planned unit development. He added that the topography of the area is burdensome, however, staff believes that the hardships facing the petitioner did not justify the use of an LED sign, and does not recommend positive approval for that component.

Member Dominiak asked if staff objects to the height variance. Director Nilsen replied that the proposed height may be lessened once the LED component is removed, and has no issue with the current height of the sign as legal/non-conforming.

Member Karasek asked if a height variance would be requested without an LED sign. Mr. Olerick responded that they would have to further review the sign height. Member Karasek discussed other financial institutions and their current signage, and does not see the need for an LED sign variance.

Member Kaiser moved, seconded by Member Dominiak to Deny PZB 10-06; request for a sign variance approval for the construction of an LED monument sign upon a property with less than 450 feet of frontage within the Antioch Crossing PUD located at 351 Illinois Route 173.

Members discussed the possibility for the petitioner to return to the Board with a height variance request. Director Nilsen replied that he would defer to the PUD for additional guidance on such a request. Member Karasek asked if the height was based on the horizon. Director Nilsen said that it is not.

Upon roll call, the vote was:

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

NO: 0.

ABSENT: 0.

THE MOTION CARRIED.

PZB 10-04 – Request that the properties that fall within the designated geography defined as the Form Based Downtown Overlay be rezoned and official zoning map of the Village amended to reflect designated land use categories as shown within the proposed land use map – Petitioner Dustin Nilsen on behalf of the Village of Antioch – Director Nilsen announced that the certification of mailing has been entered into the record. He explained that this is the first presentation of the regulating plan, and provided a timeline for the project.

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

Mr. Mark Angelini of SB Friedman provided an overview of the work done to date, and how it will affect future economic development and set a standard for downtown. He explained that the process is done in concert with RTA, Metra, and Pace, and has included direction from a steering committee, along with preliminary planning and analysis of the downtown. The steering committee also assisted with setting up the framework for the priority sites, and development plans. The Form Based code supports transit oriented development, and extends the Village's mixed-use character.

Mr. Kevin Clark of the Lakota Group provided an overview of form based codes, stating that they design the zoning of an area, and work as a method of regulating development to achieve a specific urban form. There is less focus on land use in a form-based code, and there is an emphasis on separating uses, rules and formulas. Purposes of Form Based Codes include the application of zones within framework of streets and blocks, not just in large undefined areas like conventional zoning maps. Mr. Clark reviewed the different zoning districts within a form based code, including Village Core (VC), Transitional Core (TC), Main Street Transitional (MT), Business Park (BP), Commercial Edge (CE), and Open Spaces (OS). He also included definitions, goals and sample graphics for each of the zoning districts. The overall goal is to enhance and protect the historic character of Antioch.

Mr. Clark discussed the final section of the Form Based Code which defines urban design standards including building design, streetscape, landscape and sustainability.

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Mr. Angelini suggested the possible impact on the community and developers, including benefits and potential concerns. He discussed the cost implications associated with a Form Based Code both to the Village and to developers. He indicated that the Lakota Group has created Redevelopment Concept Plans for two specific areas in the core of downtown.

Mr. Angelini and Mr. Clark reviewed the redevelopment plans for the Orchard Plaza and Metra Station sites. The plans for the Orchard Plaza site include a new mixed-use with potential for residential areas, shared parking, new streets that would bisect the large block, and streetscape improvements on Toft Avenue. Redevelopment at the Station area includes better connections to downtown, extension of the Main Street character, new open space, and expanded Metra and Village parking.

Mr. Angelini reviewed the next steps that must be taken in the Form-Based Code process including a series of meetings with staff and potential developers, refine the code, analyze the possible development economics, host public meetings, and present the recommendation from the Planning and Zoning Board to the Village Board.

Member Ralston asked if other communities were involved with a Form-Based Code. Mr. Angelini replied that RTA has been working with other communities in order to increase their ridership, and the use of Form-Based codes in the implementation is the decision of the specific community.

Director Nilsen, petitioner on behalf of the Village of Antioch, discussed the benefits of a Form-Based Code, and the need for Antioch to adopt the code in order to protect the character of its downtown and set forth design standards. Although there is an existing code and regulations in place, they were created before the current structures and buildings were in place. He explained it does not change what is currently existing in the downtown, but future investment will be coordinated and regulated to protect what is there now. It will help mixed uses come together, and provide a cultural core for the downtown area.

Mr. Gordon Volling, business owner, expressed concern with the change in zoning for his property located on Lake Street. He does not feel that this is a good fit for his location. He stated his history with the Village, and their commitment to the community. He asked to keep the property with the B-3 zoning, and expressed concern that the property to the West and across the street have not changed. He feels that his property is being singled out. Director Nilsen presented a map of the area in question, and said the new zoning is to keep the character of the original zoning of the property.

Mr. Bill Theesfield, Main Street resident, expressed concern with the effect of this zoning restricting the potential buyers of his home in the future, and stated that he objects to changing the code.

Mr. John Tsarpalas, Main Street property owner, suggested additional flexibility for the property owners to include residential areas. He asked if economic studies have been done, and is concerned with the viability of the form based code for Antioch. He asked who the anchor tenants may be that will draw people into the area. He urged the board to consider more flexibility and that studies be done.

Mr. Jeff Levernier, Woods of Antioch resident, expressed concern with vacant businesses in town, and thinks the wrong area is being considered for the form-based code. He asked the board to exercise caution in moving forward with this request.

Mr. Steve Stanek, Oakwood Knolls resident, and property owner at Metra, asked who initiated this request. Director Nilsen explained that the Village Board authorized staff to execute a grant for the CPAP plan in concert with RTA. Mr. Stanek asked when this would take effect, and if Metra intends on extending the train to Wisconsin. He asked questions regarding increased population, economic impact, and the comparison to existing zoning.

Mr. Clark clarified the need for zoning changes to adapt to current conditions, and the benefits of form-based zoning. He added that the proposed code increases flexibility, but is in need of more discussion and clarity.

Member Karasek said that the future needs to be planned, and the development of a plan must start somewhere, and encourages constructive comments from residents.

Mr. Marc Lubkeman, Orchard street property owner, believes that the project is intriguing, and thinks this may help get dilapidated buildings to be sold. He asked if there were any studies showing the benefits of this type of code. Director Nilsen replied that this increases broadness and flexibility and maintains the character of the specific areas within the properties in question. He said that it won't change anything now, but will regulate future changes. Mr. Lubkeman asked if there was a financial experience for this type of zoning. Director Nilsen responded that the density could increase the financial experience, but regulations may cause increased cost to follow those rules.

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Mr. Angelo Tsarpalas, shopping center owner, expressed concern with the inconvenience of parking and foot traffic required for consumers.

Mr. Robert Bigelow, local business owner, stated concern with the Form-Based code being currently used in Glenview, and the difficulty business owners may face with the subjectivity needed to enforce the code.

Member Karasek moved, seconded by Member Weber to continue PZB 10-04 to the August 12, 2010 Planning and Zoning Board Meeting. Upon roll call, the vote was:

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

NO: 0.

ABSENT: 0.

THE MOTION CARRIED.

ADJOURNMENT

There being no further discussion, Member Karasek moved, seconded by Member Dominiak to adjourn the Planning and Zoning Board meeting at 10:40 p.m.

Respectfully Submitted,

Lori K. Folbrick
Deputy Clerk