

APPROVED MINUTES
VILLAGE OF ANTIOCH
PLANNING AND ZONING BOARD
MUNICIPAL BUILDING: 874 MAIN STREET, ANTIOCH, ILLINOIS
August 11, 2011

CALL TO ORDER

The Antioch Planning and Zoning Board meeting was called to order by Deputy Clerk Folbrick at 7:36 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, Pyburn and Ipsen. Also present were Attorney Long and Deputy Clerk Folbrick. Absent: Chairman Burdick.

Member Kaiser moved, seconded by Member Weber, to appoint Member Karasek as temporary chair for the meeting. Upon roll call, the vote was:

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

NO: 0.

PASS: 1: Karasek.

THE MOTION CARRIED.

ANNOUNCEMENTS AND CORRESPONDENCE

Director Nilsen welcomed Member Pyburn to his first meeting as Planning and Zoning Board Member.

NEW BUSINESS

PZB 11-06 – Request for a preliminary plat approval and a text amendment to Title 10-6 of the Village Zoning Code regarding Child Day Care, in accordance with Title 11, Chapter 2, and Section 3 et.seq. of the Antioch Subdivision Regulations and Title 10, Chapter 15, and Section 4 of the Zoning Code – Petitioner John Lavelle - Deputy Clerk Folbrick administered the oath to those who wished to testify. Attorney for the petitioner, Neal Anderson, submitted the certified mailing receipts into the record.

Mr. Tracy Richards provided an overview of the site plan, including portions of the property that are determined wetlands. There is one small corner of the property that requires an application for a permit with the Army Corps of Engineers, and has been in the process for 7 years. He explained that the sewer will be pumped, and not flowing by gravity. Because of the difficulty in obtaining Army Corps permits, the petitioner wants to take exception to extending water and sidewalk onto the declared wetlands. He addressed property access, and the reason for the request for a text amendment for a day care center.

Member Ipsen asked how lots 1 & 2 will be maintained while Lot 3 is being built. Mr. Richards replied that they will be maintained, but not improved.

Member Karasek asked if there is a setback requirement for the wetlands. Director Nilsen replied that it is an Army Corps requirement. The Corps approval will have to be granted before any construction can commence. Member Karasek asked where the stormwater runoff will end. Mr. Richards said that it will flow to the detention area, and it meets the ordinance for release.

Member Karasek asked where the other day care facilities operated by the proposed tenant were located. Business owner, Mr. Brian Mason, replied that they were located in McHenry and Volo.

Member Karasek asked if public safety officials have commented on the turn around capabilities for emergency vehicles. Director Nilsen replied that they will need to work through the phasing plan with the petitioner and the fire department.

Member Kaiser asked if the fencing is chain link. Mr. Weirsmma replied that it is black chain link at the other locations, and they will use the same for this facility if possible.

Member Ralston asked if the sign meets the code requirements. Director Nilsen said that it is a non-compliant monument sign, but would not affect the outcome of this request by the petitioner.

Director Nilsen stated that day care is not included in B-3 zoning as an allowed use, but does not provide a nuisance, and staff recommends that a text amendment including day care facilities should be included in B-3 zoning. He addressed the subdivision of the property in a 2 step process. The first step is preliminary but should show a good layout of the property. This recommendation will then go to the Village Board. Pending approval, the applicant will be obligated to follow the required mandates prior to construction. Any major departures should come before the board.

Director Nilsen stated that the main contention is access, wetlands, stormwater, and basic lot layout and phasing of the plan. Staff will demand firm calculations based on acre-feet that the ponds

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and drywells will suffice to help infiltrate water. He further discussed the sewer service and facility planning areas available to the future homes for the property south of the proposed development.

Director Nilsen stated that he does not see a radical change in the overall lot layout, and therefore staff recommends approval of the text amendment, and continuation of the request for the subdivision plan in order to review and address outstanding technical issues.

Member Kaiser asked if fire hydrant requirements should be addressed. Director Nilsen replied that they would be looking for at least one hydrant, if not two, on Deep Lake Road.

Member Weber asked if the text amendment was site specific. Director Nilsen replied that the text amendment will allow commercial day care as a permitted use in business zones, and is not exclusive to this site.

Member Karasek asked if the entire subdivision strip is currently zoned B-3. Director Nilsen replied that it was, and reviewed adjacent zoning classifications.

Mr. Mike Clifton, president of Loon Lakes Management Association said that this property falls into the special service conservation area of the Loon Lakes management. He asked why the association was not notified of the hearing since the property in question falls within their special service area. He asked about the water runoff in the retention ponds, and what other businesses could be placed in the same location if the day care does not work. He expressed concern with the use of salt in the parking lots, and requests that the same restrictions are made for salt use that is required for Wal-Mart. He discussed traffic impacts if only one entrance is accessible during phase one of the project. He requested random water samples to be paid for by the developers and/or land owners.

Mr. Tracy Richards responded that the traffic study has been done and traffic signals would not be warranted. He added that all matters in terms of traffic and access meet the requirements of Lake County.

Director Nilsen replied that the hearing notifications are to be within 250 feet of the area, published in the Waukegan News Sun, and posted at the location in the appropriate time frames. The Department of Natural Resources has requested that the reduced rate based on the amount of area be used for the road salt. Mr. Clifton responded that they have no objections to holding the petitioner to the same standards as Wal-Mart.

Mr. Ron Duros, Deep Lake Road resident, expressed concerns with traffic, and safety of people coming out and in from the property. Member Karasek asked the distance from the entrance of the curb-cut from Route 173 to the opening of the curb-cut in front of the proposed day care facility. Director Nilsen replied that it is 559 feet.

Mr. Clifton expressed concern with the business affecting the wetland buffer that protects the lakes they work hard to preserve. Mr. Richards said that the design is based on standards that will not allow runoff to go anywhere other than the basins.

Member Weber moved, seconded by Member Ipsen to Approve PZB 11-06 request for a text amendment to Title 6 of the Village zoning code regarding child day care. Upon roll call, the vote was:

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

NO: 0.

ABSENT: 0.

THE MOTION CARRIED.

Member Kaiser moved, seconded by Member Weber to approve PZB 11-06 request for preliminary plat approval with the resolution of technical issues prior to presentation before the Village Board. Upon roll call, the vote was:

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

NO: 0.

ABSENT: 0.

THE MOTION CARRIED.

ADJOURNMENT

There being no further discussion, Member Kaiser moved, seconded by Member Ipsen to adjourn the Planning and Zoning Board meeting at 8:39 p.m.

Respectfully Submitted,

Lori K. Folbrick
Deputy Clerk