

APPROVED MINUTES
VILLAGE OF ANTIOCH
PLANNING AND ZONING BOARD
MUNICIPAL BUILDING: 874 MAIN STREET, ANTIOCH, ILLINOIS
June 14, 2012

CALL TO ORDER

The Antioch Planning and Zoning Board meeting was called to order by Chairman Karasek at 7:31 p.m. in the Municipal Building, 874 Main Street, Antioch, Illinois 60002.

ROLL CALL

Roll call indicated the following members were present: Johnson, Weber, Ralston, Kaiser and Pyburn. Also present were Chairman Karasek, Attorney Long, Director Nilsen and Clerk Folbrick. Absent: Member Ipsen.

APPROVAL OF MINUTES

There were no minutes presented for approval.

ANNOUNCEMENTS AND CORRESPONDENCE

No report.

OLD BUSINESS

No report.

NEW BUSINESS

PZB 12-05 – Request for Rezoning of Property to B-1, limited retail, pending annexation for the property located on Route 83, North of Park Terrace, Commonly Known as 41600, 41628, and 41636 Illinois Route 83 for the construction of a chiropractic office; – Petitioner Dr. Jeffrey Turnbull. Clerk Folbrick administered the oath to those who wished to testify. The certificates of certified mailing were entered into the record.

Mr. Neil Anderson, attorney for the petitioner, reviewed the request for annexation. Dr. Turnbull discussed his prior business location and previous business experience. He discussed the nature of the business, and plans of operation for the business. He explained the impact the business would have on neighboring property owners, including traffic, nuisances, and taxes, stating no negative impact would be placed on neighbors. The petitioner said that he is willing to comply with the tree ordinance of the Village of Antioch, as well as extending the sidewalk.

Member Ralston discussed the lighting of the parking lot and asked if it would be adequate for the safety of clients. Mr. Turnbull replied that there would be no safety issues. They further discussed the landscaping of the property.

Chairman Karasek asked what purpose the garage would serve. Dr. Turnbull said it would be for storage and truck parking. Chairman Karasek asked the petitioner if he felt parking would be adequate. Dr. Turnbull replied that it would.

Ms. Lori Graca, Park Terrace resident, said that her son purchased the Park Terrace property, and they have concerns with the project affecting their adjacent property and removing the tree buffer along the property line.

Mr. Adrian Graca, Park Terrace resident, expressed concern with the vacancy of the property if the business fails. He asked why the petitioner did not consider placing his business in one of the vacant properties in the downtown area.

Mr. Dale Pedersen, Park Terrace resident, said he is not against the proposed project, but feels that their lot is most directly affected by the business. He asked that a 6-foot privacy fence be placed along the east and north property lines, at the height of his property. He stated that he would like a wood or composite fence to be maintained by the petitioner instead of a landscaping buffer.

Mr. Scott Morgan, Lakeview Terrace resident, said he is concerned that the parking would not be adequate since the drawings show a 2-unit building, not knowing who the other tenant may be.

Dr. Turnbull replied that he wanted to accentuate the 'home feel' of the property, and has no problem or issue installing a privacy fence for Mr. Pedersen. He further stated that his business is referral based, and controlled, so he does not see parking to be a potential issue. He said that he has been in practice in this community for a long time and does not see any danger of the property becoming vacant as a result of poor business. The property he chose will also allow him to be accessible to handicapped or disabled customers. He said that he wanted to plan ahead for the business, and wanted room for adjunct services, which is why the multi-use open unit is included in the drawings.

APPROVED MINUTES

Director Nilsen reviewed the request for rezoning pending annexation and the proposed building and site plan. He discussed the conformity with the residential area, which is why the building was designed to promote compatibility. Staff further recommends that the tree ordinance is complied with and satisfied either through planting or cash-in-lieu. He stated that the property has Route 83 frontage, so certain landscaping requirements must be met. A sidewalk will be required to go to the end of the property per Village Code. The northern end of the property must be set aside for stormwater drainage, and will be mainly landscaping. Staff would recommend fencing start at the edge of the building and run to the north, and that landscaping be provided for buffering other unfenced areas. He further discussed architecture and lighting of the site, and the sensitivity to the neighboring properties. Staff recommends approval with resolution of technical issues including tree replacement, sidewalk, and landscape amendments along Route 83.

Member Johnson asked about the setback from the Park Terrace to the building. Director Nilsen replied that it would be approximately 70 feet. Member Johnson discussed the trees located near Mr. Graca's property line. Director Nilsen replied that the tree ordinance needs to be clarified to include a tree planting schedule. Chairman Karasek stated that most of the landscaping is around the property line.

Ms. Graca indicated that her son just invested a large amount of money to upgrade the property and would like to meet with the petitioner to discuss the plans. She asked about the office space, hours, and number of employees. Dr. Turnbull replied that he will have 4 private rooms, 3 employees including himself, and keep regular office hours with the exception of an occasional emergency. She said she would rather see the parcel remain a residential zoning.

Mr. Graca asked how many properties were considered by the petitioner before choosing this site, and expressed concern with potential future users of the property bringing property values down. Staff and Members discussed the stormwater management plan and proposed detention area.

Member Ralston moved, seconded by Member Kaiser, to approve PZB 12-05 - Rezoning of Property to B-1, limited retail, pending annexation for the property located on Route 83, North of Park Terrace, Commonly Known as 41600, 41628, and 41636 Illinois Route 83 with conditions stated in the staff report and including the fence buffer requested by Mr. Pedersen. Upon roll call, the vote was:

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

NO: 0.

ABSENT: 1: Ipsen.

THE MOTION CARRIED.

ADJOURNMENT

There being no further discussion, Member Weber moved, seconded by Member Pyburn to adjourn the Planning and Zoning Board meeting at 8:29 p.m.

Respectfully Submitted,

Lori K. Folbrick
Village Clerk