

**APPROVED MINUTES
VILLAGE OF ANTIOCH
PLANNING AND ZONING BOARD
MUNICIPAL BUILDING: 874 MAIN STREET, ANTIOCH, ILLINOIS
August 16, 2012**

CALL TO ORDER

The Antioch Planning and Zoning Board meeting was called to order by Clerk Folbrick 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: Johnson, Weber, Ralston, Kaiser, Pyburn and Ipsen. Also present were Attorney Long, Director Nilsen and Clerk Folbrick. Absent: Chairman Karasek.

Member Weber moved, seconded by Member Ralston, to appoint Member Kaiser as Temporary Chair for the meeting. Upon roll call, the vote was:

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

NO: 0.

ABSTAIN: 1: Kaiser.

ABSENT: 0.

THE MOTION CARRIED.

CONSIDERATION OF THE MARCH 8, 2012, MAY 10, 2012 AND JUNE 14, 2012 PLANNING & ZONING BOARD MEETING MINUTES AS PRESENTED

Member Johnson moved, seconded by Member Weber, to approve the March 8, 2012 Planning & Zoning Board Minutes as presented. Upon roll call, the vote was:

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

NO: 0.

ABSENT: 0.

THE MOTION CARRIED.

Member Johnson moved, seconded by Member Weber, to approve the May 10, 2012 Planning & Zoning Board Minutes as presented. Upon roll call, the vote was:

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

NO: 0.

ABSENT: 0.

THE MOTION CARRIED.

Member Johnson moved, seconded by Member Weber, to approve the March 8, 2012 Planning & Zoning Board Minutes as presented. Upon roll call, the vote was:

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

NO: 0.

ABSENT: 0.

THE MOTION CARRIED.

Member Johnson moved, seconded by Member Weber, to approve the June 14, 2012 Planning & Zoning Board Minutes as amended. Upon roll call, the vote was:

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

NO: 0.

ABSENT: 0.

THE MOTION CARRIED.

ANNOUNCEMENTS AND CORRESPONDENCE

Director Nilsen reminded Commission Members to complete the necessary Open Meetings Act Training as required by the State. Trainings must be completed by the end of the year.

OLD BUSINESS

No Report.

NEW BUSINESS

PZB 12-08 – Request for annexation of a parcel of property into the Village of Antioch, rezoning the property from Lake County Residential R-1 to Village of Antioch B-3 Business District Zoning, request for a text amendment to Section 10-6C-2 to create and approve a Special use to allow outside sales and storage of merchandise and non-mechanical rental equipment associated with a permitted use with the B-3 zoning for the property located at 715 W. Route 173; Petitioner Synergy Property Holdings, LLC – Clerk Folbrick read aloud the public hearing notice and administered the oath to those who wished to testify.

The petitioner submitted the certified mailing receipt records into the record.

APPROVED MINUTES

Attorney Jelinek presented the petitioner's request for an annexation and text amendment. She stated that the property has been vacant for approximately 3 ½ years. She reviewed the 4 requests presented to the board, including annexation of .28 acres of the property, a subdivision of the site, and text amendment to allow outside sales and storage on the property. She discussed the proposed use of the property, and revenues of her client. She indicated that the hours of operation will be Monday through Friday from 6:30 am to 4:30 pm, Saturday from 7:00 am to 11:00 am, and closed on Sunday. Delivery times will be scheduled Monday through Friday from 7:00 am to 4:00 pm. She reviewed the building occupancy, and uses of the space including storage, retail, and additional spaces for retail tenants. Approximately 75% of the client's inventory is completely encased within the building. South and east sides will be improved with decorative concrete fencing. There will be iron fencing along Tiffany. The current wood fence on the North side will be improved with a chain link fence for security reasons, and there will be additional installation of landscaping. She discussed lighting, and elimination of light pollution to the neighboring property. She explained that the special use request contains specific regulations that must be followed. She stated that the text amendment will require future petitioners to present a site plan to the Village Board. Attorney Jelinek added that the petitioner has no objections to installing sidewalks at the request of the Village.

Member Ralston asked about the annexed parcel, ingress and egress, and storage parcels. Attorney Jelinek showed members the parcel to be annexed, and the petitioner responded that the customer entrance will be the entrance closer to Route 173 and the other northern entrance will be used for delivery.

Member Ipsen asked how the storage will be organized. The petitioner responded that most of the smaller items will be inside, and larger items outside. There will be no saw cutting or dust during normal operations. He indicated that the forklift decibel levels are under that of a lawnmower.

Member Pyburn asked about current location of the petitioner's business, and if this is a relocation. The petitioner responded that he is currently in Trevor, WI and will be relocating to this location for increased storage space. Members discussed the landscaping barriers and fencing along the property. The petitioner indicated that he does not have any tenants at this time. Members asked about building materials, and if there was a requirement to use brick. Director Nilsen replied that the new requirements would not apply to an existing building.

Director Nilsen reviewed the request and the requirements needed for approval. He discussed similar properties and the proposed property uses. Staff has two major concerns including the proposed use and possible occupants to the west upon future development. He discussed unpaved gravel surfaces and potential drainage problems. He believes amendments are necessary to improve the site, and suggested reconsidering the chain link fencing, and including a sidewalk along Tiffany Road. He spoke about the State plans to improve Route 173. He discussed lighting standards, and said staff is satisfied with the reduction of the lighting on the site.

Member Ipsen asked what the staff recommendation is for fencing material and height. Director Nilsen replied that height is not an issue, but suggested an opaque fence for visibility screening. Staff would like to work directly with the applicant on fencing materials. He discussed the needed density and current arborvitae on the site.

Member Pyburn asked if the newly proposed landscaping was acceptable to staff. Director Nilsen replied that he did not have a chance to review the updated landscaping changes.

Member Johnson asked if staff had an issue with the subdivision. Director Nilsen replied that it is a matter of clean-up. Member Johnson said the special use does not call for a limitation on outside storage/use, and asked if staff had a position on that issue. Director Nilsen reviewed the ordinance and said the petitioner's terms are written to where it wouldn't open it up to anyone else.

Ms. Melanie Crane 749 Tiffany Court, asked about delivery locations and what trucks would be used. The petitioner showed where deliveries would be made and said all kinds of trucks will deliver. Delivery entrances will be the same for all tenants as well. Ms. Crane asked what would be done with empty space if tenants are not interested. The petitioner responded that they could expand, but does not foresee an issue getting tenants for the property.

Mr. Robert Lodestro, 802 Route 173, discussed the current business location in Trevor, and the appearance of the property. He asked members to consider the historical background of this company. He expressed concern with increased traffic and the school buses traveling down the road. He further discussed the potential commercial tenants associated with construction.

Ms. Sandy Meyer, S&S Partnership, stated that they did not get notice regarding the hearing. She asked if the forklifts and trucks had a beeping sound when in reverse, and expressed concern with that noise, as well as the placement of a chain link fence.

Mr. Scott Morgan, S&S Partnership, asked if the petitioner would pay for the vacation of the property. Attorney Long said that is not at the discretion of this board.

APPROVED MINUTES

Attorney Jelinek said they are primarily desiring retail tenants in the building, not construction or commercial. She added that they are open to using different fencing materials, and originally proposed chain link for security purposes. She stated that the petitioner is willing to work with staff and neighbors and will take into consideration Village recommendations for the protection of those homeowners.

Staff recommends a continuation of the hearing in order to be more confident in the northern buffer, its materials, and other practical design difficulties.

Member Ipsen moved, seconded by Member Weber, to continue PZB12-08 to the September 13, 2012 Planning and Zoning Board Meeting on fencing issues, light study, sidewalks, and review special use for time limitation, inclusion of working hours and square footage.

Upon roll call, the vote was:

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

NO: 0.

ABSTAIN: 1: Kaiser.

THE MOTION CARRIED.

ADJOURNMENT

There being no further discussion, Member Pyburn moved, seconded by Member Weber to adjourn the Planning and Zoning Board meeting at 8:38 p.m.

Respectfully Submitted,

Lori K. Folbrick
Village Clerk