

APPROVED

**VILLAGE OF ANTIOCH
PLANNING AND ZONING BOARD MINUTES
Antioch Senior Center 817 Holbek, Antioch IL
Thursday, February 13, 2014**

CALL TO ORDER

Chairman Karasek called the February 13, 2014 Village Planning and Zoning Board Members to order at 7:30 PM at the Antioch Senior Center: 817 Holbeck Drive, Antioch, IL.

PLEDGE OF ALLEGIANCE

Chairman Karasek led the Pledge of Allegiance.

ROLL CALL

Roll call indicated the following members were present: Johnson, Weber, Ralston and Kaiser, Pyburn and Ipsen. Also present were Chairman Karasek, Director Nilsen and Secretary Arther.

Announcements and Correspondence

Chairman Karasek asked the board to change the order of the evening's agenda allowing PZB 14-03 to be first, followed by PZB 14-02, PZB 14-01, and PZB 14-04. He asked anyone interested in speaking on behalf of an item to sign up on the sign in sheet. Chairman Karasek reviewed the format of a public hearing. And due to the expectation of large comment and feedback on PZB 14-02 the rebuttal will continue at the following meeting on March 13 2014

Consideration of the approval of February 14th & October 10th 2013 Planning & Zoning Board Meeting Minutes as presented. Member Ralston moved, seconded by Member Johnson, to approve the February 14th & October 10th 2013 Planning & Zoning meeting minutes as presented. Upon roll call, the vote was:

<u>YES:</u>	<u>6:</u>	Johnson, Weber, Ralston, Kaiser, Pyburn, and Ipsen.
<u>NO:</u>	<u>0:</u>	
<u>ABSTAIN:</u>	<u>0:</u>	
<u>ABSENT:</u>	<u>0:</u>	

THE MOTION CARRIED.

OLD BUSINESS

No Report.

NEW BUSINESS

1. PZB 14-03 - Heartland Baptist Church is requesting a Special Use in a B-1 Zone, to allow for a religious institution. For the property located at 1350 Main Street-

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Secretary Arther read aloud the public hearing notice and administered the oath to those who wished to testify. The petitioner submitted the certified mailing receipts into the record.

Pastor Aaron Barrett spoke on behalf of the Heartland Baptist Church and the activities they participate in the community. He stated the church has been a part of the Village for the past 9 years and have currently grown out of their current location and are looking to expand at the 1350 Main Street location.

Chairman Karasek asked the board members for comments. Member Weber asked if the church has plans on remodeling the building located at 1350 Main Street. Pastor Aaron Barrett stated they hope to paint the exterior, add signage, landscaping, and in the future add a steeple. Member Ralston asked if the space was an adequate size for the small congregation. Pastor Barrett explained they have moved quite a bit over the years as they have grown and feel this space is a great size for a slow growing church. Member Pyburn was concerned about the current parking situation for the size of the church, but Pastor Barrett affirmed that they currently only have 30 spaces and moving to 80 parking spaces should not be an issue. Member Ipsen was curious of growth and how long they had planned on staying at the location. Pastor Barrett confirmed that the church has plans on staying for an extensive time. Chairman Karasek was curious of hours of operation and over flow parking, which Pastor Barrett addressed. Finally Director Nilsen addressed the board on behalf of staff explaining the process for change of use land ordinances and discussed the future of parking issues when the building is at capacity, which he does not foresee as an issue.

Member Ralston moved, seconded by Ipsen to approve PZB 14-03, Petitioners request for a special Use in a B-1 Zone, to allow for a religious institution. For the property located at 1350 Main Street with the clause of making sure the petitioner meets all technical requirements of the staff report. Upon roll call, the vote was:

<u>YES:</u>	<u>6:</u>	Johnson, Weber, Ralston, Kaiser, Pyburn, & Ipsen.
<u>NO:</u>	<u>0:</u>	
<u>ABSTAIN:</u>	<u>0:</u>	
<u>ABSENT:</u>	<u>0:</u>	

THE MOTION CARRIED.

2. PZB 14-02 – Petitioner is requesting an amendment to the Clublands of Antioch Planned Unit Development for the following: (1) approval of a revised design and layout for the clubhouse and, if necessary, an alternate location for the clubhouse within Clublands; (2) approval of multiple homeowners associations within Clublands, because Petitioner intends to form an additional homeowners association to govern lots to be acquired by Petitioner; (3) approval of revised engineering plans for stormwater drainage in connection with the development of vacant land within Clublands including a mechanical pumping station; and (4) such other incidental and ancillary relief as may be required to implement the foregoing. – Petitioner: Walton Illinois, LLC

Secretary Arther read aloud the public hearing notice and administered the oath to those who wished to testify. The petitioner submitted the certified mailing receipts into the record.

Petitioner for Walton started out by thanking the community, the board, staff, and the Homeowners Association for their time. Walton wanted to introduce their company to the village through a short film, Followed by statistics and other communities they have helped. Walton made it very clear they are available to speak to Village staff and The Clublands HOA board members about the plans they

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have. The petition went through each of the four items in their request, and explained and clarified the proposal.

Director Nilsen addressed the board about the history of the Clublands and its complicated legal issues, followed by the staff's recommendations on the petitioner's request.

Member Johnson had questions about the responsibility of the lift station that would be installed in the Clublands and whose responsibility it would be to maintain it once constructed. Director Nilsen answered it would be the petitioner's responsibility and Homeowners responsibility to maintain the lift station in the Clublands. They also discussed the Current PUD properties and what land the petitioner would be responsible for.

Attorney Long addressed the Board with the legal history of Neuman Homes going bankrupt and the empty promises that they had given, along with other background on legal issues with land and homeowners associations. Attorney Long stated that no matter who comes in to develop this neighborhood these issues would be the same and would need to be addressed. This opportunity may not come up again to finish the Clublands, and most that have come before have walked away. Attorney Long explained the expanded water and sewer system that had been created for the 900 homes that were planned to be built in the Clublands is now an expense to the Village because the subdivision was not able to be completed. Lastly, Attorney Long brought up the Special Service Area issue that needs to be addressed in the near future because of the financial burden it's creating on the Village.

Member Johnson had questions for Attorney Long about the PUD Ordinance requirements for all parcels, and for alternative options (other than an additional homeowners association along with the current homeowners) and how they would be effected by the petitioner's development.

Chairman Karask addressed all correspondence from residence that could not make it to the meeting, followed by audience members that had comments and questions about the petitioner's request. The majority of comments and questions were regarding the following:

- Club House size and amenities
- HOA Amendments
- Home size
- Time line to complete petitioner's request
- Lift Station Responsibilities
- SSA fees and timeline
- Water drainage and the effects
- Value of current homes and vacant lots with a new builder

Chairman Karask addressed the audience stating that notes have been taken and answers would be provided at the following meeting, March 13, 2014.

Member Johnson moved, seconded by Member Weber, to continue PZB 14-02 Petitioners request for an amendment to the Clublands of Antioch Panned Unit Development to the March 13, 2014 Planning and Zoning Board Meeting at 817 Holbek Street. . Upon roll call, the vote was:

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YES: 6: Johnson, Weber, Ralston, Kaiser, Pyburn, & Ipsen.
NO: 0:
ABSTAIN: 0:
ABSENT: 0:

THE MOTION CARRIED.

3. PZB 14-01 – Approval of the 2014 Village of Antioch Zoning Map.

Director Nilsen addressed the board about the adoption of the 2014 zoning map. There were no changes from the 2013 Zoning Map to the 2014 Zoning Map.

Member Kaiser moved, seconded by Member Pyburn to approve PZB 14-01 The 2014 Village of Antioch Zoning Map as presented. Upon roll call, the vote was:

YES: 6: Johnson, Weber, Ralston, Kaiser, Pyburn, & Ipsen.
NO: 0:
ABSTAIN: 0:
ABSENT: 0:

THE MOTION CARRIED.

4. PZB 14-04 Discussion of the Village of Antioch Lifestyle Corridor

Director Nilsen advised the board that the Village has collaborated with CMAP to create a Lifestyle Corridor Plan that could be used in future planning for the Village, and asked for any comments from the board on the proposal.

The board had no comment.

ADJOURNMENT

There being no further discussion, Member Pyburn moved. Seconded by member Kaiser to adjourn the the Village Planning and Zoning Board meeting adjourned at 10:19 PM.

Respectfully submitted,

Hilary Arther
Village Planning and Zoning
Board Clerk