

# APPROVED

**VILLAGE OF ANTIOCH  
PLANNING AND ZONING BOARD MINUTES  
Senior Center: 817 Holbek, Antioch IL  
Thursday, April 10, 2014**

## **CALL TO ORDER**

Chairman Karasek called the April 10, 2014 Village Planning and Zoning Board Meeting to order at 7:30 PM in the Senior Center: 817 Holbek, Antioch, IL.

## **PLEDGE OF ALLEGIANCE**

Chairman Karasek and Planning and Zoning Board Members led the Pledge of Allegiance.

## **ROLL CALL**

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

**The February 13, 2014 Planning & Zoning board Meeting minutes will be considered at the next meeting**

## **OLD BUSINESS**

**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 storm water 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.

Attorney Long started the meeting by providing an update to the petitioner and homeowners association, stating additional information was provided to the petitioner (But they had an insufficient amount of time to examine the documentation.) Petitioner Walton would like to continue PZB 14-02 until the May 8<sup>th</sup>, 2014 meeting. Chairman Karasek asked the board and residents if they had additional questions. Ms. Mary Ann Guy, resident of White Road asked if we had the easements for Miller Road. Attorney Long responded that it was not clear at this time. Documentation was obtained and a resolution was near.

Director Nilsen wanted to reiterate The Village is not a full party to documents being discussed but are a part of the drafting. The Village is tasked in making sure there are no departures from the current PUD, and all bylaws are taken into account. Contact has been made with Grub School Drainage District

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and John Doolittle for drainage easements, but they are still in process. Director Nilsen reviewed the term sheet that was created for this development and items that need to be attended to for it to be successful.

Chairman Karasek asked about receiving any new documents before the next meeting. Director Nilsen stated the most updated information from the petitioner and staff will be provided to reflect the status of progress, Also request for continuances of PZB 14-02 to the next scheduled meeting should allow enough time to settle the unresolved issues.

Member Johnson asked if members could be given a red lined copy of what has changed from meeting to meeting. Director Nilsen and Attorney Long agreed to provide any documentation they wish to see.

Mr. Paul Johnson resident of Forest View Way asked to clarify the term sheet created for PZB 14-02. Attorney Long clarified that there are multiple versions, and (the most updated term sheet) Mr. Johnson did not have. Mr. Johnson stated concerns with selling the outlet where the ClubHouse location was intended to be built, Miller Road, and The complexity of understanding the drainage issue that needs to be completed to continue a residential development. Mr. Johnson also updated staff with the Clublands HOA's board correspondence with the Petitioner Walton.

Attorney Long discussed part three of the petitioner's request and explained the drainage issue and the options for engineering. Mr. Paul Johnson and Jerry Coleman and resident of Forest View Way are looking for an understanding of what plan will go through and who is going to be financially responsible for maintaining of storm water management issue for the Clublands.

Mr. Gary Hook resident of White Road asked if the petitioner was going to change the lot sizes or the type of housing that is currently existing. Director Nilsen confirmed that the developer has no desire to increase density or change the layout of the new development. The models will be different but the architecture of the new homes must be consistent with what has already been approved.

Mr. Nick Balen resident of Neu Way Lane asked when the Club House would be completed and if the builder would start with the unfinished lots. Attorney Long stated that the housing development and Club House are disconnected. The agreement that was made states a bond would have to be posted for the clubhouse, and construction would have to start in 18 months and be finished in a year, at this time it is unknown where the new housing development would start.

Member Ralston moved to continue PZB 14-02 until the May 8 2014 Meeting and seconded by Member Johnson. Upon roll call, the vote was:

<b>YES:</b>	<b>5:</b>	Johnson, Weber, Ralston, Kaiser and Ipsen.
<b>NO:</b>	<b>0:</b>	
<b>ABSTAIN:</b>	<b>0:</b>	
<b>ABSENT:</b>	<b>1:</b>	Pyburn

**THE MOTION CARRIED.**

## ADJOURNMENT

There being no further discussion, Member Kaiser moved,. Seconded by Member Johnson to adjourn the April 10 2014 the Village Planning and Zoning meeting at 8:10 PM.

Respectfully submitted,

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Hilary Arther  
Village Planning and Zoning Clerk