

APPROVED MINUTES

**VILLAGE OF ANTIOCH
PLANNING AND ZONING BOARD MINUTES
Senior Center: 817 Holbek, Antioch IL
Thursday, May 8, 2014**

CALL TO ORDER

Chairman Karasek called the May 8, 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, Kaiser, Pyburn, and Ipsen. Also present were Chairman Karasek, Director Nilsen, Attorney Long, and Secretary Arther.

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

Chairman Karasek read aloud the public hearing notice. Attorney Long began with an update of where the Petitioner was with its financial situation. Currently there can be no action taken but the board can continue this for an additional 30 days. Attorney Long sees the project coming together but may need additional time.

Member Ralston moved, seconded by Member Kaiser to continue PZB 14-02 until the June 12, 2014 Meeting and. Upon roll call, the vote was:

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

NO: 0:

ABSTAIN: 0:

ABSENT: 0:

THE MOTION CARRIED.

NEW BUSINESS

PZB 14-05 – Consideration of a Planned Unit Development Amendment to double the size of the building and reducing the structure side yard (East) setback from 20' to 10'-0" feet. Revise existing sign to multi-tenant signage and convert existing bank with new addition to retail for the

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property located at 515 E. Route 173 – Petitioner - Reitan Architects, LLC. For KDP Antioch B3, LLC.

Secretary Arther read aloud the public hearing notice and administrated the oath to those who wished to testify on this matter.

Mr. Ed Reitan, Petitioner introduced himself and summarized his request to make the current establishment into a retail development. He went into detail about keeping the current structure, but demolishing the drive up bank portion and renovating the space into two additional units for retail, making this a three-unit retail space. A current lease is underway with Sherwin Williams for the vacant portion of the existing building, and a Mexican Food restaurant is interested in the middle unit.

Mr. Reitan described the proposed changes in the current property with an addition, signage, parking, and landscape. The request is to extend the set back to 10 feet, so they can expand to a three-unit development. The developers discussed other plans for the building, but decided the current proposal was the best option. Member Ralston asked, Mr. Reitan why the extra 10 feet is so important? Mr. Reitan explained that the additional 10 feet make leasing these spaces more attractive, and without it the units would be incredibly narrow.

Member Ipsen questioned the current awning and drive through and where it would go? Mr. Reitan explained it would be demolished and the new addition would use the existing exterior wall of the bank building.

Member Pyburn questioned the walls the tenants would share and the possibility that the 10 feet needed could be divided between the three units differently. Mr. Reitan explained that a lease is ready to be signed at a current square footage. Member Ralston discussed if and when Deep Lake Road is to be expanded, and the effects this development would have on the plans. Director Nilsen noted that Deep Lake Road is a County road, and is something to keep in consideration when making their decision. Member Weber clarified the third tenants width is 28 feet and there is no current interest. Member Ipsen discussed the positive aspects of a drive through. Mr. Reitan stated it was considered but a physical tenant would create more revenue.

Director Nilsen provided a staff report providing information on the history of the property, that a PUD was put in place for this property for regulation and design. Staff would like a tenant to occupy the space. Parking, fire and life safety are non-issues. At this time a sprinkler room has been planned for on the north side of the building, providing easy access in case of an emergency. Staff had requested substantial architectural features be established to comply with the current comprehensive plan, and because this location is high profile for the village. Those requests were met upon a resubmittal.

Member Pyburn asked Director Nilsen if other layouts have been discussed. Director Nilsen explained that cost was a factor and that it is possible, but at a loss of architectural detail and additional disruption.

Member Johnson asked about extending north into the Wal-Mart parking lot and if that could be a possibility. Director Nilsen explained a subdivision could occur but it would not be a simple process. Member Johnson questioned the reasoning for the 25-foot setback. Director Nilsen explained it was a land planning initiative to maintain conformity. Member Johnson asked how this would affect the Route 173 Corridor Plan. Director Nilsen stated that extending the setback would

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affect the plan.

Chairman Karasek wanted some clarification of the current layout to help visualize the request. Director Nilsen explained that impervious surface would be compromised for structure, but fencing and landscaping would be maintained. Signage and alterations to the retail development entrance were clarified by Director Nilsen. No comments or concerns were given by any adjacent property owners. No citizens wished to address the board members.

Member Ipsen proposed a 5 foot setback instead of the proposed 10 feet as a compromise. Mr. Reitan maintained his original request of a 10 foot setback.

Member Johnson moved, and seconded by Member Ipsen to deny PZB 14-05. Upon roll call, the vote was:

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

NO: 0:

ABSTAIN: 0:

ABSENT: 0:

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Director Nilsen provided a draft of what is to be PZB 14-06 for temporary signage for Non Profits and amendments for ground signs and sand blasted signs. This is not a matter to be voted on, but an open discussion for improvements. Member Ralston supported these amendments to help Non-Profit Organization. Chairman Karasaek had questions about the phrasing of the amendment.

ADJOURNMENT

There being no further discussion, Member Johnson moved, seconded by Member Weber, to adjourn the May 8, 2014 the Village Planning and Zoning meeting at 8:25 PM. Upon Roll Call Vote, vote was:

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

NO: 0:

ABSTAIN: 0:

ABSENT: 0:

THE MOTION CARRIED

Respectfully submitted,

Hilary Arther
Village Planning and Zoning Clerk