

APPROVED MINUTES
VILLAGE OF ANTIOCH
PLANNING & ZONING BOARD, REGULAR MEETING
Municipal Building: 874 Main Street, Antioch, IL
September 10, 2015

OPEN MEETING

Chairman Karasek called the September 10, 2015 Planning & Zoning Board meeting to order at 7:30 PM in the Municipal Building: 874 Main Street, Antioch, IL.

PLEDGE OF ALLEGIANCE

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

ROLL CALL

Roll call indicated the following members were present: Johnson, Ralston, Kaiser and Ipsen. Also present were Chairman Karasek, Attorney Long, Village Administrator Jim Keim and Secretary Slazes. Absent: Members Weber and Pyburn.

ANNOUNCEMENTS AND CORRESPONDENCE

None.

MEETING MINUTES

Approval of the March 13, 2014 Planning & Zoning Board Meeting minutes as presented – Member Johnson moved, seconded by Member Kaiser, to approve the March 13, 2014 Planning & Zoning Board Minutes as presented. Upon roll call, the vote was:

YES: 4: Johnson, Ralston, Kaiser and Ipsen.

NO: 0.

ABSENT: 2. Weber and Pyburn.

THE MOTION CARRIED.

Approval of the April 9, 2015 Planning & Zoning Board Meeting minutes as presented –

Member Ralston moved, seconded by Member Ipsen, to approve the April 9, 2015 Planning & Zoning Board Minutes as presented. Upon roll call, the vote was:

YES: 4: Johnson, Ralston, Kaiser and Ipsen.

NO: 0.

ABSENT: 2. Weber and Pyburn.

THE MOTION CARRIED.

Approval of the August 13, 2015 Planning & Zoning Board Meeting minutes as presented –

Member Kaiser moved, seconded by Member Ralston, to table the August 13, 2015 Planning & Zoning Board Minutes due to some changes needed. Upon roll call, the vote was:

YES: 4: Johnson, Ralston, Kaiser and Ipsen.

NO: 0.

ABSENT: 2. Weber and Pyburn.

THE MOTION CARRIED.

OLD BUSINESS

PZB 15-05 – Request for Comprehensive Plan Amendment, Rezoning two parcels from R-1 (Residential) to B-2 (Business) and a Special Use Planned Unit Development for the development of 15 acres of mixed commercial development for the property located at 1265 and 1321 Deep Lake Road. Administrator Keim explained since the last meeting the petitioner has requested more time to complete items requested by the board. Staff has met several times with the developer and Village consultants. Staff is expecting a resubmittal in time for the October 8th meeting.

Member Kaiser moved, seconded by Member Johnson, to continue PZB 15-05 to the October 8, 2015 Planning & Zoning Board meeting. Attorney Long asked that the minutes reflect there was also a request via e-mail for a continuance. Upon roll call, the vote was:

YES: 4: Johnson, Ralston, Kaiser and Ipsen.

NO: 0.

ABSENT: 2. Weber and Pyburn.

THE MOTION CARRIED.

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NEW BUSINESS

PZB 15-06 – Request for a Planned Unit Development Amendment to revise the planned development of 64 townhome units at Sprenger Drive (east of Deercrest Drive), Walker Drive (northeast of Deercrest Drive), Kevin Court and Brian Court East to a development comprise of 38 single family homes—Petitioner: Troy Mertz, Antioch Land Trust. Secretary Slazes administered the oath to those who wished to testify. Petitioner, Mr. Troy Mertz, presented his request and submitted the certified mailing into the record. He is proposing between 35 to 38 single family, maintenance-free ranch homes aimed at buyers 50 years of age and over. Questions from the board members were entertained regarding ADA compliance, lot set-backs, and restrictions in regards to future improvements on each home (i.e. patios and decks). Also questioned was existing infrastructure as it would pertain to a single family development.

Mr. Will Martino, Ashlyn Lane resident and President of Neuhaven/Deercrest Homeowner's Association, stated 15 out of 380 single family lots remain undeveloped, and he would like to see those lots developed. He then expressed concern regarding an area in Deercrest with a path from a park that floods.

Mr. Dan Delgado, Kathleen Court resident and Treasurer of Homeowner's Association, stated his concerns regarding what association the proposed homes would belong to, the price point of new homes and how that would affect current home values, whether this particular project would be completed, and construction traffic and its impact on existing homes.

Mr. Rick Lukacovic, Mark Court resident and Treasurer for the Townhome Association, stated his concerns regarding construction traffic and its impact on existing homes, a previous developer's alarm system for 4-unit dwellings, and financial impact, if any, regarding SSA's.

Mr. Steven Lipka, Mackenzie Drive resident, stated his concern is regarding the new ranch homes and how they would fit into the existing subdivision.

Ms. Michelle Kusek, Kimberly Lane resident, stated her concerns on how well an "over-50" development would fit into the existing subdivision with regards to all of the children that currently reside there. She further speculated that if the new homes' values were lower than the existing homes, there may be more criminal activity.

Ms. Anne Hitschel, Kimberly Lane resident, stated she didn't feel that a community of 50 and older would fit in with the existing "children friendly" neighborhood, and it would need to be very "high-end". She also expressed concerns regarding the homeowner's associations and how the new development would fit in.

Mr. Mertz was then given the opportunity to respond along with his attorney, Mr. Carl Marshall. Mr. Mertz suggested the proposed single-family homes homeowner association could be incorporated into the existing townhome association. Mr. Mertz speculated the price point of the proposed single-family homes would be approximately \$240,000.00 and would "fit in" with the existing single-family homes.

Based on staff review, and the submission of this petition, staff's recommendation to the board is to continue this item to the October 8, 2015 PZB meeting in order to address the following concerns:

- That the Final Plat, engineering improvement plans and the landscape plan be revised to incorporate and resolve outstanding requirements and comments, including but not limited to, those mentioned within the staff report.
- That the developer obtains a Completion of Consultation letter from Illinois DNR relative to the Endangered Species Act and Eco Cat.
- That the plans comply with review comments of the Village Staff, Village Engineering Consultants, Public Works Department and Village Attorney.
- Review HOA participation/involvement or separate HOA.

Member Johnson moved, seconded by Member Ipsen to continue PZB 15-06 to the October 8, 2015 Planning and Zoning Board meeting.

Upon roll call, the vote was:

YES: 4: Johnson, Ralston, Kaiser and Ipsen.

NO: 0.

ABSENT: 2. Weber and Pyburn

THE MOTION CARRIED.

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ADJOURNMENT

There being no further discussion, member Johnson moved, seconded by member Ralston to adjourn the regular meeting of the Planning & Zoning Board at 9:06 p.m.

Respectfully submitted,

Nancy M. Slazes
PZB Secretary