

AOPROVED MINUTES
VILLAGE OF ANTIOCH
PLANNING & ZONING BOARD, REGULAR MEETING
Municipal Building: 874 Main Street, Antioch, IL
October 8, 2015

OPEN MEETING

Chairman Karasek called the October 8, 2015 Planning & Zoning Board meeting to order at 7:36 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: Weber, Ralston, Kaiser and Ipsen. Also present were Chairman Karasek, Attorney Long, Village Administrator Jim Keim and Secretary Slazes. Absent were members Johnson and Pyburn.

ANNOUNCEMENTS AND CORRESPONDENCE

None.

MEETING MINUTES

Approval of the March 13, 2014 Planning & Zoning Board Meeting minutes as presented –

Member Kaiser moved, seconded by Member Ipsen, to approve the March 13, 2014 Planning & Zoning Board Minutes as presented.

Upon roll call, the vote was:

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

NO: 0.

ABSENT: 2: Johnson & Pyburn.

THE MOTION CARRIED.

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

Member Ralston moved, seconded by Member Kaiser, to approve the August 13, 2015 Planning & Zoning Board Minutes as presented.

Upon roll call, the vote was:

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

NO: 0.

ABSENT: 2: Johnson & Pyburn.

THE MOTION CARRIED.

Approval of the September 10, 2015 Planning & Zoning Board Meeting minutes as presented–

Member Kaiser moved, seconded by Member Ralston, to approve the September 10, 2015 Planning & Zoning Board Minutes as presented.

Upon roll call, the vote was:

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

NO: 0.

ABSTAIN: 1: Weber.

ABSENT: 2: Johnson & Pyburn.

THE MOTION CARRIED.

OLD 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 comprised of 38 single family homes—Petitioner: Troy Mertz, Antioch Land Trust

Mr. Troy Mertz, the petitioner, requested a continuance to the November 12, 2015 PZB meeting.

Member Ipsen moved, seconded by Member Weber to continue PZB 15-06 to the November 12, 2015 meeting.

Upon roll call, the vote was:

YES: 4: Weber, Ralston, Kaiser and Ipsen

NO: 0.

ABSENT: 2: Johnson & Pyburn.

THE MOTION CARRIED.

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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. Petitioners Spiro & Ted Hortis.

Chairman Karasek issued the oath to Mr. Gerald Callaghan, Attorney for the Petitioners, appearing on their behalf. Mr. Callaghan stated he was present for the August and September PZB meetings and that he has also received some comments from staff in a staff report. He has also met with Glenn Christensen from Manhard Consulting, Village Administrator Jim Keim and consultants from HR Green in order to respond the best they could to all comments. He then turned the floor over to Mr. Glenn Christensen, Senior Planner with Manhard Consulting. Mr. Christensen explained they performed some revisions to the plans based on comments from Dustin Nilsen, former Director of Planning and Zoning, prior to his departure. Mr. Christensen then explained to the board that the crosswalk from the proposed shopping area on the northeast corner of Deep Lake Road and Route 173 across Deep Lake Road to the existing Walmart property was removed at the request of Lake County Division of Transportation. He further explained the main parking area was divided into two areas, with the removal of the proposed landscape area, and the addition of a bio-swale which will assist in filtering storm water prior to draining into the detention pond. He then explained the original sidewalk along Deep Lake Road was changed to an eight-foot wide multi-purpose lane for bicycles and pedestrians that would connect with the future crosswalk and proposed bike path along Route 173. Other changes made were in the landscape plan clustering some of the landscaping in order to have a better view of the proposed shopping areas rather than hide it once the landscaping matures. Mr. Christensen talked about the outlots and placing a building there with a drive-thru in order to see if such a building would work on the proposed lots. They also changed the landscape setback on Route 173 and Deep Lake Road from 10 feet to 25 feet. The original monument signage was changed from 500 square feet to 215 square feet and outlot signage will not exceed eight feet in height and a maximum of 80 square feet. Mr. Christensen then turned the floor over to Kirk Alexakos, Senior Project Architect with Epic ACD.

Mr. Alexakos described the design of the proposed construction, including building design following standards set forth by the Village, building materials, screening of roof top units and signage. The board then viewed visual materials showing the proposed construction and questions were entertained.

Chairman Karasek asked if the outlot buildings would follow the architecture/design of the main building and the answer was yes. Member Kaiser questioned whether using rock salt is prudent and mentioned the DNR does not recommend using it. Administrator Keim stated he has witnessed the use of alternative snow melt applications and the inefficacy of them so he would support a departure from DNR's request. He feels the bio-swale will help in mitigating the impact rock salt would have. Tim Harnett of HR Green also pointed out that when the DNR purchased a little more than half of the original parcel, it included a buffer to the slough. Discussion regarding signage ensued and staff recommends that a cohesive signage program be developed and codified within the Development Standards. Chairmen Karasek asked about storm water drainage since this site sits considerably higher than the Walmart across Deep Lake Road. Mr. Christensen explained that all of the infrastructure is designed to capture and send to the detention pond.

Administrator Keim gave the staff report and made recommendation to the board for approval to include the following conditions:

- That the site plan, landscape plan and development standards be revised to incorporate and resolve outstanding issues, including but not limited to, those mentioned within the staff report.
- That amendments be made to the site plan, landscape plan and development standards, including the Deep Lake and Route 173 intersection to improve the aesthetics and design consistent with the Route 173 Comprehensive Plan while accommodating State and County DOT roadway improvements.
- That the developer obtains a completion of consultation letter from Illinois DNR relative to the Endangered Species Act and Eco Cat;
- That the developer obtains permits from the Army Corp of Engineers or jurisdiction having authority relating to the Wetland Mitigation and Management;
- That the plan complies with review comments of the Village Engineer/Engineering Consultant to assure that final on-site traffic and utility issues are resolved and that items deferred to final engineering are addressed;
- That the developer obtain an approval letter from the Illinois Department of Transportation for the proposed design and access to Route 173 prior to the approval of the final plat. (Including, that the developer design and construct any improvements required as part of this development to Route 173, Deep Lake Road and the traffic signal at their intersection and that adjacent and interior existing and proposed dry utilities be placed underground by the developer);

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- That the final covenants and restrictions relating to the development be approved by the Village for consistency with the PUD requirements relating to common area maintenance, and the enacting of a litter mitigation and storm water quality and management plan.

Based on its compliance with the sections 10-15-4 and 10-9-3-2 of the Village Code, staff recommends that the request be approved with the conditions that outstanding technical issues contained in the memo be resolved prior to the approval of the final ordinance.

Member Ralston moved, seconded by Member Kaiser to approve PZB 15-05 – Rezoning from R-1 (Residential) to B-2 (Business) General Retail with a Planned Unit Development Special Use Comprehensive Plan Amendment and a preliminary PUD plat approval pursuant to section 10-15-4 and 10-9-3-2 of the Village Code with Staff Recommendations.

Upon roll call, the vote was:

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

NO: 0.

ABSENT: 2: Johnson & Pyburn.

THE MOTION CARRIED.

ADJOURNMENT

There being no further discussion, Member Ralston moved, seconded by Member Weber to adjourn the regular meeting of the Planning & Zoning Board at 9:04 p.m.

Respectfully submitted,

Nancy M. Slazes
PZB Secretary