

APPROVED MINUTES
VILLAGE OF ANTIOCH
PLANNING & ZONING BOARD, REGULAR MEETING
Municipal Building: 874 Main Street, Antioch, IL
January 14, 2016

OPEN MEETING

Secretary Slazes called the January 14, 2016 Planning & Zoning Board meeting to order at 7:36 PM in the Municipal Building: 874 Main Street, Antioch, IL.

PLEDGE OF ALLEGIANCE

Secretary Slazes and the Planning & Zoning Board led the Pledge of Allegiance.

ROLL CALL

Roll call indicated the following members were present: Johnson, Weber, Ralston, and Kaiser. Absent were members Pyburn, Ipsen and Chairman Karasek. Also present were, Attorney Long, Village Administrator James Keim, new Director of Community Development Michael Garrigan and Secretary Slazes.

Member Johnson moved, seconded by Member Weber, to appoint Member Kaiser as temporary chair for the meeting. Upon roll call, the vote was:

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

NO: 0.

ABSENT: Pyburn & Ipsen.

THE MOTION CARRIED.

ANNOUNCEMENTS AND CORRESPONDENCE

Director Garrigan took the podium and introduced himself as the new Director of Community Development. He gave the Board a brief history of his background and stated he was looking forward to working with the PZB and Village Board.

MEETING MINUTES

Approval of the November 12, 2015 Planning & Zoning Board Meeting minutes as presented–

Member Johnson moved, seconded by Member Weber, to approve the November 12, 2015 Planning & Zoning Board minutes as presented. Upon roll call, the vote was:

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

NO: 0.

ABSENT: 2: Pyburn and Ipsen.

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 – Continued from the September 10, 2015 and October 8, 2015 Planning & Zoning Board Meetings. Per Director Garrigan, staff continues to work with Mr. Mertz and respectfully requests a continuance to the February 11, 2016 PZB meeting.

Member Johnson moved, seconded by Member Ralston, to continue PZB 15-06 to the February 11, 2016 PZB meeting. Upon roll call, the vote was:

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

NO: 0.

ABSENT: 2: Pyburn and Ipsen.

THE MOTION CARRIED.

PZB 15-07 – Request for a text amendment/special use to allow a resale shop building adjacent to the church – Petitioner: St. Ignatius of Antioch Episcopal Church – Continued from the November 12, 2015 Planning & Zoning Board Meeting. Per Director Garrigan, the applicant has requested a continuance as staff continues to work with them addressing some issues related to the site.

Member Johnson moved, seconded by Member Weber, to table PZB 15-07 to the February 11, 2016 Planning & Zoning Board meeting. Upon roll call the vote was:

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

NO: 0:

ABSENT: 2: Pyburn and Ipsen.

THE MOTION CARRIED.

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NEW BUSINESS

PZB 15-08 – Request for a variance to Section 10-15-6 to permit the installation of 50' of chain link fence 6' high with access gate – Petitioner: Friends of Lake Antioch

Secretary Slazes administered the oath to those wishing to testify. Mr. Ken Adamski, an Antioch Resident and member of the Friends of Lake Antioch, submitted the certified mailing receipts into the record. Mr. Adamski stated the Friends of Lake Antioch just completed a \$50,000 stabilization of the dam for Lake Antioch. The last portion of the project is to install a fence along that area for safety and privacy purposes. The fence will run parallel to Harden Street and will adjoin an additional barrier including natural plantings with the next property owner. Member Johnson expressed concerns regarding the fence being standard chain link fence and whether that would fit in aesthetically. Mr. Adamski explained his organization looked into several options including additional plantings as a barrier but felt that would make access difficult. He further stated the property in question is in the name of the Parker Family Trust who insisted they continue to have access to the lake. Therefore, their solution was to install a chain link fence with a gate and a combination lock. Member Johnson asked if there was a maintenance plan in place for the fence. Mr. Adamski explained there is a general plan for maintaining the entire area now that the renovation is completed and he assured the fence would be maintained along with the rest of the dam. Member Johnson asked what the life expectancy is on the dam now that it has been renovated. Mr. Adamski stated it has been there for 75 years, so they're expecting another 75. Member Kaiser then asked if there would be any additional plantings. Mr. Adamski stated the 50 feet of fence actually dead ends into a brush area on the west end and will include a double gate that is 12 feet wide.

Director Garrigan then presented the staff report outlining Section 10-15-6 of the Zoning Ordinance and the ways in which this fence would be in harmony with the general purposes and intent of said Ordinance. He further explained staff is against a fence that would be 100% opaque hindering the view from Harden Street, but rather is in favor of a transparent barrier. Member Johnson expressed concerns again regarding the type of fence and mentioned the possibility of a split rail fence as an example for something more aesthetically pleasing. Director Garrigan explained a fence like that would not assist in the safety aspect or in keeping people out. He additionally stated staff is willing to work with the Friends of Lake Antioch on the type of chain link fence, possibly a black or green vinyl coated fence. Mr. Adamski was given the opportunity to respond and stated his organization would be more than willing to work with staff. Member Johnson asked about the time frame and the possibility of tabling the request, but Mr. Adamski felt this has been a lengthy process already and would like approval to move forward to the permitting process. PZB members had no further questions.

Member Ralston moved, seconded by Member Weber, to approve the request for a variance to Section 10-15-6 to permit the installation of a 50 foot fence of a vinyl coated chain link fence in either black or green.

Upon roll call the vote was:

YES: 3: Weber, Ralston and Kaiser.

NO: 1: Johnson

ABSENT: 2: Pyburn and Ipsen.

THE MOTION CARRIED.

PZB 16-01 – A request for Resubdivision to allow the development of a new warehouse building within Phase I of the Antioch Corporate Center – Petitioner: IDI Gazeley

Director Garrigan briefed the Members on the next agenda item and turned the podium over to Mr. Tom George, attorney for the petitioner. Secretary Slazes administered the oath to Mr. George. Mr. George explained that the new building will be similar to the existing building that IDI already has in place which is approximately 70% occupied. Members were able to view a visual presentation showing the existing building with the water detention areas, along with the proposed site for the new building west of the existing building. Member Ralston asked about a specific area on the west side of the property to be added. Mr. George explained his client, IDI, does not currently own that area, which is approximately 180 feet. He stated they currently own approximately 700 feet and are in the process of incorporating the other 180 feet. Member Ralston also asked how large the new building will be and Mr. George said approximately 500,000 square feet similar to the existing building. Director Garrigan spoke again highlighting the previous overall agreement with the Village from 2007 and how this submission is within those guidelines. He further stated there would be minor outstanding issues that could be worked out between the petitioner, HR Green and Village Staff. Member Kaiser asked for clarification as to whether this will be considered Phase II or still a part of Phase I. Mr. George stated this is still being considered part of Phase I. There were no further questions from Board Members.

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Member Johnson moved, seconded by Member Weber, to approve PZB 16-01 a request for a resubdivision to allow the development of a new warehouse building within Phase I of the Antioch Corporate Center, subject to any technical engineering modifications as outlined by the Village Engineer. Upon roll call the vote was:

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

NO: 0.

ABSENT: 2: Pyburn and Ipsen.

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 8:11 p.m.

Respectfully submitted,

Nancy M. Slazes
PZB Secretary