

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

OPEN MEETING

Secretary Slazes called the July 14, 2016 Planning & Zoning Board meeting to order at 7:30 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, Ralston, Kaiser, Ipsen and Rapp. Absent was member Weber. Also present were, Attorney Long, Director of Community Development Michael Garrigan and Secretary Slazes.

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

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

NO: 0.

ABSENT: 1: Weber.

ABSTAIN: 1: Kaiser.

THE MOTION CARRIED.

ANNOUNCEMENTS AND CORRESPONDENCE

None.

MEETING MINUTES

Approval of the June 23, 2016 Planning & Zoning Board Meeting minutes as presented–

Member Ralston moved, seconded by Member Ipsen, to approve the June 23, 2016 Planning & Zoning Board minutes as presented. Upon roll call, the vote was:

YES: 5: Johnson, Ralston, Kaiser, Ipsen and Rapp.

NO: 0.

ABSENT: 1: Weber.

THE MOTION CARRIED.

NEW BUSINESS

PZB 16-11/AA/RZ/SU/PP – Request for an Annexation, Rezoning and Special Use for a Residential (single-family) Planned Unit Development and Preliminary Plat pertaining to a 71.42-acre site located at the northeast corner of North Avenue and Trevor Road. PIN 02-06-400-005

Secretary Slazes administered the oath to those wishing to testify. Director Garrigan highlighted his staff report. There is approximately 71 acres of property, currently farm land, that Lexington Homes has submitted to be developed into 173 single-family homes with a gross density of 2.42 units per acre. The proposed development is consistent with the residential neighborhoods to the north, east and south. The applicant has submitted a traffic study, is currently working with the Village Engineer to address infrastructure including water, wastewater, storm water, utilities and streets, and has submitted a “pattern book” which is a guide for the architecture. The applicant is seeking a rezoning to R-2 and has submitted a Preliminary Plat. A neighborhood park was removed from the original plan and Staff would like to see the cul-de-sac replaced with a loop lane. Trevor Road would be rerouted to connect to Tiffany Road. There are a number of mature trees on the site and Staff would like to see as many of them preserved as possible. In lieu of a dedicated park, Staff will be in negotiations on a land cash donation and would like to see two pocket parks with tot lots, to be owned by the future homeowner’s association. The preliminary engineering has been reviewed by HR Green and any approval of the proposed development would be contingent on their comments. Staff feels a favorable recommendation is in order for annexation into the Village. Staff also recommends the approval of the Special Use provided it is in compliance with the requirements of the Village Engineer and the Village of Antioch Fire Department. Staff recommends a favorable recommendation of the proposed R-2 PUD zoning and of the Preliminary Plan with the following stipulations:

1. Compliance with the requirements of the Village Engineer.
2. Compliance with the requirements of the Antioch Fire Department.
3. Working with Staff to modify the land plan to add an additional pocket park or two.
4. Incorporation of multi-use lands along North Avenue and Hawthorn Lane.
5. Extension of a central boulevard along Hawthorn Lane.
6. That every effort be made to preserve the maximum number of mature trees on the subject site.
7. Incorporation of an undulating berm within the landscape buffer along North Avenue and Trevor Road.

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Mr. Bill Rotolo of Lexington Homes introduced himself and explained that Lexington Homes has been in the area for many years. They've owned this property since 2006 before the economy took a down turn. Now that things are improving they would like to proceed. He said the homes will start at about \$250,000 and go up to the mid to high \$300's but that would vary depending upon the market.

Mr. Jon Nelson, Land Planner with Jen Land, LLC, stated this development would be placed between Trevor Creek subdivision and the Woods of Antioch, connecting Hawthorn Lane to the north and south through Hawthorn Ridge. They've added a boulevard with green space on Hawthorn Lane to add character at the front of the development and act as a traffic calming device. He said the smallest lot sizes start at 8,000 to 9,000 square feet making up approximately 28% of the neighborhood. The 9,000 to 10,000 square foot lots make up approximately 36% of the neighborhood and the over 10,000 square foot lots make up the remaining 36%. He stated originally they considered 266 lots on the property but opted for 173 single family lots.

Mr. Karl Krogstad, Landscape Architect with Krogstad Land Design, said he is attempting to have color throughout the seasons with the landscaping. He plans to use evergreens, shade trees and ornamental trees throughout and a few typical foundation plantings for each home. He addressed the mature tree preservation and said the plan is to work with Staff to preserve as many as possible.

Mr. Jay Cox, a Registered Architect with BSB Design, said the purpose of the pattern book is to create a framework to guide the future builder in the design of these homes. It is 48 pages in an effort to communicate design intent. It includes 22 different elevation styles, exterior materials and finishes, exterior colors, lighting, scale, detailing, decks, porches and balconies, and how to address the rear and side elevations. Mr. Cox added he understands the Village is currently in the process of adopting single-family design standards and the pattern book is consistent with those proposed standards.

Mr. Javier Millan, Senior Consultant with KLOA, Inc., presented his traffic study. The traffic study included counts at the intersections of North Avenue and Trevor Road, North Avenue and Tiffany Road, North Avenue and Main Street, and Trevor Road and Kennedy Drive. The study was conducted on Wednesday, October 15, 2015 from 6:30am to 8:00am and 4:00pm to 6:30pm. The counts taken are then increased by a factor of 2% per year. This percentage is from projections based on the Chicago Metropolitan Agency of Planning study and over six years would be a 12% increase. Also taken into consideration is stop sign placement and lane configuration. It is advisable to have two outbound lanes allowing right turns from the right lane and forward/left hand turns in the left lane.

Mr. Lawrence Freedman, Attorney for Lexington, stated the Project Engineer, Mr. Josh Terpstra, is also present but he didn't feel it was necessary for a presentation from him, but rather have him on hand should there be any questions he could address. Mr. Freedman also entered the certified mailings into the record at this time.

Chairman Pro-Tem Kaiser, then opened the floor to the public for questions.

Mr. Jeff Levernier, Antioch resident and President of the Woods of Antioch homeowner's association, stated he was happy to see traffic calming strategies in place for the proposed development, but questioned why there are no such devices in the Woods of Antioch. He felt all of the traffic from the new development would funnel down Hawthorn Lane on their way to either grocery store in town. He also voiced concerns regarding storm water. He stated he feels the Neuhaven subdivision and the Clublands empty lots should be developed prior to starting a new subdivision. He also stated he does not like the density of the proposed subdivision. He also remarked on the proposed setbacks, money in lieu of a public park, lack of a park in the proposed subdivision and where their children will play. He also stated he felt any developer should have to complete all proposed parks and amenities prior to building any homes. He then stated he has concerns regarding the water pressure and quality in the Woods of Antioch.

Mr. Brent Gandolfi, an Antioch Township resident, wanted to know if there had been any studies done on how this new development will impact the schools. He had conducted his own study 10 years ago and would encourage the Village to have a study done on their own. He felt due diligence is important.

Mr. Jerry Gunderson, a Woods of Antioch resident, stated he lives at Ridgewood Road and Hawthorn Road, and he has too many drivers using his driveway as a turnaround. He also mentioned there is a lot of grass going through the roads. He stated he feels many of these homes will end up as "section 8" homes.

Mr. Jerrold Gonya, a Woods of Antioch resident, stated he has concerns regarding the impact on the traffic through his subdivision. He also stated many people use the street near his home as a stopping point to talk on their cell phones.

Ms. Katrina Manski, a Trevor Creek resident, stated she has been in Antioch less than a year and has concerns about the impact this proposed construction will have on the schools. She also stated she has poor water pressure.

Mr. John Waechter, a Trevor Creek resident, stated he has been here for 11 years and feels nothing is done about the traffic on Collier Drive and Kennedy Drive. He also stated he thinks the park should be put back in the plan. He said he feels there is a storm water issue at the end of Kennedy Drive.

Ms. Donna Waechter, a Trevor Creek resident, wanted to know if the retention pond were to fail, who would be responsible if her basement or her neighbor's basement were to fill with water? She stated she feels the proposed subdivision will be sitting too high above her subdivision and there will be no privacy. She also expressed concerns regarding traffic.

Mr. John Messmer, an Antioch Township resident, stated according to Homes.com, there are 379 homes for sale in Antioch and questions why Antioch needs another development. He has

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concerns regarding the impact on the schools. He also has concerns regarding silt entering into Lake Catherine. He feels water retention is very important.

Ms. Lemans, an Antioch Township resident, feels the amount of homes proposed seems to be a lot for the size of the land. She feels if they do not sell, there would be "section 8" housing which would bring more crime. She also has concerns about the impact on the schools and the lack of a proposed park. She does not want her taxes to go up and feels protective of Lake Catherine.

Mr. Paul Green, an Antioch Township resident, stated he has concerns regarding the preliminary plan. He would like someone from the developer to address the boundaries of the proposed subdivision in particular the south east property pin. He feels the measurements for his property and the proposed property do not coincide. Regarding retention areas and walking paths, there should be a draft CCR addressing these issues but there is not. He would like the preliminary plan to address the utilities in the area and sited Village of Antioch code 11-2-3. He spoke of the mature trees on the property and their drip lines and questioned how the grading would affect them. He stated he has some of the oldest trees in Lake County on his property and no one seems concerned about those trees. No one has contacted him and he stated there is documentation on soil compaction and how it has a long term effect on trees. Regarding traffic and the preliminary plan that was introduced on October 10, 2005, he is fine with that. However, the new preliminary plan has a road on his property and he would like to see it removed.

Mr. Jim Bowles, an Antioch resident and President of the Trevor Creek homeowner's association, stated he would like to see the park put back in the plans. He wanted to know if the proposed sidewalks are 6 feet in width, where does that stop? He feels a 4-foot-wide sidewalk in Trevor Creek will not accommodate 173 new homes. He stated there is only one 8-inch water main supplying Trevor Creek and he hopes a new subdivision would help Trevor Creek's water pressure. He stated he has traffic concerns and has asked for stop signs in the past. He would like to see the traffic study done again including Trevor Creek and the Woods of Antioch. He also had concerns about the money in lieu of a park and concerns about the mature trees.

Mr. Cedric Johnson, a resident of Trevor Creek, a member of the Trevor Creek homeowner's association and the Village Parks Board, said he feels there should be a park in the new subdivision. He stated Trevor Creek's park will not accommodate all of the potential children from the new development. He would also like to see more stop signs in Trevor Creek and feels there should be more traffic calming initiatives especially around the park.

Mr. Glen Osmolak, a resident of Trevor Creek, has concerns regarding the traffic and the speed of the vehicles going through his subdivision. He also stated he feels his water pressure is much lower than it should be.

Ms. Christine Green, an Antioch Township resident, wanted to clarify that the long strip of property on the plat to the north is her and her husband's property.

Mr. Griffin Ford, a resident of Trevor Creek, said his home would back up to the proposed retention pond at the north east corner. He feels the new homes would be looking down onto his property and doesn't feel anyone would want to buy that home. He also stated he has concerns regarding the storm water.

Mr. Peter Cole, a resident of Trevor Creek, stated he has concerns in regards to the traffic problem in Trevor Creek. He feels the park should be put back in the plan for the proposed subdivision.

There were no other members of the public wishing to speak. Member Johnson asked what effect the new development would have on the water pressure in Trevor Creek. Ms. Christine Calderella of HR Green stated she believes it would help. Member Johnson asked if HR Green has looked at the traffic situation and she said they have. Member Johnson asked if possibly there should be only one entrance to the new subdivision. Ms. Calderella said generally there are two.

Member Ipsen asked if the Board could be provided stats on the water pressure. Ms. Calderella stated there are water models she can produce. Member Ipsen asked if storm water had been considered on North Avenue and she said yes. Member Ipsen asked if Tiffany Road would be widened to accommodate all the increased traffic. Ms. Calderella said they're concerned about the Trevor Road connection with Tiffany Road and there is more work to be done in regards to stop sign configuration.

Member Rapp asked how a 4-way intersection impacts traffic as opposed to the "T" intersection that is there now and if there are more or less accidents. Ms. Calderella responded it depends upon how it is signed. Member Rapp asked about the drainage concerns of the citizens in Trevor Creek and how this development would affect the water management. Ms. Calderella stated analysis is needed on the downstream outlets to make sure they have the capacity. Member Rapp asked about the detention pond in north east corner of the development and if it would have the capacity necessary. Ms. Calderella said that it is designed specifically for that development based on all of the calculations and added it retains the storm water and releases it as a slower rate.

Member Kaiser asked about the retention pond in the north east corner and where the water goes. Ms. Calderella responded that it is attached underground to the storm on Collier Drive. Member Kaiser stated due to the concerns of the Trevor Creek residents, this needs to be addressed. He then asked if the cul-de-sac in the north west corner is sufficient for emergency vehicles to turn around. Director Garrigan stated that yes, it meets the Village's subdivision code and if there is a refinement on that corner, he will insure the radius is appropriate for emergency vehicles. Member Kaiser asked about the lot sizes and the possibility of future variances needed for decks. Director Garrigan acknowledged his concern and said he plans to work with the developer to address this. Member Kaiser asked about the preliminary plan on the south east corner marked as a future water tower site. Director Garrigan

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stated a decision was made to relocate the water tower to a better location based on elevations. Director Garrigan wished to point out this presentation is for the preliminary plan and that there is no urgency to develop this land. This meeting was intended to introduce the proposed subdivision and get the feedback of the Planning and Zoning Board and the public.

Member Johnson moved, seconded by Member Ralston, to table PZB 16-11/AA/RZ/SU/PP a request for an Annexation, Rezoning and Special Use for a Residential (single-family) Planned Unit Development and Preliminary Plat pertaining to a 71.42-acre site located at the northeast corner of North Avenue and Trevor Road to the October 13, 2016 Planning and Zoning Board meeting.

Upon roll call the vote was:

YES: 5: Johnson, Ralston, Kaiser, Ipsen and Rapp.

NO: 0:

ABSENT: 1: Weber.

THE MOTION CARRIED.

OLD BUSINESS

- a. **PZB 16-05/TA** – Proposed Text Amendment to Village Code 10-11-3 through 10-11-18 and replacing Chapter 13 for the adoption of a Site Plan Review Ordinance – *Continued from the May 12, 2016 and June 23, 2016 Planning & Zoning Board Meeting*
- b. **PZB 16-07/TA** – Proposed adoption of Single Family Design Standards Ordinance - *Continued from the June 23, 2016 Planning & Zoning Board Meeting.*

Member Johnson moved, seconded by Member Kaiser, to table PZB 16-05 and PZB 16-07 to the August 11, 2016 Planning and Zoning Board meeting.

Upon roll call the vote was:

YES: 5: Johnson, Ralston, Kaiser, Ipsen and Rapp.

NO: 0:

ABSENT: 1: Weber.

THE MOTION CARRIED.

ADJOURNMENT

There being no further discussion, Member Johnson moved, seconded by Member Kaiser to adjourn the regular meeting of the Planning & Zoning Board at 10:35.m.

Respectfully submitted,

Nancy M. Slazes
PZB Secretary