

APPROVED MINUTES
VILLAGE OF ANTIOCH
PLANNING & ZONING BOARD, REGULAR MEETING
Municipal Building: 874 Main Street, Antioch, IL
October 13, 2016

OPEN MEETING

Chairwoman Ralston called the October 13, 2016 Planning & Zoning Board meeting to order at 7:30 PM in the Municipal Building: 874 Main Street, Antioch, IL.

PLEDGE OF ALLEGIANCE

Chairwoman Ralston and the Planning & Zoning Board led the Pledge of Allegiance.

ROLL CALL

Roll call indicated the following members were present: Johnson, Kaiser, Weber, Ipsen, Ryan and Ralston. Absent was member Rapp. Also present were, Attorney Long, Director of Community Development Michael Garrigan and Secretary Slazes.

ANNOUNCEMENTS AND CORRESPONDENCE

None.

MEETING MINUTES

Approval of the August 11, 2016 Planning & Zoning Board Meeting minutes as presented–

Member Johnson moved, seconded by Member Weber, to approve the August 11, 2016 Planning & Zoning Board minutes as presented. Upon roll call, the vote was:

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

NO: 0.

ABSENT: 1: Rapp.

ABSTAIN: 2: Kaiser & Ryan.

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 congratulated Member Ralston on her assignment as Chairwoman. He highlighted some of the modifications made to the plan since the last meeting. The applicant has added one lot to the plan increasing from 173 to 174 and changing the gross density from 2.42 to 2.44 units per acre. He added that the original comprehensive plan from 1991 sites a density plan of two to seven units per acre. Staff asked the applicant, due to public concern, to take a closer look at traffic calming devices. The applicant has proposed making Hawthorne Lane a boulevard. The applicant has also introduced a multi-lane pathway adjacent to the central boulevard with bicycle and pedestrian lanes. The Village has expressed they are not able to accept another park and requested a cash contribution in lieu of a park. This money will be used to improve the park in Trevor Creek to the north. There have been two tot lots added to the plan with another area of open space. In regards to aligning Trevor Road with Tiffany Road, Staff and HR Green are considering the possibility of the Village's first roundabout. When Trevor Road is realigned, a bicycle path will be added at Staff's request.

Mr. Jeff Levernier, a Village resident, wanted clarification on the additional traffic study that was done. Mr. Javier Millan, Senior Consultant with KLOA, Inc. said they performed another full traffic study from 6:30 to 9:00 in the morning and from 4:00 to 6:30 in the afternoon, which are peak travel times. The revised study included the train traffic at North Avenue. The commuter trains block North Avenue for less than one minute, while the freight trains take longer but they do not occur at peak traffic times. The study also shows if Trevor Road is aligned with Tiffany Road, a west to northbound turn lane would be recommended. KLOA was also asked about a roundabout at that intersection. Mr. Millan stated roundabouts are safer, but they do introduce confusion for some drivers.

Mr. Josh Terpstra, civil engineer for the project, wished to address concerns regarding water pressure. He believes there are not enough redundant loops in the existing system. With the addition of Hawthorne Ridge, more loops would be incorporated and consequently would increase water pressure for the existing subdivisions. The storm water management plan is per the Lake County Water Shed Development Ordinance which are some of the strictest in the country. Currently the site plan is farm land and the storm water flows freely into the rear yards of homes in Trevor Creek neighboring the northeast portion of the proposed development. The northeast portion of Hawthorne Ridge is where one of the detention ponds would be located. Currently there is approximately 5.3 acres that runs off after a rain event. The development with the three detention ponds (which are interconnected) would reduce that to .11 acres effectively controlling the storm water.

Mr. Paul Green, Township resident, wished to discuss Village Codes and how he feels some codes are not being addressed in regards to the Hawthorne Ridge developments.

Mr. John Burkota, Township resident, has concerns regarding drainage issues and the storm water draining into the chain.

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Mr. Jerry Henderson, a Village resident, stated his concerns regarding the concrete roads in the Woods of Antioch.

Mr. John Waechter, a Village resident, wanted to express his concerns regarding the storm water and traffic.

Mr. Patrick Wiltzius, a Village resident, expressed his concerns regarding the mature trees on the proposed development's land.

Mr. Glen Osmolak, a Village resident, expressed his concerns regarding the possibility of sub-standard construction.

Mr. Jim Bowles, a Village resident, expressed his concerns regarding the proposed homes and their impact on the existing lift station. He also stated concerns regarding the traffic impact, tree preservation and the impact the proposed development may have on the schools.

Mr. Jerry Gonya, an Antioch resident, expressed his concerns regarding traffic in the Woods of Antioch.

Mr. Jerry Zersen, a Village resident, asked about berming of subdivisions.

Chairwoman Betty Ann Ralston closed the floor to the public at 8:50 pm. Mr. Bill Rotolo, Vice President of Lexington Homes, explained that his company has been working closely with Village Staff since the last Planning & Zoning Board meeting. He said this is a very preliminary plan and it's too early to plan for the final plat. He stated their original plan included a large park, but Village Staff asked for it to be removed and provide a cash donation in lieu of land. There will be two tot lots and one other open area for recreation. The original plan also called for a water tower on the southeast portion of the property and was taken off the plan at Staff's request, which is where the additional lot originated. Mr. Rotolo stated the water infrastructure on this land will help the water pressure in the existing subdivisions of Trevor Creek and the Woods of Antioch. Regarding storm water management, he said Lake County has extremely strict regulations and that they are following them to the letter. There are sediment control measures that will be taken to avoid too much sediment entering the Chain of Lakes. He further stated the existing farm land has major storm run-off and the majority of this will be taken care of when the retention ponds are in place. He also stated they cannot change the drainage patterns by law. He wished to speak of tree preservation and felt it best to leave it to an arborist.

Mr. Karl Krogstad, Landscape Architect with Krogstad Land Design, wanted to explain that he has been working closely with the engineer on this project. They have changed some of the storm sewer designs to save as many mature trees as they can while following the Village of Antioch code. Typically, there is no berming between existing subdivisions and new ones. He said you definitely do not want to cover mature trees with a berm because it would suffocate them. The other reason is it would interfere with the storm water run-off.

Member Johnson asked about a water pressure analysis. Director Garrigan responded that generally that comes a bit later and this is a very preliminary plan.

Member Kaiser wanted to address density, and said He would like to see the proposed development zoned R-1 instead of R-2.

Mr. Jon Nelson, Land Planner with Jen Land, said R-2 zoning is consistent with most of the surrounding neighborhoods. Trevor Creek is R-2, Tiffany Farms is R-2, Sequoit Creek and Antioch Heights are R-2. Antioch Manor North is zoned R-4. Only the Woods of Antioch is zoned R-1 in that area. The average density for the R-2 neighborhoods range from 2.24 to 3.3 units per acre. Hawthorne Ridge's average density is 2.55 units per acre. The average lot size in Trevor Creek is 9,800 square feet, Tiffany Farms is 9,000 square feet, Sequoit Terrace is 11,378 square feet and Antioch Heights is 10,403 square feet. Hawthorne Ridge's average lot size is 10,059 square feet putting it in the middle of the averages. If you took out the open spaces in the existing neighborhoods, they would have a higher density than Hawthorne Ridge.

Member Kaiser asked what the house size ranges would be for the proposed lots. Mr. Jay Cox with BSB, said the pattern book does not address actual home sizes. Mr. Bill Rotolo stated it is too early in the planning stages to address home sizes. His intention is to have the preliminary plan in place and work towards finalization when the market picks up, which he is estimating to be two years.

Member Ipsen asked about the detention pond in the northeast portion of the site and if the grade would be lowered. Currently the ridge line is at 820 and the existing homes in Trevor Creek are 812, leaving an eight-foot difference. The proposed top of the berm at the detention pond is 815 which is five feet below current.

Member Ryan asked if Lexington Homes will be the only builder for this property. Mr. Bill Rotolo said more than likely Lexington will be involved, although no one can tell what may happen down the road.

Chairwoman Ralston asked if a portion of Trevor Road would be vacated and Director Garrigan responded that a portion would be vacated, but there are existing properties on Trevor Road.

Member Johnson wanted to add some comments. He feels storm water has been addressed, has no problem with the density, is in favor of the tree study, but he would like to know where the park money is going and feels a school study is needed. He disagrees with staff's report that the traffic has been addressed and would like to see more on the impact to the existing subdivisions. He would like to see more information on what the existing water pressure is and what is projected once the new development is in place.

Member Kaiser would like more information regarding the water tower location. Director Garrigan said he can bring in the Village's water plan including several looping systems to address Member Johnson's and Member Kaiser's concerns. Member Johnson would also like some more

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information regarding the eventual homeowner's association. Attorney Long stated there will be an association, but that is generally done at the time of final plat.

Member Johnson moved, seconded by Member Kaiser, 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 November 10, 2016 Planning and Zoning Board meeting.

Upon roll call the vote was:

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

NO: 0:

ABSENT: 1: Rapp.

THE MOTION CARRIED.

ADJOURNMENT

There being no further discussion, Member Johnson moved, seconded by Member Weber to adjourn the regular meeting of the Planning & Zoning Board at 10:12 p.m.

Respectfully submitted,

Nancy M. Slazes
PZB Secretary