

APPROVED MINUTES
VILLAGE OF ANTIOCH
PLANNING & ZONING BOARD, REGULAR MEETING
Municipal Building: 874 Main Street, Antioch, IL
November 10, 2016

OPEN MEETING

Chairwoman Ralston called the November 10, 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, Ipsen, Rapp and Ryan. Absent was Member Weber and Member Kaiser. Also present were, Attorney Long, Director of Community Development Michael Garrigan and Secretary Slazes.

ANNOUNCEMENTS AND CORRESPONDENCE

None.

MEETING MINUTES

Approval of the October 13, 2016 Planning & Zoning Board Meeting minutes as presented–

Member Ralston moved, seconded by Member Ipsen, to approve the October 13, 2016 Planning & Zoning Board minutes as presented. Upon roll call, the vote was:

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

NO: 0.

ABSENT: 2: Weber and Kaiser.

THE MOTION CARRIED.

OLD BUSINESS

- a) **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**

Director Garrigan stated his staff report has not changed but wished to address concerns from board members at last month's meeting.

Member Johnson asked about the water pressure and concerns residents in Trevor Creek and Woods of Antioch have expressed. Ms. Christine Calderella of HR Green stated this study showed the Hawthorne Ridge development will have neither a positive nor negative effect on the water pressure in the existing neighborhoods. It would, however, increase pressure for fire suppression. Member Johnson questioned if a water tower were to be put back in the plans, would that help the pressure issue. Ms. Calderella said the tower would have to sit higher than existing towers and lift stations would have to be installed, which is cost prohibitive. She also stated the pressure in both neighborhoods meets or exceeds IEPA and Village requirements.

Member Ipsen asked why the pressure would be increased for fire suppression. Ms. Calderella responded due to the pipe sizes that would be installed.

Member Ryan asked what the long-term solution would be. Ms. Calderella said in the master plan, there was talk about separate pressure zones, some wells to be brought on line, a pressure booster station and inserting some valves. She also said an option would be to focus on each home complaining of low water pressure and investigate their fixtures for a problem.

Director Garrigan wanted to clarify the low water pressure issue in Trevor Creek and the Woods of Antioch only came to light when the proposed subdivision of Hawthorne Ridge came to the Planning and Zoning Board. He stated he mentioned it to Administrator Keim, who is a professional engineer, and that was the first time he was made aware of the complaints. He also stated for the record, the existing pressure in those subdivisions adheres to the IEPA and Village requirements.

Member Johnson asked about the traffic study focusing on the Woods of Antioch. Mr. Luay Aboona with KLOA, Inc. stated their study showed a very minimal increase in traffic. Member Rapp asked how much traffic was counted at North Avenue and Hawthorn Avenue and Mr. Aboona responded 40 to 50 cars at peak times which breaks down to approximately 15 cars per hour or 1 car every four minutes. Member Rapp, who lives in the Woods of Antioch, feels this is a significant increase and adding another neighborhood will not help their traffic issues. Mr. Aboona responded North Avenue is the likely route people will take to get to the tollway and pointed out these are all public roads.

Member Ryan asked about the number of lots proposed and how many entrances/exits are required for that many homes in regards to emergency vehicles. He wanted to know if there is any code that guides the number of roads in and out of the proposed development. Mr. Aboona responded he would defer to the Village regarding codes and emergency access, but when planning a development, the amount of homes is a factor. You want safe and efficient access for residents and emergency vehicles and that the proposed subdivision has sufficient ingress and egress. Member Ryan asked

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again if there is some type of code restriction or are the number of entrances and exits are just preference. Director Garrigan explained there are best practices when planning a new development and having two to three access points is common.

Member Johnson asked about the cash in lieu of a park and if there had been any designation on those funds. Director Garrigan explained Staff continues to work with the applicant and that there would be specific language in the annexation agreement as to the amount and what that contribution would be used for.

Mr. Bill Rotolo of Lexington Homes presented the school district study. He stated many schools in the area are experiencing a drop in enrollment. Their study reflected a 10 to 15% drop in enrollment. He also stated school districts generally do not benefit from residential development.

Member Johnson stated he still has concerns regarding the traffic impact this development proposes, he feels the water pressure issue has been resolved, he is fine with the density and parks, but feels more information is needed and the matter should be tabled.

Member Ipsen has concerns about lot sizes and would like to see the park put back in.

Member Rapp stated he would also like to see the park put back in the plan.

Member Johnson moved, seconded by Member Ipsen, 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 December 8, 2016 Planning and Zoning Board meeting.

Upon role call the vote was:

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

NO: 0:

ABSENT: 2: Weber and Kaiser.

THE MOTION CARRIED.

b) PZB 16-04/SU – Request for a Special Use for an electronic message board at the property commonly known as 950 Hillside Avenue; PIN 02-07-405-004 – Applicant: Bill Giannakakis

Director Garrigan presented his staff report stating the applicant had come before the Planning and Zoning Board in May, 2016 for an LED sign which was passed by Planning and Zoning Board but denied by the Village Board in June. The applicant has modified the proposed sign to a message board similar to the Walgreens sign. He then went through the findings of facts and Staff feels there is no negative impact this sign would have. Staff's recommendation is approval of the sign with stipulations that the applicant work with Staff to incorporate some additional landscaping around the perimeter of the subject site to mitigate any negative impact on the sign and that the applicant agree to comply with the following conditions:

- a) The EMB unit must be equipped with both a programmed dimming sequence as well as an additional overriding mechanical photocell that adjusts the brightness of the display to the ambient light at all times of the day. Such programming and mechanical equipment shall be set so that the EMD., at night or in overcast conditions, will be no more than 40% of the daytime brightness level.
- b) The EMB unit must be extinguished at the close of business to which the EMB relates, or for any business to which the business hours extend beyond, the EMB unit must be extinguished by 12:00 p.m. This restriction shall apply regardless of the location of the EMB on the property.
- c) The EMB unit must have the "flash" feature disabled and messages shall have a 10 second "hold" time except for time and temperature messaging which may have a shorter duration, but no less than four (4) seconds. No single message may be repeated more than once every 40 seconds.
- d) The images and/or messages displayed on the EMB may only transition from one message and/or image to another by either fading or dissolving to black with another message or image appearing or dissolving in black with another message or image appearing immediately thereafter, without movement or other transitions effects between images and/or messages.
- e) Except as otherwise provided herein, all images and/or messages displayed on the EMB must be static and may not reflect movement, flashing, scrolling or changes in shape or size of images or portions of images. Streaming and/or live time video may not be displayed and this function of the EMB must be disabled.
- f) The EMB unit must be equipped to override commercial messages for emergency situations such as an "Amber Alert" or other such acute public emergencies, but such override authority for public emergencies shall not exceed 48 total hours within any two-week period. The owner of the EMB unit shall cooperate with the Village of Antioch in order to allow the Village of Antioch to exercise its override authority.

Member Ipsen moved, seconded by Member Johnson, to approve PZB 16-04/SU – Request for a Special Use for an electronic message board at the property commonly known as 950 Hillside Avenue; PIN 02-07-405-004

Upon role call the vote was:

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

NO: 0:

ABSENT: 2: Weber and Kaiser.

THE MOTION CARRIED.

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NEW BUSINESS

- a) **PZB 16-12/AA/RZ – Request for an annexation and rezoning for a 2.27-acre site located at 41055 N. Route 83; PIN 02-17-400-032 – Applicant: Trent Tobias**

Director Garrigan explained the applicant was not in attendance this evening and this item will be continued to the December 8, 2016 Planning and Zoning Board meeting.

- b) **PZB 16-13/V – Request for a Variance for a relief on a rear setback which would allow for a lot division for the property commonly known as 775 Main Street; PIN 02-08-104-097 – Applicant: Robert Cimaglio**

Secretary Slazes administered the oath for those wishing to testify. Director Garrigan explained the two units are connected by a breezeway. Both buildings are commercial and the rear unit has an apartment on the second floor. The applicant would like to remove the breezeway and separate the two buildings in order to possibly sell the unit on Main Street. The MT zone requires a rear yard setback of 20 feet and the applicant is proposing a setback of approximately 5 feet when the units are separated. The applicant is also seeking relief from the Village ordinance to permit them to install a 48-square foot box sign on the rear of their building. Director Garrigan stated the applicant's business, Digital Direct, is located in the rear property and dividing this parcel would allow the applicant to sell the building on Main Street and keep his business in Antioch. He explained the separation of the two buildings would have no negative impact.

Member Ipsen asked if the applicant intends to continue his business and Mr. Cimaglio responded yes and that he's been here for 21 years.

Chairwoman Ralston asked where the division of the lot would occur. The applicant responded the lot division would be where the breezeway is once it is removed. Chairwoman Ralston asked if the properties would both have the 775 Main Street address and Mr. Cimaglio responded the rear property is actually 400 Williams.

Member Johnson moved, seconded by Member Ryan, to approve PZB 16-13/V – Request for a Variance for a relief on a rear setback which would allow for a lot division for the property commonly known as 775 Main Street; PIN 02-08-104-097

Upon role call the vote was:

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

NO: 0:

ABSENT: 2: Weber and Kaiser.

THE MOTION CARRIED.

ADJOURNMENT

There being no further discussion, Member Johnson moved, seconded by Member Rapp to adjourn the regular meeting of the Planning & Zoning Board at 9:35 p.m.

Respectfully submitted,

Nancy M. Slazes
PZB Secretary