

APPROVED MINUTES
VILLAGE OF ANTIOCH
PLANNING & ZONING BOARD, REGULAR MEETING
Municipal Building: 874 Main Street, Antioch, IL
December 8, 2016

OPEN MEETING

Chairwoman Ralston called the December 8, 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, Rapp and Ralston. Absent were member Ipsen and member Ryan. Also present were Attorney Long, Director of Community Development Michael Garrigan and Secretary Slazes.

ANNOUNCEMENTS AND CORRESPONDENCE

None.

MEETING MINUTES

Approval of the November 10, 2016 Planning & Zoning Board Meeting minutes as presented–

Member Johnson moved, seconded by member Rapp, to approve the November 10, 2016 Planning & Zoning Board minutes as amended. Upon roll call, the vote was:

YES: 3: Johnson, Rapp and Ralston.

NO: 0.

ABSENT: 2: Ipsen and Ryan.

ABSTAIN: 2: Kaiser and Weber.

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**

Secretary Slazes administered the oath to those wishing to testify. Director Garrigan went over the changes incorporated into the Preliminary Plat. A 1.3-acre park was put into the plan. Due to the park integration, the amount of lots have decreased from 174 to 170. This park will not be owned by the Village but by the future homeowner's association. He stated the location of the park will also assist as a traffic calming device. Driveways belonging to the Herman Farm off North Avenue were removed should that property ever be incorporated.

Secretary Slazes administered the oath to those wishing to testify. Member Johnson had questions for Tim Hartnett of HR Green regarding the water pressure in Trevor Creek. Mr. Hartnett explained he has been involved in the water model since its creation in the early 2000's. He said the water model is a living document, is updated continually as development occurs and does not expire. He explained there is one water main servicing Trevor Creek which was always planned to be interconnected. Lexington Homes has already agreed to connect with a series of 12-inch and 8-inch connections creating redundancy. He said once this development is completed, it will enhance the service duration of the fire protection. He stated he was unaware there were water pressure complaints from some residents of Trevor Creek. Mr. Hartnett explained anyone having concerns about water pressure should come in to the Village Hall, provide their name, address and phone number so the Village and HR Green can investigate. He explained there are several reasons low water pressure can occur. Mr. Harnett pointed out that the water pressure throughout the Village meets and/or exceeds the EPA's requirements for potable water.

Member Kaiser asked if there could be some language (should the developer not start the development) giving a time limit stating they would have to come back to the Village for approval again. Director Garrigan said that yes, either in the annexation agreement or the PUD. Attorney Long said there is a code provision stating the preliminary plat is valid for the period of one year, but you can add language to the annexation agreement extending that time. Mr. Harnett explained that prior to the final plat approval, agreements are made regarding the phasing of the construction. He also stated the developer has already committed to creating the large detention basin in the southwest portion of the property, extending the water main and connecting into Hawthorn Lane.

Member Weber asked if anyone is concerned that the proposed park is wrapped on three sides by roads. Director Garrigan said that due to the traffic calming aspect of the park and the slow speed limit, he does not feel children are in danger. Member Weber asked if the park would be part of phase one. Director Garrigan said the Village can request that the main boulevard and park be a part of phase one.

Member Rapp asked about the parcel in the southeast corner that is currently unincorporated (the Herman Farm) and the three proposed lots and what would happen if that parcel was never acquired.

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Director Garrigan said either they would never be built or the builder would have to come back with a revised plan.

Member Johnson moved, seconded by member Kaiser, to approve PZB 16-11 a request for an Annexation of a Residential (single-family) Planned Unit Development pertaining to a 71.42-acre site located at the northeast corner of North Avenue and Trevor Road.

Upon roll call the vote was:

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

NO: 0:

ABSENT: 2: Ipsen and Ryan.

THE MOTION CARRIED.

Member Johnson moved, seconded by member Weber, to approve PZB 16-11 a request for a Special Use of a Residential (single-family) Planned Unit Development pertaining to a 71.42-acre site located at the northeast corner of North Avenue and Trevor Road subject to the recommendation of staff for compliance with Village Engineer, the Antioch Fire Department and the stipulation that the Village receive a final plat within 10 years of the approval of the PUD.

Upon roll call the vote was:

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

NO: 0:

ABSENT: 2: Ipsen and Ryan.

THE MOTION CARRIED.

Member Johnson moved, seconded by member Kaiser, to approve PZB 16-11 a request for Rezoning to R-2 of a Residential (single-family) Planned Unit Development pertaining to a 71.42-acre site located at the northeast corner of North Avenue and Trevor Road.

Upon roll call the vote was:

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

NO: 0:

ABSENT: 2: Ipsen and Ryan.

THE MOTION CARRIED.

Member Johnson moved, seconded by member Kaiser, to approve PZB 16-11 a request for Preliminary Plat of a Residential (single-family) Planned Unit Development pertaining to a 71.42-acre site located at the northeast corner of North Avenue and Trevor Road subject to the compliance of the requirements of the Village Engineer and compliance of the requirements of the Antioch Fire Department and the incorporation of an undulating berm within the landscape buffer along North Avenue and Trevor Road.

Upon roll call the vote was:

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

NO: 0:

ABSENT: 2: Ipsen and Ryan.

THE MOTION CARRIED.

b) 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 presented his staff report stating the applicant is seeking to annex approximately 2.27 acres into the Village which contains two metal buildings used for retail sales, a coffee shop and material storage for a maintenance business. The applicant is seeking to rezone the property to B-3 zoning (Service and Wholesale Business District). The property to the north is within the Village limits and is zoned M-1, to the east is the Canadian National Railroad, to the south is unincorporated vacant land and to the west is unincorporated with various uses including a fuel station, restaurants, residential, light industrial and office. The applicant is proposing to build an additional building with several gravel parking lots to be used as outdoor storage. Any future development on the property however, would require a Site Plan Review. He also stated staff feels the annexation of this property would have no negative impact on the surrounding properties.

Secretary Slazes administered the oath to those wishing to testify. Mr. Dan Venturi, attorney for the applicant, stated the buildings were previously used for an Amish furniture shop. He explained the buildings are now being used for high-end antique consignment sales and there are approximately 10,000 people through there each year. There is also a coffee shop and retail sales. The applicant also runs a maintenance business i.e. snowplowing, but the equipment would be kept to the rear of the buildings. They also have storage containers to house much of the equipment and are seeking relief in that area.

Member Johnson asked Director Garrigan about the B-3 zoning and equipment storage. Director Garrigan said they can work with the applicant on the annexation agreement in regards to storage and screening and landscape options.

Member Rapp asked what impact this annexation would have on utilities. Director Garrigan explained there is no problem with capacity, but the applicant would eventually be required to extend the water and sewer. This would come in with the Site Plan Review for improvements.

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Chairwoman Ralston asked what the existing paving consists of and Mr. Tobias stated the parking lot is gravel. Mr. Tobias also stated that parking space is a concern which is why he decided to put in one building that is two stories instead of two buildings.

Member Johnson moved, seconded by member Kaiser, to approve PZB 16-12 – Request for an annexation for a 2.27-acre site located at 41055 N. Route 83. Member Rapp asked if the metal buildings are consistent with what is desired by the Village for commercial uses. Director Garrigan explained there are provisions in the Site Plan Review Ordinance to allow the metal buildings, but any new structures would have to comply the Ordinance.

There being no further discussion, Chairwoman Ralston asked for roll call. Upon roll call the vote was:

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

NO: 0:

ABSENT: 2: Ipsen and Ryan.

THE MOTION CARRIED.

Member Johnson moved, seconded by member Weber to approve PZB 16-12 – Request for the rezoning to B-3 for a 2.27-acre site located at 41055 N. Route 83. Upon roll call the vote was:

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

NO: 0:

ABSENT: 2: Ipsen and Ryan.

THE MOTION CARRIED.

NEW BUSINESS

a) PZB 16-17 – Site Plan Review for Discount Tobacco located at 284 Main Street; PIN 02-05-300-006 - Applicant: Bob McCarty

Director Garrigan explained the property is currently within the Village next to the Wisconsin border and is zoned M-1. The applicant is seeking a reimagining of the current buildings, joining the existing buildings into once façade. No other changes are proposed at this time related to expansion of the building's footprint or parking. Staff has also requested some landscaping in the limited space to the front of the building. Chairwoman Ralston asked if the auto shop on the north end is vacating. The applicant, Mr. Bob McCarty, explained there are several buildings on the subject site that had many different uses over the years. This façade improvement will incorporate all of the buildings into one façade, all space being occupied by Discount Tobacco.

Member Johnson asked if the proposed façade will fit in with the proposed sign ordinance. Director Garrigan said he has not addressed the signage yet. Any signage would have to comply with the sign code when the time comes.

Member Johnson moved, seconded by member Kaiser to approve PZB 16-17 – Site Plan review for Discount Tobacco located at 284 Main Street with the following stipulations:

1. Compliance with the requirements of the Village Engineer.
2. Compliance with the requirements of the Antioch Fire Protection District.
3. Continue to work with Staff on refinements of the proposed elevations.
4. Introduction of some landscaping and screening of the eastern parking lot as per Staff's analysis.

Upon roll call the vote was:

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

NO: 0:

ABSENT: 2: Ipsen and Ryan.

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 9:05 p.m.

Respectfully submitted,

Nancy M. Slazes
PZB Secretary