

APPROVED MINUTES
VILLAGE OF ANTIOCH
PLANNING & ZONING BOARD, REGULAR MEETING
Municipal Building: 874 Main Street, Antioch, IL
February 9, 2017

OPEN MEETING

Chairwoman Ralston called the February 9, 2017 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, Weber, Kaiser, Rapp and Ryan. Also present were Chairwoman Ralston, Attorney Long, Director Garrigan and Clerk Romine. Absent: Member Ipsen.

ANNOUNCEMENTS AND CORRESPONDENCE

Director Garrigan advised the board of the upcoming Committee of the Whole meeting with the Village Board, however it will be continued due to attendance and other scheduled items.

MEETING MINUTES

Approval of the January 12, 2017 Planning & Zoning Board Meeting minutes as presented – Member Weber moved, seconded by Member Kaiser to approve the January 12, 2017 meeting minutes as amended. Upon roll call, the vote was:

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

NO: 0.

ABSENT: 1: Ipsen

ABSTAIN: 1: Johnson.

THE MOTION CARRIED.

OLD BUSINESS

No report.

NEW BUSINESS

1. **PZB 16-14 AA/RZ/SU/PP/FP – Request for a proposed annexation, special use for a planned unit development, rezoning and preliminary/final plat for Kunes Ford located at the property commonly known as 23145 W. IL Route 173 located at Route 173 Grimm Road; PIN 02-17-200-021** – Director Garrigan related that the applicant has requested a continuance of this item due to some complications with the notifications.

Member Johnson moved, seconded by Member Weber to continue **PZB 16-14** to the next scheduled Planning & Zoning Board meeting March 9, 2017.

Upon roll call, the vote was:

YES: 5: Johnson, Weber, Kaiser, Rapp and Ryan.

NO: 0.

ABSENT: 1: Ipsen.

THE MOTION CARRIED.

2. **PZB 17-02 AA/SU/RZ/CP – Request for a proposed annexation, special use for a planned unit development, rezoning and concept plan for a 12-acre commercial site commonly known as 22855 W. IL Route 173 located at Route 173 east of Grimm Road; PIN 02-16-300-018, 02-16-300-005, 02-16-301-001, 02-16-301-002** – Director Garrigan provided an overview of the applicant's request for annexation, rezoning, special use and concept plan for the property. The proposed annexation consists of 13.04 acres for commercial use and contiguous to the Village of Antioch and within the comp plan and facility planning area. Additionally, there are adjacent utilities to the property in question. Director Garrigan stated that the engineering has been completed for improvements on Route 173, however no funding is available for those improvements at this time. He discussed the character of the surrounding area as commercial, unincorporated residential, and forest preserve. Director Garrigan spoke about the potential for compatibility with the existing and planned uses on abutting properties, the character and affect the special use will have in the surrounding area. He also spoke of the amount of traffic that may be generated and capacity and design of roadways to handle the anticipated traffic. He believes there may be a possibility, in the long term, to improve the intersection of Route 173 and Lincoln with traffic signals, however that will have to be approved by IDOT. He advised that the applicant is requesting B-3 zoning for the area.

Director Garrigan reviewed the concept plans submitted by the applicant, and noted that there are currently no identified users for the site. Once the users are established, the site plans will have to be reviewed by both the Planning and Zoning & Village Boards. Both concept plans include a landscape buffer and allow some opportunity to be refined. Access points require IDOT approval. Staff

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recommends the approval of an annexation, PUD, rezoning to B-3, and the proposed concept plans with conditions.

Clerk Romine administered the oath to those who wished to testify.

Mr. Brian Johnson, Pinnacle Engineering Group in Dundee, on behalf of the petitioner, presented the proposed site plan and discussed landscaping and compliance with all Village code requirements. Member Kaiser asked how large the buffer is between the residential lots and the smaller retail building. Mr. Johnson replied it is approximately 15-feet with a berm and landscape buffer. Mr. Johnson said the southern buffer could be expanded and he expects a one-story building at that location with minimal noise effects on the neighbors. Member Kaiser asked how far the distance is from the existing Grimm Road to the proposed site. Director Garrigan said he expects that Grimm Road will be vacated, which should be heard on a different petition at a future meeting. Member Kaiser asked if there would be any money set aside by the petitioner for improvements on Route 173. Staff will work with the petitioner as part of the annexation agreement.

Member Rapp discussed the property boundaries and asked for the topography of the site. Mr. Johnson replied that the existing trees will remain, and reviewed the topography. Member Rapp expressed concern with the elevation of the building, and the view from the current residences. Mr. Johnson replied that there would be landscaping, and the properties and proposed building would be the same elevation.

Member Ryan discussed access, and asked for an explanation on the traffic flow in the area, specifically numerous traffic signals within a close proximity. Director Garrigan replied that IDOT will only approve signals at a minimum of $\frac{1}{4}$ mile, and discussions regarding a signal at Lincoln will need to occur with IDOT. Member Ryan discussed the current proposed setback, and its proximity to Route 173. He further discussed the fire and emergency vehicle access. Member Ryan asked a procedural question about how much of the plan will be approved at this point. Attorney Long said it would depend on how much detail is included in the annexation agreement and PUD. Director Garrigan said there would be a full opportunity to discuss traffic and setbacks during the site plan review at a later date.

Member Rapp asked if the proposed signal at Lincoln would be aligned with the proposed signal for the commercial property on the north side of Route 173. Director Garrigan stated that whatever development came first would establish the access point for both developments.

Member Johnson asked if the rezoning to B-3 is premature since no users have been identified. Director Garrigan replied that B-3 is consistent with the Route 173 corridor and believes that area is currently in transition.

Mr. William Booker, 22594 W. Washington Street, discussed his history working on development in the Village. He spoke of the diminishing buffer at the site, and said there are no trees and no buffer at this time. He believes that IDOT will require a larger buffer area for the site and the drainage requirements will exceed the annexation area for the site. He further spoke of the potential for traffic to route through Washington Street in order to avoid a difficult left turn onto Route 173, and the inability of those roads to handle more traffic. He asked that the access point on Lincoln be reconsidered.

Mr. Stuart Malsch, Village Resident, commented on the donation of lands necessary for right-of-way, and the previous Director Nilsen's idea of placing the parking at the rear of the building. Director Garrigan replied that he would like that, but it would be challenging from a marketing perspective; developers typically request parking in the front. Chair Ralston added that former Director Nilsen spoke of the rear parking specific to the downtown area.

Ms. Laura Falotico, 41335 N. Lincoln Ave., has lived in Antioch for 40 years, and is proud of living in the neighborhood. She is concerned with runoff for Loon Lake, one of the cleanest lakes in the area. She asked the board to consider the personal side of this.

Ms. Nanette Michaels, 41292 Lincoln Ave., stated that she did not previously hear traffic on Route 173, and with the tree removal over the years, she now hears traffic from Route 173. She said she is disturbed with the notification of this plan, including the tree removal, and certified mailing received on Monday. She is upset about being treated as insignificant. She does not see the development as beneficial to the neighbor's homes and lives. She spoke of the recent runoff due to the cutting of the trees and its effect on the wetlands. She added that her sump pump is constantly running as a result.

Mr. Tom Kief, 28016 W. Villa Rica Road, President of Loon Lake Management Association, expressed concern with commercial developments being constructed in such close proximity to the lake. He does not agree with the proposed zoning between residential and forest preserve properties. The area in question is part of their Special Service Area, and he thinks studies need to be done on how it could potentially impact the lakes.

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Mr. Chuck Simpson, 41132 Lincoln Dr., Vice President of Laguna Homeowners Association expressed concern with transparency of the issue, and the lack of trees in the area. He does not believe planning and zoning board members have all of the facts required to make a decision on the annexation. Because there is no proven concept, and Route 173 is not yet approved, he encourages the board not to annex the property at this time.

Ms. Karen Olson, 41330 Lincoln Ave., has property that backs up to the proposed development. She discussed the clearing of trees without a permit, and believes there may be litigation by Lake County for potential damages. She discussed the high water table, and Sequoit Creek running through the area and expressed concern regarding potential flooding issues. She further discussed traffic issues affecting the nearby boat launch and the neighbors. She expressed concern with vacant buildings creating more issues if future tenants do not sustain.

Chair Ralston asked Mr. Johnson to address the stormwater concerns. Mr. Johnson responded to environmental concerns and stated that a wetland delineation was done. He said that they are proposing all improvements to be outside of the natural resources. The floodplain, wetlands and detention areas are intended to capture the runoff which will be choked down with a restrictor. All of the runoff will be captured and reduced from the current flow. He stated that the petitioner is working with the County right now regarding the trees. They are currently working with a landscape architect to determine the number of trees that will be planted. He added that detention ponds have strict requirements through both the Village and Lake County.

Mr. Dave Tatak, 40260 N. Westshore Drive, president of the homeowners association & Director of the Loon Lake Management Association, reiterated that the proposed development is an island of commercial development within residential and forest preserve properties. He further discussed runoff and standing water, and the chemicals and salts that will be used for ice and snow removal affecting the area.

Mr. Chris Pyles, 41078 W. Lincoln Dr, president of Laguna subdivision, asked the board to consider the bus stops for the children, currently located at Lincoln and Route 173 and Lincoln and Washington. He is also concerned about runoff into the lake, and garbage left by shoppers. He further discussed lighting pollution and endangered species in the area.

Ms. Terri Pyles, 41078 W. Lincoln Drive, discussed the channels coming through the subdivision, and invited members to drive through and look at the subdivision. She discussed recreation in the area, and expressed concern related to noise from delivery trucks.

Ms. Valerie, Hansen, 41128 N. Lincoln Ave, is a retired teacher from Antioch and discussed the history of Antioch and traffic on Routes 173 and 83. She further opined that township representatives should have been contacted to attend the meeting. She also believes that further studies need to be completed before annexation and approval.

Mr. Terry Upton, petitioner, responded about cutting the trees, and said that he was not aware of any permit requirements to take down the trees. He hired a company to go in and clear the trees, and they cut more than they were supposed to cut. They plan to replace 235 trees and they went further than needed. Member Johnson asked Mr. Upton if he wanted time to address the issues brought forth, or if he was seeking approval this evening. Mr. Upton replied that the reports are scientific, and they are seeking annexation into the Village at this time.

Member Rapp asked what happens with the agreement with the County related to the cutting of trees. Attorney Long said that since it was with the planning department, he assumes that they will have it reassigned. Mr. Upton said he will put in more trees than required. Director Garrigan said they will work with the County to ensure any agreements are kept. He further stated that he will be looking for extensive forestation.

Member Ryan moved, seconded by Member Rapp to table PZB 17-02 AA/SU/RZ/CP – request for a proposed annexation, special use for a planned unit development, rezoning and concept plan for a 12-acre commercial site commonly known as 22855 W IL Route 173 located at Route 173 east of Grimm Road until the March 9, Planning and Zoning Board meeting when access and other information can be provided by staff.

Upon roll call, the vote was:

YES: 5: Johnson, Weber, Kaiser, Rapp and Ryan.

NO: 0.

ABSENT: 1: Ipsen.

THE MOTION CARRIED.

ADJOURNMENT

Member Weber stated that it has been an honor and privilege working with the board, but she will be resigning and tonight will be her last meeting.

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There being no further discussion, member Johnson moved, seconded by member Kaiser to adjourn the regular meeting of the Planning & Zoning Board at 9:50 p.m.

Respectfully submitted,

Lori K. Romine
Village Clerk