

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

OPEN MEETING

Chairwoman Ralston called the March 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, Rapp and Ryan. Also present were Chairwoman Ralston, Attorney Long, Director Garrigan and Secretary Slazes. Absent were Member Kaiser and Member Ipsen.

ANNOUNCEMENTS AND CORRESPONDENCE

None.

MEETING MINUTES

Approval of the February 9, 2017 Planning & Zoning Board Meeting minutes as presented – Member Johnson moved, seconded by Member Rapp to approve the February 9, 2017 meeting minutes as presented. Upon roll call, the vote was:

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

NO: 0.

ABSENT: 2: Kaiser and Ipsen

ABSTAIN: 0:

THE MOTION CARRIED.

OLD BUSINESS

a. PZB 16-14 AA/RZ/SU – Request for a proposed annexation, special use for a planned unit development and rezoning 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 – Secretary Slazes administered the oath for those wishing to testify. Director Garrigan highlighted his staff report stating Kunes Ford is within the Village limits but they wish to annex approximately 2.5 acres to expand their dealership. He stated this is a logical extension of the Village's boundaries. They wish to rezone the parcel from R-1 county zoning to M-1 village zoning consistent with the current zoning. The applicant wishes to build a new show room, expand their parking and use the existing showroom as a service department. This plan fits with the Village's Facility Planning Area and the recently adopted Economic Development Plan which calls for the creation of a new expanded auto row along Route 173.

Member Johnson asked if there are any alternatives to the proposed metal clad building. Glen Christensen of Manhard Consulting said Ford is rather strict on their building designs, but he could check into it. Member Johnson also felt the number of signs proposed is excessive. Director Garrigan said nothing this evening has to do with signage. That would be handled administratively and would have to conform to the sign ordinance.

Member Rapp agreed with Member Johnson that the village is looking to distance itself from metal buildings. He also asked if there is a body shop planned for the new development. Mr. Christensen said there are no plans for a body shop but reiterated the existing showroom would be made into a service department.

Member Ryan asked for clarification on what property is proposed for annexation. Administrator Keim was able to show the property via visual aids. Member Ryan then asked about the storm retention and if it was on Kunes property. Administrator Keim explained it is on Village property and would be designed to handle improvements to Grimm Road and further development along Route 173.

Member Johnson moved, seconded by Member Rapp to table PZB 16-14 to the next scheduled Planning & Zoning Board meeting on April 13, 2017.

Upon roll call, the vote was:

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

NO: 0.

ABSENT: 2: Kaiser and Ipsen.

THE MOTION CARRIED.

b. 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. Chairwoman Ralston stated for clarification that this item is being continued from February's meeting.

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Director Garrigan wanted to reiterate this is a concept plan and once the users are established, the site plans will have to be reviewed by both the Planning and Zoning & Village Boards. He said the question before the board this evening is whether they feel it is appropriate to annex this property and zone it commercial. He stated the applicant is in attendance this evening and can answer questions the board members may have.

Member Rapp stated he has been through the residential (unincorporated) neighborhood many times and feels this is going to happen but wants to be sure there will be minimal impact on the residential area. Director Garrigan said he feels the landscape buffer and proper design should help mitigate any negative impact.

Member Ryan stated he has concerns regarding storm water run-off affecting Loon Lake. Administrator Keim said the Village is the regulating agency and is certified by the Storm Water Management Agency. He further explained the Village is very attentive to storm water management and the ponds by IDI are a good example of properly built and managed retention areas.

Member Johnson asked why this property is proposed for B-3 zoning and not B-1. He feels B-1 zoning is more appropriate for this parcel and its proximity to the residential neighborhood. Director Garrigan stated the surrounding areas along Route 173 are zoned B-3 and is appropriate for this proposed annexation.

Member Ryan said he would like to hear from the land owner as to why they are requesting B-3 zoning. Mr. Terry Upton, petitioner, stated he felt B-3 zoning is appropriate to attract "junior box" stores and B-1 would not accommodate them. Director Garrigan clarified a "junior box" would be like a TJ Maxx and Starbucks.

Member Ryan moved, seconded by Member Rapp to approve PZB 17-02 AA/SU/RZ/CP – request for a proposed annexation for a 12-acre commercial site commonly known as 22855 W IL Route 173 located at Route 173 east of Grimm Road.

Upon roll call, the vote was:

YES: 4: Johnson, Rapp, Ryan and Ralston

NO: 0.

ABSENT: 2: Kaiser and Ipsen.

THE MOTION CARRIED.

Member Johnson moved, seconded by Member Ryan to approve PZB 17-02 AA/SU/RZ/CP – request for a special use for a Planned Unit Development and rezoning to B-1 for a 12-acre commercial site commonly known as 22855 W IL Route 173 located at Route 173 east of Grimm Road.

Upon roll call, the vote was:

YES: 3: Johnson, Rapp and Ryan.

NO: 1: Ralston

ABSENT: 2: Kaiser and Ipsen.

THE MOTION CARRIED.

Member Johnson moved, seconded by Member Ryan to deny PZB 17-02 AA/SU/RZ/CP – concept plan for a 12-acre commercial site commonly known as 22855 W IL Route 173 located at Route 173 east of Grimm Road.

Upon roll call, the vote was:

YES: 2: Johnson and Ryan.

NO: 2: Rapp and Ralston

ABSENT: 2: Kaiser and Ipsen.

THE MOTION FAILED.

NEW BUSINESS

a. PZB 17-03 AA/SU/RZ/CP – Request for a proposed annexation, special use, rezoning and concept plan for a commercial site commonly known as Skipper Bud's Sequoit Harbor 24891 W. IL Route 173.

Director Garrigan presented his staff report stating Skipper Bud's purchased Sequoit Harbor sometime last year and wishes to redevelop into a larger facility. They would like to construct a new showroom and several other storage buildings. They wish to develop approximately 28-acres and annex and rezone approximately 4.2-acres located at Route 173 and N. First Avenue. The subject site is contiguous to the Village, is within the Facility Planning Area and is a logical extension of the Village boundaries. Sequoit Harbor has well water and a septic field. Should there be commercial development on the proposed annexation, Village utilities will need to be extended. The applicant is requesting zoning of B-3 from its current residential zoning in Lake County. Director Garrigan stated the question before the board is whether they are supportive of a marina and future commercial development on the site. This is only a concept plan and a Site Plan Review would be necessary at a later date. The applicant is proposing two 10,000 square foot boat storage buildings as Phase 1, an 8,100-square foot show room and retention pond as Phase 2, a 28,000-square foot boat storage building as Phase 3, another retention pond as Phase 4 and two retail buildings as Phase 5. Director Garrigan said there are many mature trees on the property and that staff would require as many trees as possible to remain.

Secretary Slazes administered the oath to those wishing to testify. Mark Ellerbrock, Skipper Bud's representative, reiterated the phasing of their plans and stated they are working with the Army Corps of Engineers on boat lifts.

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Mr. Donald Fencel, a resident of unincorporated Antioch, stated he has been in the neighborhood for 65 years and expressed serious concerns regarding the dangerous traffic on Route 173.

Mr. Steve Siedlecki, a resident of unincorporated Antioch, said he has been a resident for 20 years and does not appreciate having to listen to people being paged on the speakers on the exterior of Sequoit Harbor. He also agrees that the traffic on Route 173 is very dangerous.

Mr. Michael Morris, a resident of unincorporated Antioch, stated his grandparents purchased their home in 1974. He presented aerial photos of the area from 1974 to present day and has concerns that there has been dumping into Sequoit Creek. He also stated concerns regarding the boat traffic on Lake Marie and does not appreciate having to look at boats being stored all winter. He feels Sequoit Harbor has never been a friend to the California Ice & Coal subdivision.

Ms. Carol Wenninger, a resident of unincorporated Antioch, expressed concerns regarding the traffic on 173 and asked if there were any plans to put in turn lanes or expand Route 173. Chairwoman Ralston said she believes there are plans by the State, but that it wouldn't happen soon. Ms. Wenninger also stated her concerns regarding the light pollution from commercial properties.

Mr. Dan Stanton, a resident of unincorporated Antioch and the president of the California Ice & Coal homeowner association, wanted to address the six lots of their subdivision that are residential and requests these lots remain part of their subdivision.

Ms. Ann Dunklaw, a resident of unincorporated Antioch, stated her home backs up to Sequoit Harbor. She expressed concerns regarding light pollution and said the bright lights would prevent her gardens from growing. Attorney Long asked if she was speaking of current or future lighting. She said future and Mr. Ellerbrock said the lights that are currently being stored on the property are not going to be used and will be removed. Mr. Ellerbrock stated they plan to be very sensitive to the lighting issue and will submit a lighting plan to the Village for approval.

Mr. Chris Gluck, a resident of unincorporated Antioch, asked about Cheryl Motors on Route 173 and what the plans were for that property. The applicant said they have nothing to do with that property. He also stated he has no problem with development but does not feel it should encroach on their subdivision.

Ms. Debbie Siedlecki, a resident of unincorporated Antioch, stated she likes her neighborhood and decided to expand their residence once outgrown instead of selling it. She expressed her concerns related to the dangerous traffic on Route 173. She stated the vacant lot across the street from her had a very large depression on it and that it had been filled in without a permit. She said in closing, she has circulated a petition she stated has been signed by 98% of the residents who are opposed to the marina expansion.

Mr. Randy Byers, a resident of unincorporated Antioch and treasurer of his association, expressed his concerns to keep their neighborhood residential. He also wanted someone to address whether the proposed additional 30 boat slips are necessary. He stated they are working with the Fox Waterway Agency to dredge the area that has been filled in over the years. Mr. Ellerbrock said there are no new slips being proposed, there will be no outside PA system and that they plan on being very good neighbors.

Mr. Norm Kleber, a resident of unincorporated Antioch, wanted clarification on the association lots in question. There are six lots total; three lots that front Route 173 (zoned unincorporated commercial) and three lots that front N. First Avenue (zoned unincorporated residential).

Member Johnson asked Director Garrigan if IDOT has any plans to make any improvements to Route 173 west of Route 59. Director Garrigan said not now and Administrator Keim said in general, IDOT will approach the Village and ask for input but IDOT has final say. Member Johnson also asked about metal buildings being used for storage. Mr. Ellerbrock responded Skipper Bud's would be asking for relief on that aspect when the time comes. Member Johnson said he can understand that, but would like to see a buffer between the marina and the residents on N. First Avenue. He would also like to see a light mitigation plan and a noise mitigation plan. He also questioned why they would want to annex the residential lots on N. First Avenue. He also feels the storage of boats on the exterior can be an eyesore.

Member Rapp wanted to clarify there is no proposed access on N. First Avenue. Mr. Ellerbrock responded there are no plans for that currently but cannot guarantee there wouldn't be access from there at a later date. In the meantime, he would like to clean it up, mow it and make it look like a park. Member Rapp asked about the proposed two buildings and if there would be a buffer there. Director Garrigan responded that yes, there is a proposed 40-foot buffer and stated that this is only a concept plan at this time. Any final plans will have to come before the board for review and approval. Member Rapp then asked if, in theory, access to the proposed buildings would be from the east. Mr. Ellerbrock responded said that yes, that is the plan.

Member Ryan asked if there was anything on the residential lots. Members of the public responded there was a barber shop there quite some time ago but they are currently vacant. Member Ryan asked what would happen to the covenants that exist on the residential lots should they be annexed. Director Garrigan said that would be a legal matter between the developer and the association. Attorney Long said he is familiar with their covenants, and they are very old and do not hold the strength that some of newer developments like Clublands have.

Member Johnson moved to table PZB 17-03 to the April 13, 2017 meeting. The motion died due to lack of a second. Member Rapp moved to approve the annexation portion of PZB 17-03. The motion died due to lack of a second.

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Member Johnson moved, seconded by Member Ryan to table PZB 17-03 AA/SU/RZ/CP – Request for a proposed annexation, special use, rezoning and concept plan for a commercial site commonly known as Skipper Bud's Sequoit Harbor 24891 W. Il Route 173, to the April 13, 2017 Planning and Zoning Board meeting.

Upon roll call, the vote was:

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

NO: 0:

ABSENT: 2: Kaiser and Ipsen.

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 10:05 p.m.

Respectfully submitted,

Nancy Slazes

Nancy Slazes
PZB Secretary