

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

OPEN MEETING

Chairwoman Ralston called the November 9, 2017 Planning & Zoning Board meeting to order at 7:00 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: Henning, Ryan, Rapp, McCarty, Sanfilippo and Ralston. Absent was member Ipsen. Also present were Attorney Long, Director of Community Development Michael Garrigan and Secretary Slazes.

ANNOUNCEMENTS AND CORRESPONDENCE

None.

MEETING MINUTES

Approval of the September 14, 2017 Planning & Zoning Board Meeting minutes as presented–

Member Henning moved, seconded by member Rapp, to approve the September 14, 2017 Planning & Zoning Board minutes as presented. Upon roll call, the vote was:

YES: 4: Henning, Ryan, Rapp and McCarty.

NO: 0.

ABSENT: 1: Ipsen.

ABSTAIN: 1: Sanfilippo.

THE MOTION CARRIED.

OLD BUSINESS

None.

NEW BUSINESS

a) PZB 17-15 – Request for a text amendment to the Village of Antioch’s Zoning Ordinance, Title 10, Chapter 7, Section 10-7A-1, to allow “stamping operations” as a permitted use.

Director Garrigan highlighted the staff report stating the Village is the applicant in this case. He stated there is a new 558,000 square foot building under construction at the Antioch Corporate Center off Route 173. The end user, yet to be named, has concerns the ordinance does not include stamping operations. The end user has been working with staff, has been given incentives to move their business to Antioch, and will potentially bring 700 new jobs to the Village. Therefore, staff is requesting the text amendment to M-1 zoning to include “stamping operations”. Secretary Slazes administered the oath to those wishing to testify. Ms. Cheryl Wadsworth of Antioch School District 34 asked how serious the end user is. Director Garrigan said very serious as they’ve already purchase the property, etc.

Member McCarty moved, seconded by member Ryan, to approve PZB 17-15 a request for a text amendment to the Village of Antioch’s Zoning Ordinance, Title 10, Chapter 7, Section 10-7A-1, to allow “stamping operations” as a permitted use.

Upon role call the vote was:

YES: 5: Henning, Ryan, Rapp, McCarty and Sanfilippo

NO: 0:

ABSENT: 1: Ipsen.

THE MOTION CARRIED.

b) PZB 17-16 – Request for approval of a Second Plat of Resubdivision for the Antioch Corporate Center located at Route 173 and Gregory Drive.

Director Garrigan stated the end user and IDI are requesting minor changes to the existing plat of resubdivision to include the extension of Gregory Drive to the end of the proposed new building.

Member McCarty asked what the total extension of Gregory Drive is. Director Garrigan said it is approximately 250-300 feet. Member McCarty asked if the Fire Department has reviewed the proposed resubdivision. Director Garrigan responded yes. Member McCarty asked if municipal water would be extended as well. Director Garrigan responded that there are existing utilities including water/fire hydrants.

Member Ryan moved, seconded by member Rapp, to approve PZB 17-16 a request for approval of a Second Plat of Resubdivision for the Antioch Corporate Center located at Route 173 and Gregory Drive.

Upon role call the vote was:

YES: 5: Henning, Ryan, Rapp, McCarty and Sanfilippo.

NO: 0:

APPROVED MINUTES

ABSENT: 1: Ipsen.

THE MOTION CARRIED.

c) PZB 17-18 – Request for a site plan review for WC Petty School at 850 Highview Drive.

Director Garrigan said District 34 had a referendum recently approved and are planning new additions to their schools. The proposal includes the removal of portable trailers and the addition of four new classrooms and a new gymnasium. The existing building is approximately 44,000 square feet and the applicant is proposing a 19,000 square-foot addition. Staff believes the proposed addition meets the required findings of facts and will have no negative impact on the surrounding area. Therefore, staff is asking the PZB for a favorable recommendation for approval of the Special Use for WC Petty School subject to the following stipulations:

1. Compliance with the requirements of the Village Engineer.
2. Compliance with the requirements of the Antioch Fire Protection District.

Staff is also asking the PZB recommend approval of the Site Plan Review subject to the following stipulations:

1. Compliance with the requirements of the Village Engineer.
2. Compliance with the requirements of the Antioch Fire Protection District.

Member Henning asked how close the addition would be to Route 173. Mr. Sean Benson with White & Company, said he does not have the exact footage, but that it is still a substantial distance away from Route 173. Member Henning asked if Mr. Benson had any concerns regarding a traffic increase that would affect the Tiffany Farms Subdivision. Mr. Benson stated he does not see a significant increase in traffic since there will only be one additional classroom with the removal of the trailers (the trailers were housing three classrooms).

Member Ryan asked how many students are enrolled at WC Petty School. Mr. Benson said 433 students. Member Ryan asked what the capacity would be once the addition is constructed. Mr. Benson said the projected future enrollment would be 475. Member Ryan wanted clarification on the total capacity of students. Mr. Benson responded there will be 20 total classrooms with a maximum capacity of 30 students per classroom, making maximum capacity 600 students. Member Ryan asked with 119 parking spaces, what do they do for parking when there is an event including parents. Mr. Benson said maximum parking between WC Petty school and Antioch Upper Grade school is a total of 248 spaces.

Member Rapp said if you're looking at total parking spaces for the entire campus, you need to look at total number of students on the campus. Mr. Benson agreed. Member Sanfilippo asked how many students there are at AUGS. Mr. Benson stated there are under 1000 students at AUGS with 31 total classrooms. Mr. Benson said there is no specific zoning code for Antioch regarding number of parking spaces per classroom. A conservative number, per Director Garrigan, is 2 parking spaces per classroom. Therefore, 51 total classrooms on campus with two spaces per student is 102 spaces. There are 248 spaces on campus. Mr. Benson said they have tried to look at it several ways. If you were to include staff at both schools (199) with one space per staff and 50 percent of the classrooms, you're looking at 225 spaces.

Member Ryan said he is not concerned about the regular school day, but more concerned about special event parking. Mr. Benson stated that is a common concern amongst most schools. The two schools do not schedule special events on the same evening due to parking.

Member Sanfilippo stated she has three children in three different schools within District 34, and each time there is a special event it is a disaster and parents end up waiting for their children for an hour.

Member McCarty said the location of the schools is the problem. He said it is tucked away with only one entrance and exit. He said the only other access was to be used for emergencies only and was promised to be gated, but it is not. He further stated he cannot get behind it because of the traffic issue, the embowelment of the students and the bottleneck it creates. He feels it is a nightmare and will only get worse with more enrollment.

Director Garrigan said this discussion should include demographic trends. He said if you look at projections from the school district, they do not anticipate enrollment to be at a maximum of 600 students in the next 10 to 20 years. He stated if you talk to the builders, two-thirds of homes being sold in the area are for empty nesters. He said there is a major demographic transformation occurring and most homes do not have children.

Member Sanfilippo said her concern is when both schools have an event at the same time, which she has seen happen in the past.

Member Rapp asked if there would be money in the budget to add more parking area. Attorney Long said this site is somewhat challenged due to it being surrounded by wetlands.

Mr. Benson said the only open space is the existing athletic field, which does not contain soils to support a parking lot, and is cost-prohibitive at this time for the school district.

Member Henning suggested having some type of traffic control in place on event evenings and having the school board talk to the residents of Tiffany Farms to allow parking in their subdivision on those evenings.

Member McCarty moved, seconded by member Ryan, to table PZB 17-18 request for a site plan review for WC Petty School at 850 Highview Drive to the December 14, 2017 Planning & Zoning Board Meeting.

APPROVED MINUTES

Upon role call the vote was:

YES: 5: Henning, Ryan, Rapp, McCarty and Sanfilippo.

NO: 0:

ABSENT: 1: Ipsen.

THE MOTION CARRIED.

ADJOURNMENT

There being no further discussion, member Ryan moved, seconded by member Sanfilippo to adjourn the regular meeting of the Planning & Zoning Board at 8:09 p.m.

Respectfully submitted,

Nancy Slazes

Nancy Slazes
PZB Secretary