

**VILLAGE OF ANTIOCH
COMBINED PLANNING AND ZONING BOARD
Municipal Building: 874 Main Street, Antioch IL
Thursday, December 14, 2017**

I. CALL TO ORDER

Chairwoman Ralston called the December 14, 2017 Planning & Zoning Board meeting to order at 7:00 PM in the Municipal Building: 874 Main Street, Antioch, IL.

II. PLEDGE OF ALLEGIANCE

Chairwoman Ralston and the Planning & Zoning Board led the Pledge of Allegiance.

III. ROLL CALL

Roll call indicated the following members were present: Henning, Ryan, Rapp, Gartner, McCarty, Sanfilippo and Ralston. Also present were Attorney Long, Director of Community Development Michael Garrigan and Deputy Village Clerk Mateja.

IV. ANNOUNCEMENTS AND CORRESPONDENCE

None.

V. APPROVAL

Approval of the November 9, 2017 Planning and Zoning Board Minutes as presented.

Member Ryan moved, seconded by Member Sanfilippo, to approve the November 9, 2017 Planning and Zoning Board Minutes as presented. Upon roll call, the vote was:

<u>YES:</u>	<u>6:</u>	Henning, Ryan, Gartner, Rapp, McCarty and Sanfilippo.
<u>NO:</u>	<u>0:</u>	
<u>ABSTAIN:</u>	<u>0:</u>	
<u>ABSENT:</u>	<u>0:</u>	

THE MOTION CARRIED.

VI. OLD BUSINESS

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

Attorney Long administer the oath for anyone wishing to address the board on behalf of this item. Director Garrigan stated this item is a continuation from our last meeting to address concerns some committee members had regarding student drop off and pick up as well as capacity of parking during school event. Director Garrigan explained District 34 has submitted research analysis of the configuration for parking as well as an agreement with Crossview Church allowing them to use their parking lots during school events. Director Garrigan added that staff has reviewed the information provided by District 34 and feels they meet all requirements and recommend moving forward.

Mr. Sean Benson with Wight & Company reviewed the parking spot concerns, informing the board that the north parking lot between AUGS and WC Petty has 126 spots. AUGS main lot located on the east side of the building has 135 spots. In addition, the south parking lot has 48 bus parking

APPROVED

spots. In total, District 34 has 261 regular spots on-site and 48 bus parking spots on-site.

Mr. Benson added that it was recommended they provide 2 spaces per classroom. Both schools combined have 56 classrooms which would require 112 parking spots which are well over the required amount with 261 spots. Mr. Benson also stated that the worst-case scenario, with all employees on site including bus drivers, maintenance crews, teachers and support staff would only require 242 parking spots. Mr. Benson also added that District 34 had an enrollment study done for 2014-2020 which shows a decrease in enrollment, which would not require any long-term parking demands.

Mr. Benson explained the new WC Petty student drop off and pick up will only slightly change from its current arrangement. Students will be dropped off curbside at the south side of WC Petty instead of at the front entrance, which required them to cross through part of the parking lot and bus drop off.

District 34 Operations and Maintenance Manager, Mr. Bill Schenk, also added that they have an agreement with Crossview Church allowing them to use their parking lots during school events. Mr. Schenk informed the board that school staff has already been informed during school events they are to park at Crossview Church where busing will be provided.

Member Ryan asked for clarification that a combined 335 parking spots are available between the school and the church and asked if there is street parking available.

Mr. Schenk informed him that there is no street parking on Highview. Member Ryan asked if people parked in Tiffany Farms. Mr. Schenk said from time to time people have parked on the streets, but they are public streets which the school has no control over. Unless signs are posted stating no parking, people can park there.

Member Ryan asked Director Garrigan if the police or fire department had any concerns with the parking. Director Garrigan confirmed both the police and fire departments had no parking concerns with daily operations or during school events. He added that District 34 has increased parking by 30% which can handle the overflow of parking. Member Ryan voiced concerns about school events causing a safety issue due to parking within Tiffany Farms. Director Garrigan informed everyone that there is a stipulation that approval is pending the Antioch First Fire District's review. If the Antioch First Fire District does not approve the proposed plan, they will work directly with the school district to resolve those issues.

District 34 Superintendent, Jay Marino, explained to the board that not only is he the superintendent, but a parent and resident of Antioch. Dr. Marino explained that within the past several years Antioch has had two failed referendums. This referendum passed, with residents aware of the plan and what it entailed. Dr. Marino added that staff addressed the parking issue during public forums. Dr. Marino stated when asked if residents wanted to use funds we have without raising taxes and apply them to hard surfaces such as parking or towards classrooms for the kids, residents wanted funds to go towards the children. Our voters came out two to one and supported this plan. Dr. Marino added that his board is questioning why we are going through this process when we have staff support and have met all requirements even exceeded surrounding community requirements. They want to go out to bid in January when its optimal to get the most out of taxes payers money.

Approval of the PZB 17-18 Request for a site plan review for WC Petty School at 850 Highview Drive as presented. Member Henning moved, seconded by Member Gartner, to approve PZB 17-18 Request for a site plan review for WC Petty School at 850 Highview Drive with the following stipulations: Compliance with the requirements of the Village Engineer, and requirements of the Antioch First Fire District. Upon roll call, the vote was:

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YES: 4: Henning, Gartner, Rapp, and Sanfilippo.

NO: 2: Ryan and McCarty.

ABSTAIN: 0:

ABSENT: 0:

THE MOTION CARRIED.

Member Sanfilippo left the meeting @ 8:06pm

Member Ryan moved, seconded by Member McCarty, that Director Garrigan provide a copy of the study done by the Police Department and Fire Department parking during special events. Upon roll call, the vote was:

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

NO: 0:

ABSTAIN: 0:

ABSENT: 1: Sanfilippo.

THE MOTION CARRIED.

Approval of the PZB 17-18 Request for special use for WC Petty School at 850 Highview Drive. Member Henning moved, seconded by Member Gartner, to approve PZB 17-18 Request for special use for WC Petty School at 850 Highview Drive. Upon roll call, the vote was:

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

NO: 1: McCarty.

ABSTAIN: 0:

ABSENT: 1: Sanfilippo.

THE MOTION CARRIED.

VII. NEW BUSINESS

a) Approval of the 2018 Annual Meeting Calendar.

Approval of the 2018 Annual Meeting Calendar as presented. Member McCarty moved, seconded by Member Rapp, to approve the 2018 Annual Meeting Calendar as presented. Upon roll call, the vote was.

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

NO: 0:

ABSTAIN: 0:

ABSENT: 1: Sanfilippo.

THE MOTION CARRIED.

APPROVED

VIII. OTHER BUSINESS

Member Rapp asked Director Garrigan for an update on the message board for Antioch Liquors. Member Rapp indicated it is not what was approved. Director Garrigan has not seen the message board but will follow up with staff.

Member Rapp also commented on the designs being done around the village that are not consistent with the structure we are looking to do in Antioch. He mentioned the old Walgreens and Lovin' Oven specifically. Director Garrigan replied that Lovin' Oven is not finished with their façade and the old Walgreens building façade was approved over two and a half years ago.

IX. ADJOURNMENT

There being no further discussion, member Ryan moved, seconded by member Henning to adjourn the regular meeting of the Planning & Zoning Board at 8:12 p.m.

Respectfully submitted,

Cheryl Mateja

Cheryl Mateja
Deputy Village Clerk