

APPROVED MINUTES
VILLAGE OF ANTIOCH
PLANNING & ZONING BOARD, REGULAR MEETING
Municipal Building: 874 Main Street, Antioch, IL
February 13, 2020

OPEN MEETING

Chairwoman Ralston called the February 13, 2020 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: Ryan, Gartner, McCarty, Carstensen, Sanfilippo, and Ralston. Absent was member Henning. Also present were Director of Community Development Michael Garrigan, Attorney Robert Long and Clerk Romine.

ANNOUNCEMENTS AND CORRESPONDENCE

None.

MEETING MINUTES

Approval of the January 9, 2020 Planning and Zoning Board Meeting minutes as presented - Member McCarty moved, seconded by member Ryan, to approve the January 9, 2020 Planning and Zoning Board meeting minutes as presented. Upon roll call the vote was:

YES: 5: Ryan, Gartner, McCarty, Carstensen and Sanfilippo.

NO: 0.

ABSENT: 1: Henning.

THE MOTION CARRIED.

OLD BUSINESS

1. PZB 19-14 – Request for a Special Use for an Electronic Message Board (EMG) sign located at 757 N. Main Street - Director Garrigan requested this matter be continued to the March 12, 2020 Planning and Zoning Board Meeting. Member McCarty moved, seconded by member Sanfilippo, to continue PZB 19-14 to the March 12, 2020 Planning and Zoning board meeting.

Upon roll call the vote was:

YES: 5: Ryan, Gartner, McCarty, Carstensen and Sanfilippo.

NO: 0.

ABSENT: 1: Henning.

THE MOTION CARRIED.

NEW BUSINESS

1. Comprehensive Zoning Map Update - Director Garrigan provided an overview of the updated zoning map which reflects changes made to the recently approved Zoning Ordinance. As a part of the zoning ordinance, several zoning districts were eliminated and provided with new zoning classifications. Staff worked to ensure that no area or property had been down-zoned, and minimized the creation of any legally non-conforming uses within the new districts. Director Garrigan highlighted the reclassification of certain neighborhoods, discussed density as a result of certain zoning classifications, and reviewed commercial zoning districts.

Member Ryan asked for an explanation of the differences between B-2 and B-3 zoning districts. Director Garrigan said there were different uses allowed between the zoning classifications. Now, with the removal of B-3 zoning, B-2 has a more comprehensive list.

Member Ryan moved, seconded by member Gartner, to approve the 2020 zoning map effective March 1, 2020. Upon roll call the vote was:

YES: 5: Ryan, Gartner, McCarty, Carstensen and Sanfilippo.

NO: 0.

ABSENT: 1: Henning.

THE MOTION CARRIED.

2. PZB 20-01 – Site Plan Review for Cedar Pointe townhomes located on approximately 2.9 acres at Main Street south of Pamela Court - Director Garrigan presented the request for a site plan review from Cedar Pointe Townhomes. He stated that the applicant is proposing to develop 27 rental townhomes at the site, which would be Phase II of the original development approved in 2000. Based on the recently approved zoning ordinance, the site is zoned Main Street Transitional, which permits the construction of townhomes, with no minimum lot size requirement. Director Garrigan reviewed the existing character of the site and Main Street. He indicated that the applicant is proposing to use the existing access point, and the connection to Pamela Court to the north. Based on the proposed second access point off Main Street, the applicant will have to work with the Illinois Department of

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Transportation. Director Garrigan discussed parking, and suggested a shift to the rear of the units as a more urban approach, however, the applicant does not believe that would be consistent with the proposed product. The applicant would need relief from the setback requirements based on the Form Based Code by applying for a special use for a planned unit development. Director Garrigan reviewed the architecture, and requirement of the Village's Site Plan Review Ordinance which states that all townhomes be constructed out of a combination of face brick, stone and vinyl, and opined that the architecture proposed by the applicant is far more interesting than the existing townhome units. Director Garrigan went on to review landscaping, lighting, sidewalks, and stormwater management. Staff would recommend this item be continued in order to work with the applicant to ensure that it conforms with the requirements of the form-based code, particularly regarding setback requirements.

Mr. Mark Peterson, applicant, and his attorney, Neal Anderson, provided an overview of the project. They have reviewed staff recommendations, and suggested the elimination of the pond and construction of a building facing Main Street with a rear-loading garage. They are unable to adjust to a rear facing garage for all units without severely changing the plans.

Member Ryan asked what the rental office looks like. Mr. Peterson said it would look exactly like the townhomes, but as a 2-story model with an office, and would be facing Main Street. Member Ryan asked if the elimination of the pond would affect any stormwater requirements. Mr. Anderson replied that it would not. Member Ryan further asked about driveway parking capabilities. Mr. Peterson responded that users will be able to park in the garage or the driveway without impeding the roadway. Member Ryan asked if there would be a public sidewalk. Mr. Peterson said the concept does not include a sidewalk plan. Attorney Anderson added that the addition of sidewalks would eliminate the small amount of green space currently proposed. All site plans are subject to fire protection review.

Member Gartner asked if the proposed building in place of the pond would meet the setback requirement. Attorney Anderson said that they don't have that calculated yet; it was just a suggestion based on staff comments. Mr. Peterson said there is still room to move the project back if necessary to meet setback requirements. Member Gartner asked if Mr. Peterson would rent this property, and if he has a management company. Mr. Peterson said he currently owns the others, and would manage the new development. He added that they are very motivated to screen and buffer the property with a fence and combination of landscaping.

Member McCarty discussed the turn radius and 30' drives. He wants clarification from the fire department that it is acceptable. He also suggested adding a couple more trees for landscaping. Mr. Peterson stated that there are a few mature trees they are interested in preserving if possible.

Member Carstensen asked what the original setback was. Director Garrigan said it was 15', and 20' on the front. He added that staff is concerned with the setback, but would like to confirm the required procedures and if a PUD may be required.

Member Sanfilippo asked for clarification on the trim boards. Mr. Peterson said there is only one building which would be the welcome office/building, and they could work with staff to make it look how they want. He believes there is much potential for curb appeal and would like it to have a curb appeal that fits. He also changed the name to Main Street Townhomes. Member Sanfilippo also asked about the look of the front facing garage doors. Mr. Peterson discussed their design, and the repair often needed for glass on garage doors.

Chairwoman Ralston asked if the sliding door in the rear would open to anything since there is only a 10' setback. Mr. Peterson said it would be a small patio similar to what currently exists.

Dir. Garrigan commented that lighting does comply with current requirements, and staff will ensure location of street lights are sensitive to Main Street. Member McCarty asked to include rear coach lighting in the photometrics, and discussed the potential of the patio encroaching into the setback.

Mr. Paul Green, township resident, asked how many bedrooms will be in the units and asked how far it is from the building to the south. Director Garrigan said the property to the south is currently encroaching, and asked to have the fire department look at that as well.

Member Sanfilippo moved, seconded by Member McCarty to continue PZB 20-01 to the March 12, 2020 Planning and Zoning board meeting. Upon roll call the vote was:

YES: 5: Ryan, Gartner, McCarty, Carstensen and Sanfilippo.

NO: 0.

ABSENT: 1: Henning.

THE MOTION CARRIED.

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ADJOURNMENT

There being no further discussion, member McCarty moved, seconded by member Carstensen, to adjourn the regular meeting of the Planning & Zoning Board at 7:52 p.m.

Respectfully submitted,

Lori K. Romine
Village Clerk