

APPROVED MINUTES

VILLAGE OF ANTIOCH
BOARD OF TRUSTEES, PUBLIC HEARING – LaVELLE ANNEXATION; PZB 05-14-ANX
Municipal Building: 874 Main Street, Antioch, IL
March 20, 2006

CALL TO ORDER

Mayor Larson called the March 20, 2006 public hearing regarding the LaVelle Annexation to order at 7:00 PM in the Municipal Building: 874 Main Street, Antioch, IL.

ROLL CALL

Following the Pledge of Allegiance, roll call indicated the following Trustees were present: Hanson, McCarty, Caulfield, Pierce, Porch and Turner. Also present were Mayor Larson, Administrator Haley, Attorney Magna and Clerk Rowe.

PUBLIC NOTICE AND OATH

Clerk Rowe read aloud the published public notice regarding the LaVelle Annexation of property and proposed annexation agreement; file number PZB 05-14-ANX. She also administered the oath to those wishing to offer testimony.

LaVELLE ANNEXATION – FILE PZB 05-14-ANX

Mr. Neil Anderson, attorney for the petitioner submitted proof of notification to taxing districts and surrounding property owners.

Petitioner Tony LaVelle reviewed the plans for the site and showed a rendering of the reconstruction to the building located on the site. He also discussed the elimination of certain parking to allow for the landscaping and scenic entrance to the site. Mr. LaVelle discussed his business being car service and that he would like to move his tire business to the location across the street from Wal-Mart allowing him to compete. He discussed his business being in the village for 25 years and that he is willing to invest in his business so that he could remain and be a viable competition to Wal-Mart.

Mr. Tracy Richard, Manhard Engineering Consultants, discussed stormwater run-off and explained their plan is an improvement of what is already occurring on the site. He said their plan meets and exceeds the lake county stormwater requirement as well as the watershed development ordinance.

Trustee Caulfield asked if the existing building would be removed. Mr. LaVelle said that it was not being removed and he explained the addition to the west side of the existing building and bays located on the south. He showed an artist rendering of what the remodeled building would look like.

Trustee Pierce asked about oil separator and carbon removal. Mr. Richard confirmed that it is part of the plan. He also discussed the vegetative basin all the way around. Trustee Pierce asked why the existing building was not being removed. Mr. LaVelle said the original plan was to remove the existing building, but that wasn't looked at favorably and they changed their plans to address the concerns they heard. Mr. Anderson, representative for the petitioner, said they were before the Planning and Zoning Board in January and that Mr. LaVelle now has an obligation to be out of his current location because the property has been sold.

Trustee Porch asked about the petitioner stating they would try to comply as closely as possible with setbacks and our ordinances. Mr. Anderson said that the proposal doesn't technically comply with every aspect of the ordinance because the property is incapable of doing so. He discussed the current existing building being close to the wetland which was not something they created.

Robert Silhan, Director of Planning, Zoning and Building, said that he believed the setbacks being referred to are the guidelines within the comprehensive plan and not the zoning setbacks. He said that he believes there is flexibility under the PUD to allow for some modifications of those recommendations in the comprehensive plan.

Trustee Caulfield asked about life safety and meeting current codes. Mr. Anderson said they have to absolutely comply with current codes. He also discussed their proposal of installing a masonry finish to the exterior of the building.

Trustee McCarty asked if they plan on redoing the entire exterior of the building as well as update the interior of the building. Mr. Anderson indicated that was correct. Trustee McCarty said that it seems like an acceptable approach.

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Trustee Pierce discussed the management practices during the construction phases and related the fines imposed to Wal-Mart during their construction phases. Trustee McCarty briefly discussed the existing building is not being demolished and that should help a great deal regarding that concern.

Trustee Hanson asked Mr. LaVelle if this proposal is approved would the building façade on the truck center mirror the tire location. Mr. LaVelle said that it's his intention to remodel the truck center at some time in the future. He said that he wants to make the south side of the corridor to look as first class as the north side does.

Robert Silhan, Director of Planning, Zoning and Building, said that he is recommending the Board approve the proposal as stated in option #3 as listed in his memorandum dated March 20, 2006. Option #3 – Approve the revised plan in principle and direct village staff and attorney to meet with the petitioner to discuss the details of the draft annexation agreement and watershed development ordinance requirements and report back to the Planning, Zoning and Building committee of the Village Board.

There were no comments from those present in the audience.

CLOSE PUBLIC HEARING

Trustee Porch moved, seconded by Trustee Turner to close the public hearing regarding the LaVelle Annexation request, PZB 05-14-ANX at 7:30 p.m. Upon roll call, the vote was:

YES: 6: Hanson, McCarty, Caulfield, Pierce, Porch and Turner.

NO: 0.

THE MOTION CARRIED.

Respectfully submitted,

Candi L. Rowe RMC, CMC
Village Clerk