

APPROVED MINUTES
VILLAGE OF ANTIOCH
PLANNING & ZONING BOARD, REGULAR MEETING
Municipal Building: 874 Main Street, Antioch, IL
August 13, 2015

OPEN MEETING

Chairman Karasek called the August 13, 2015 Planning & Zoning Board meeting to order at 7:30 PM in the Municipal Building: 874 Main Street, Antioch, IL.

PLEDGE OF ALLEGIANCE

Chairman Karasek and the Planning & Zoning Board led the Pledge of Allegiance.

ROLL CALL

Roll call indicated the following Board Members were present: Johnson, Weber, Ralston, Kaiser and Ipsen. Absent was Board Member Pyburn. Also present were Chairman Karasek, Attorney Long, Director Dustin Nilsen and Nancy Slazes. Additional individuals present were Glenn Christensen of Manhard Consulting; Gerald Callaghan, Attorney with Freeborn & Peters LLP; and Kirk Alexakos of Epic Architecture Construction Development.

ANNOUNCEMENTS AND CORRESPONDENCE

Director Nilsen announced his resignation effective August 21, 2015.

MEETING MINUTES

Approval of the June 12, 2014 Planning & Zoning Board Meeting minutes as presented – Member Kaiser moved, seconded by Member Ralston, to approve the June 12, 2014 Planning & Zoning Board Minutes as presented.

Upon roll call, the vote was:

YES: 4: Weber, Ralston, Kaiser and Karasek.

NO: 0.

ABSENT: 1: Pyburn.

ABSTAIN: 2: Johnson and Ipsen.

THE MOTION CARRIED.

Approval of the April 9, 2015 meeting minutes was tabled due to revisions needed.

OLD BUSINESS

None.

NEW BUSINESS

PZB 15-05 – Request for Comprehensive Plan Amendment, Rezoning two parcels from R-1 (Residential) to B-2 (Business) and a Special Use Planned Unit Development for the development of 15 acres of mixed commercial development for the property located at 1265 and 1321 Deep Lake Road (PIN 02-15-100-013 and PIN 02-15-100-015). Petitioner: Spiro Hortis and Ted Hortis. Secretary Slazes administered the oath to those who wished to testify. Mr. Gerald Callahan, attorney for the petitioners, presented the proposal and history of the property. Mr. Callahan then presented Mr. Christensen.

Mr. Christensen is Senior Planner and Landscape Architect with Manhard Consulting. He explained why this parcel is well suited for Commercial Development and submitted preliminary plans for a retail center. His presentation also included preliminary plans for road improvements, the parking lot specifics, landscape plans and changes made due to request from Illinois Department of Natural Resources regarding their land to the east of the proposed development. He also spoke of storm water management and existing sanitary sewer to be tied into.

Questions from board members were entertained. Board members were advised they would ultimately have the decision making power for what businesses would be permitted in the outlots addressing concerns regarding business water run-off into storm sewers.

Chairman Karasek then asked if there were any questions from the member of the public in attendance and there were none.

Director Nilsen then provided his comments. Director Nilsen recommends that the Planning and Zoning Board consider the comprehensive plan amendment of the petition and request a continuance to allow for technical revisions to the preliminary site plan itself. He suggested that any consideration for approval include the conditions specified on document PZB 15-05 HORTIS date 8/13/15. Director Nilsen entertained questions from the board members.

APPROVED MINUTES

Member Johnson moved to continue to September 10th, 2015 PZB meeting. Seconded by Member Kaiser. Upon roll call, the vote was:

YES: 5: Johnson, Weber, Ralston, Kaiser and Ipsen.

NO: 0.

ABSENT: 1: Pyburn

THE MOTION CARRIED.

XI. ADJOURNMENT

There being no further discussion, member Weber moved, seconded by member Ipsen to adjourn the regular meeting of the Planning & Zoning Board at 8:41 p.m.

Respectfully submitted,

Nancy Slazes
PZB Secretary