

**APPROVED MINUTES**  
**VILLAGE OF ANTIOCH**  
**PLANNING AND ZONING BOARD**  
**MUNICIPAL BUILDING: 874 MAIN STREET, ANTIOCH, ILLINOIS**  
**March 12, 2009**

**CALL TO ORDER**

The Antioch Planning and Zoning Board meeting was called to order by Chairman Burdick at 7:30 p.m. in the Municipal Building, 874 Main Street, Antioch, Illinois 60002.

**ROLL CALL**

Roll call indicated the following members were present: Karasek, Ralston, Kaiser, Cole and Ipsen. Also present were Chairman Burdick, Attorney Randall and Deputy Clerk Folbrick. Absent: Member Weber.

**APPROVAL OF MINUTES**

Member Kaiser moved, seconded by Member Ralston to approve the January 8, 2009 meeting minutes as presented. Upon roll call, the vote was:

**YES: 5:** Karasek, Ralston, Kaiser, Cole and Ipsen.

**NO: 0.**

**ABSENT: 1:** Weber.

**THE MOTION CARRIED.**

**APPROVAL OF MINUTES**

Member Cole moved, seconded by Member Karasek to approve the February 12, 2009 meeting minutes as presented. Upon roll call, the vote was:

**YES: 5:** Karasek, Ralston, Kaiser, Cole and Ipsen.

**NO: 0.**

**ABSENT: 1:** Weber.

**THE MOTION CARRIED.**

**ANNOUNCEMENTS AND CORRESPONDENCE**

No Report.

**OLD BUSINESS**

**PZB 08-10 – Request for a comprehensive plan amendment, zoning map amendment, and special use approval for a Planned Unit Development Plat, all pending annexation, for the construction of approx. 140 single family homes on 80 acres located on the northwest corner of Route 59 and Beach Grove Road; Diamond Development. Continued from the January 8, 2009 Meeting –** No representative for the petitioner was present at the meeting. Director Nilsen indicated that the petitioner had requested a continuance of this item to May, and read an email sent February 10, 2009 to the developer requesting their appearance at this meeting. The Board discussed their options to continue the hearing upon the petitioner's request, dismissing for a warrant of prosecution for failure to appear at the hearing, and a continuance to next month requiring attendance by the petitioner with an explanation for their absence.

**ROLL CALL VOTE**

Member Cole moved, seconded by Member Kaiser, to continue PZB 08-10 to the April 9, 2009 Planning and Zoning Board Meeting, and requiring attendance by the petitioner at that meeting in order to provide a status update. Upon roll call, the vote was:

**YES: 5:** Karasek, Ralston, Kaiser, Cole and Ipsen.

**NO: 0.**

**ABSENT: 1:** Weber.

**THE MOTION CARRIED.**

**PZB 08-11 – Request for a comprehensive plan amendment, zoning map amendment, and special use approval for a Commercial Planned Unit Development Plat, all pending annexation, for the construction of approx. 66 acres of commercial and industrial mixed development; Sequoit Equities. Continued from the February 12, 2009 Meeting –** Director Nilsen reviewed the petitioner's request to continue this item to the April 9, 2009 meeting. Member Karasek moved, seconded by Member Ipsen to continue PZB 08-11 to the April 9, 2009 Planning and Zoning Board Meeting. Upon roll call, the vote was:

**YES: 5:** Karasek, Ralston, Kaiser, Cole and Ipsen.

**NO: 0.**

**ABSENT: 1:** Weber.

**THE MOTION CARRIED.**

**PZB 08-14 – Request for a text amendment to Title 10 of the Village Code, for the adoption of the Urban Design Manual – Petitioner; Dustin Nilsen on behalf of the Village of Antioch. Continued from the January 8, 2009 Meeting –** Director Nilsen provided an update of the Urban Design Manual, specifically the incorporation of LED signs, and asked for any board input at this time.

## APPROVED MINUTES

Member Karasek asked if existing LED signs could remain, and if they would be in violation once the code is passed. Director Nilsen explained that those signs would be legal, non-conforming signs, and may remain until they are more than 50% destroyed, or for a length of time determined by the board.

Member Karasek asked if mobile lighted signs will be addressed. Director Nilsen indicated that mobile and temporary signs will be included. He added that the code must remain content neutral unless the signs are illegal, obscene, or provide illegal direction.

### **ROLL CALL VOTE**

Member Kaiser moved, seconded by Member Karasek, to continue PZB 08-14 to the April 9, 2009 Planning and Zoning Board Meeting. Upon roll call, the vote was:

**YES: 5:** Karasek, Ralston, Kaiser, Cole and Ipsen.

**NO: 0.**

**ABSENT: 1:** Weber.

**THE MOTION CARRIED.**

### **NEW BUSINESS**

**PZB 09-01 – 2009 Village of Antioch Zoning Map Approval** – Director Nilsen reviewed the changes made to the zoning map during 2008. Member Ralston moved, seconded by Member Karasek to approve PZB 09-01 – 2009 Village of Antioch Zoning Map Approval. Upon roll call, the vote was:

**YES: 5:** Karasek, Ralston, Kaiser, Cole and Ipsen.

**NO: 0.**

**ABSENT: 1:** Weber.

**THE MOTION CARRIED AND WILL BE FORWARDED TO THE VILLAGE BOARD OF TRUSTEES.**

**PZB 09-02 – Request for a sign variance approval from Title 9-2-6 of the Village Code to allow an additional wall sign for Second City/Financial Services; Petitioner – White Way Sign and Maintenance; property located at 320 E. Route 173** – Petitioner Denice Bronis of White Way Signs and Barry Shak of A All Financial Services reviewed their request for a sign variance. The certified mailing receipts for the notice of hearing were entered into the record.

Deputy Clerk Folbrick administered the oath to those who wished to offer testimony.

Member Ralston asked if the temporary banner currently on the building had a permit. Mr. Shak replied that it had a permit, but would not be representative of the size of the proposed sign. He explained that he is attempting a financial appearance for the business, and believes the additional signs will help to increase business.

Member Ralston asked Mr. Shak if he has considered a monument sign. Mr. Shak said it was considered, but is more costly. Member Cole opined that she would rather see a building sign than a monument sign.

Director Nilsen provided his staff report, stating that the petitioner has gone through the appropriate process for a variance. He explained that since there is the option for a monument sign, the petitioner has not provided any evidence of unique circumstances allowing for a variance.

Member Ralston expressed concern that a monument sign will not be viable as it may not meet setback requirements once Route 83 is widened. Director Nilsen explained that it can still be placed on the property, but might require an island. Member Kaiser asked if the board could include a condition in their motion to prohibit a monument sign in the future for this site. Director Nilsen replied that the condition may be included in the motion, but would have to be considered by the property owner.

### **ROLL CALL VOTE**

Member Karasek moved, seconded by Member Kaiser, to approve PZB 09-02, request for a sign variance approval from Title 9-2-6 of the Village Code to allow an additional wall sign for Second City/Financial Services, as depicted in the diagram submitted November 18, 2008. Upon roll call, the vote was:

**YES: 5:** Karasek, Ralston, Kaiser, Cole and Ipsen.

**NO: 0.**

**ABSENT: 1:** Weber.

**THE MOTION CARRIED.**

### **ADJOURNMENT**

There being no further discussion, Member Kaiser moved, seconded by Member Ralston to adjourn the Planning and Zoning Board meeting at 8:35 p.m.

Respectfully Submitted,

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Lori K. Folbrick  
Deputy Clerk