

**APPROVED MINUTES
VILLAGE OF ANTIOCH
PLANNING AND ZONING BOARD
MUNICIPAL BUILDING: 874 MAIN STREET, ANTIOCH, ILLINOIS
January 14, 2010**

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, Weber, Ralston, Kaiser and Cole. Also present were Chairman Burdick, Attorney Long and Deputy Clerk Folbrick. Absent: Member Ipsen.

APPROVAL OF MINUTES

Member Ralston moved, seconded by Member Cole to approve the December 10, 2009 meeting minutes as presented. Upon roll call, the vote was:

YES: 5: Karasek, Weber, Ralston, Kaiser and Cole.

NO: 0.

ABSENT: 1: Ipsen.

THE MOTION CARRIED.

ANNOUNCEMENTS AND CORRESPONDENCE

No Report.

OLD BUSINESS

No Report.

NEW BUSINESS

PZB 09-05 – Request for rezoning from Lake County R-1 to Village M-1 pending annexation located at 23109 W. Route 173; PIN 02-17-200-022. Petitioner – William Creaney and Mario Maglio – Bodycraft – Deputy Clerk Folbrick administered the oath to those that wished to testify.

Attorney Julie Jelinek entered the affidavit of mailing notification into the record. She reviewed the request for rezoning pending annexation stating their plans to demolish the home located at the property and expand the parking lot. She further reviewed the planned improvements, and compliance with the comprehensive plan.

Director Nilsen reviewed the aerial of the site, surrounding jurisdictions, and previous zoning considerations. He stated that staff recommended approval with the condition that they comply with staff recommendations, and pending annexation.

Member Kaiser asked why sidewalks aren't required. Director Nilsen replied that there is currently no connection to the surrounding properties, but wants the sidewalk as a deferred improvement. Member Weber asked if he would request the same for the utilities. Director Nilsen responded that he would like the same consideration for utilities.

Member Cole asked if the existing driveway was approved by IDOT. Director Nilsen replied that IDOT has not yet approved the site plan, but if allowed it will provide a service lane and improved circulation.

Member Karasek asked if both entrances would have East/West access. Director Nilsen stated that they are both sized for thru traffic, and that outcome would depend on IDOT approval. Member Karasek asked if there was lighting planned for the parking lot. Director Nilsen said that there is none shown, and there is none there now. Mr. William Creaney, petitioner for the project, stated that there is enough lighting provided by the building.

Chairman Burdick asked if there were any plans for relocation or expansion in the future. Mr. Creaney replied that he could think of no future plans for either.

Member Karasek moved, seconded by Member Cole, to approve PZB 09-05 – Request for rezoning from Lake County R-1 to Village M-1 pending annexation located at 23109 W. Route 173 pending the outcome of technical qualifications stated by Village Staff. Upon roll call, the vote was:

YES: 5: Karasek, Weber, Ralston, Kaiser and Cole.

NO: 0.

ABSENT: 1: Ipsen.

THE MOTION CARRIED.

APPROVED MINUTES

PZB 10-01 – 2010 Village of Antioch Zoning Map Approval – Director Nilsen explained that map approval is an annual obligation mandated by state law. He reviewed the changes included in the 2010 zoning map. Member Cole moved, seconded by Member Ralston, to approve PZB 10-01 – 2010 Village of Antioch Zoning Map Approval. Upon roll call, the vote was:

YES: 5: Karasek, Weber, Ralston, Kaiser and Cole.

NO: 0.

ABSENT: 1: Ipsen.

THE MOTION CARRIED.

ADJOURNMENT

There being no further discussion, Member Kaiser moved, seconded by Member Cole to adjourn the Planning and Zoning Board meeting at 7:59 p.m.

Respectfully Submitted,

Lori K. Folbrick
Deputy Clerk