

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

**CALL TO ORDER**

The Antioch Planning and Zoning Board meeting was called to order by Chairman Burdick at 7:34 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 Dominiak and Ipsen. Also present were Chairman Burdick, Attorney Long and Deputy Clerk Folbrick.

**APPROVAL OF MINUTES**

Member Karasek moved, seconded by Member Ralston to approve the August 12, 2010 Planning and Zoning Board Minutes as presented. Upon roll call, the vote was:

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

**NO: 0.**

**ABSTAIN: 1:** Weber.

**THE MOTION CARRIED.**

Member Karasek moved, seconded by Member Dominiak to approve the September 9, 2010 Planning and Zoning Board Minutes as presented. Upon roll call, the vote was:

**YES: 6:** Karasek, Weber, Ralston, Kaiser, Dominiak and Ipsen.

**NO: 0.**

**ABSENT: 0.**

**THE MOTION CARRIED.**

**ANNOUNCEMENTS AND CORRESPONDENCE**

No Report.

**OLD BUSINESS**

**PZB 10-04 – Request that the properties that fall within the designated geography defined as the Form Based Downtown Overlay be rezoned and official zoning map of the Village amended to reflect designated land use categories as shown within the proposed land use map – Petitioner Dustin Nilsen on behalf of the Village of Antioch** - Director Nilsen reviewed the Downtown Land Use and Transit Implementation Study and the Economic Study provided to Board Members, as well as the markup copy of the most recent form based code. He explained that the proposed code will eliminate land use distinctions, and focus on Urban Design Standards.

Member Dominiak asked about the parking of commercial vehicles, and if rear parking was required in residential areas. Director Nilsen said that it is prohibited in the Village Code in residential areas, but the proposed code has mixed uses that will eliminate residential zones, and therefore allow the parking of commercial vehicles in those areas. He asked the board for their input regarding how they would like to restrict parking. Member Dominiak asked if the proposed code could include specific language requiring rear or enclosed parking of commercial vehicles. Director Nilsen said it would be appropriate to include.

Member Kaiser asked about the process of applying the code if it is approved. Director Nilsen went through the process, including a change in use or building structure, applications, plan review, permitting, and construction. He added that variances could be requested, but this type of code is designed to limit those requests.

Member Karasek discussed proposed parking, specifically the reduction in parking, and no required parking on Toft. He expressed concern with the current lack of parking, and no amenity for additional parking in the future for events, shopping, etc. Member Karasek also discussed the economic impact, and his concern with the potential financial impact. Director Nilsen addressed the parking by stating that there is currently ample parking, and it is a rare event where capacity parking is seen. He acknowledged that the problem in adding surface parking to meet peak demand results in overparking. He discussed the need for supply and demand delusion of potential taxable space. He further discussed vertical parking. Member Karasek expressed concern that the proposed code provides for less parking than the norm. Director Nilsen stated that we are a long way from suffering from a parking issue, and currently have an excess of parking. He discussed that the plan supports future development, and should enhance the infrastructure and financial impact in downtown. Member Karasek discussed the incompatibility with neighboring properties, more specifically the corridors into the downtown area. Director Nilsen reviewed the dramatic change throughout the Lake Street Corridor, and the Hillside boundary line is where the downtown begins, but would not be opposed to a request from those properties to be rezoned to fit into the proposed code. He cannot add them at this time because the proper notifications were not given regarding the public hearing.

## APPROVED MINUTES

Chairman Burdick asked if there were any surrounding communities that utilize the form-based code. Director Nilsen replied that Glenview has used this type of code, and has been able to accomplish development through its use.

Mr. Gordon Volling, property owner, asked to keep the B-3 zoning on his property located on Lake Street, and believes it is discriminatory to include him in the code change. He said that only a small portion of his property is located on Hillside, and should not have his zoning changed. Member Weber asked Mr. Volling what advantages he would have in keeping the B-3 zoning. Mr. Volling replied that it would help his resale value. Director Nilsen added that a B-3 zoning is a service and retail zone, and explained what would happen to the property under the current and proposed code if the building had to be re-built. Director Nilsen explained that properties with frontage on Hillside were included in the proposed code. Members discussed the concerns of Mr. Volling, as well as the potential benefits of including the property in the form-based code.

Mr. John Tsarpalas, property owner, discussed the transitional core and its fit into the style of Antioch. He suggested dividing the plan into different sections, and deciding what each section needs financially. He also discussed the competition with businesses on Route 173. He added that Antioch does not have the vibrant, exciting downtown that will draw people into this type of proposal. Member Ipsen asked if this code will bring the excitement discussed. Director Nilsen said that is the intent. It will put the Village in charge of the look of downtown that can be enforced at a certain level. He added that the proposed code will protect the identity and look of Antioch. He further discussed the current economy and vulnerabilities.

Member Karasek discussed the Antioch Transit Study Implementation Matrix, and asked who enforces the matrix. Director Nilsen explained that the Village will make all final decisions, however a steering committee (comprised of Metra, Pace and the Village) is involved in the grant process. He added that the Matrix could be changed, and the Village has the final approval.

Member Kaiser moved, seconded by Member Weber to approve PZB 10-04; A request that the properties that fall within the designated geography defined as the From Based Downtown Overlay be rezoned and official zoning map of the Village amended to reflect designated land use categories as shown within the proposed land use map.

Member Karasek asked if boundary modifications needed to be included in the motion at this time. Attorney Long said any future boundary amendments would require another petition and hearing.

Member Weber removed her second.

Member Kaiser amended his motion, seconded by Member Weber to include the October 5, 2010 draft of the Form Based Code and with a resolution of technical issues prior to adoption of the final ordinance document. Upon roll call, the vote was:

**YES: 6:** Karasek, Weber, Ralston, Kaiser, Dominiak and Ipsen.

**NO: 0.**

**ABSENT: 0.**

**THE MOTION CARRIED.**

Director Nilsen announced that he anticipates a withdrawal letter for PZB 05-06, and he will not be preparing a finding of fact if that is the case.

### **ADJOURNMENT**

There being no further discussion, Member Ralston moved, seconded by Member Dominiak to adjourn the Planning and Zoning Board meeting at 9:30 p.m.

Respectfully Submitted,

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Lori K. Folbrick, RMC/CMC  
Deputy Clerk