

APPROVED MINUTES
VILLAGE OF ANTIOCH
PLANNING AND ZONING BOARD
MUNICIPAL BUILDING: 874 MAIN STREET, ANTIOCH, ILLINOIS
January 12, 2012

CALL TO ORDER

The Antioch Planning and Zoning Board meeting was called to order by Deputy Clerk Folbrick 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, Pyburn & Ipsen. Also present were Attorney Long and Deputy Clerk Folbrick.

Member Kaiser moved, seconded by Member Ralston, to appoint Member Karasek as temporary chair for the meeting. Upon roll call, the vote was:

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

NO: 0.

PASS: 1: Karasek.

THE MOTION CARRIED.

ANNOUNCEMENTS AND CORRESPONDENCE

No report.

NEW BUSINESS

PZB 11-08 – Request for a parking and setback variance. Applicant is seeking relief from Section 2 and Section 3 of the Village’s Form Based Code for a service business in the Village Core Designation for the property located at 395 Orchard Street; Petitioner GESS Properties LLC – The petitioner submitted the certified mailing receipts into the record. Deputy Clerk Folbrick read aloud the published hearing notice, and administered the oath to those who wished to testify.

Mr. Tim Berneche, architect representing GESS Properties reviewed the request for the property located at 395 Orchard Street. He is asking to waive the requirements for on-site parking, and reduce the east and rear yard setbacks. Mr. Berneche discussed the history of the submittal and request, and staff recommendations. The petitioner is requesting that their initial recommendations be approved if possible.

Members discussed the location choice, and the shared drive with the east adjacent parcel. Mr. Berneche said that they would prefer not to share the drive, but is an option available. They further discussed parking, and options available since no parking will be on-site. Members asked what the staff and patient population would be at any given time. The petitioner responded that there may be 5 on staff at any given time, with a potential for 5 patients at a time.

Director Nilsen reviewed the request, and the zoning of the property. He discussed the hardship of the property, and the criteria needed for a variance. He suggested parking options of on-street parking for consumers, and the unique circumstances of the property. Staff recommends a denial of the reduction of setbacks to five feet, and an approval of the off street parking waiver with the condition that appropriate pedestrian facilities and setbacks be incorporated.

Members discussed the plans and affect of the adjacent building to the west, and the vacant property to the east. Director Nilsen stated he has no indication on future plans for the building to the west, and would like to see a master plan for the property to the east.

Mr. Ralph Horan, 407 Orchard Street asked about ownership for the previous post office building. Mr. Berneche said that he owned the petitioner owned the property until 2009, but it is now owned by a different party.

Members discussed the setback request, and the hardship requirement needed to grant that request. Staff commented on public safety, stating that the fire department had initially requested a 5’ walking area, but later increased that distance in order to use a ladder if needed for maneuverability. Member Karasek asked about any utility concerns. Director Nilsen replied that there is one pole in particular that may be a large cost to the petitioner.

Member Kaiser moved, seconded by Member Ipsen to approve PZB 11-08 request for off street parking. Upon roll call, the vote was:

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

NO: 0.

PASS: 1: Karasek.

THE MOTION CARRIED.

APPROVED MINUTES

Member Kaiser moved, seconded by Member Ralston, to approve PZB 11-08 – a request for a 10-foot rear yard setback with the condition that the side drive aisle be accommodated with staff recommendations. Upon roll call, the vote was:

YES: 6: Karasek, Weber, Ralston, Kaiser, Pyburn and Ipsen.

NO: 0.

ABSENT: 0.

THE MOTION CARRIED.

Member Kaiser moved, seconded by Member Weber, to deny PZB 11-08 request for 5-foot side yard setback. Upon roll call, the vote was:

YES: 6: Karasek, Weber, Ralston, Kaiser, Pyburn and Ipsen.

NO: 0.

ABSENT: 0.

THE MOTION CARRIED.

ADJOURNMENT

There being no further discussion, Member Ralston moved, seconded by Member Kaiser to adjourn the Planning and Zoning Board meeting at 8:13 p.m.

Respectfully Submitted,

Lori K. Folbrick
Deputy Clerk