

APPROVED MINUTES

VILLAGE OF ANTIOCH

COMBINED PLANNING COMMISSION AND ZONING BOARD MEETING

Municipal Building: 874 Main Street, Antioch IL

Thursday, February 14, 2013 @ 7:30pm

I. CALL TO ORDER

Chairman Karasek called the February 14, 2013 Meeting to order at 7:30 PM in the Municipal Building: 874 Main Street, Antioch, IL.

II. PLEDGE OF ALLEGIANCE

The Combined Planning Commission and Zoning Board led the Pledge of Allegiance.

III. ROLL CALL

Roll call indicated the following Members were present: Johnson, Kaiser, and Ralston. Also present were Director Nilsen, Attorney Long and Secretary Mateja. Absent: Members Weber, Pyburn and Ipsen.

IV. ANNOUNCEMENTS AND CORRESPONDENCE

Director Nilsen introduced Secretary Mateja and explained how she will be handling clerk duties for the Planning Commission and Zoning Board Meeting.

V. OLD BUSINESS

No old business to discuss at this time.

VI. NEW BUSINESS

1. PZB 13-01 – 2013 Village of Antioch Zoning Map Approval

Director Nilsen presented the Official Zoning Map of 2013. Mr. Nilsen explained the map reflects changes made including the annexation of thirty three acres for the Trombino Winery located on the eastern border and zoned RE1. Also, Anastasia's restaurant was rezoned from B2 to MT.

Chairman Karasek asked Director Nilsen if he could list any future changes on the memo as well as the map. Director Nilsen will make sure this is done in the future.

Director Nilsen stated that upon approval from both Planning & Zoning and The Village Board the map will be published on The Village website. Copies will be available to purchase at Village Hall.

Member Kaiser moved, seconded by Member Johnson, to approve PZB 13-01, 2013 Village of Antioch Zoning Map. Upon roll call, the vote was:

YES: 4: Johnson, Kaiser, Ralston, Karasek.

NO: 0:

ABSTAIN: 0:

ABSENT: 3: Weber, Ryburn, Ipsen

THE MOTION CARRIED.

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2. PZB 13-02 – Request for a sign variance in accordance with procedures set out in Title 10, Chapter 15 of the Village Code. Applicant is seeking relief from Title 10-14, of the Antioch Zoning Ordinance, which limits the use of internally illuminated cabinetry – property location at 104 Route 173.

Director Nilsen introduced Mr. Jerome Witt, General Manager of Kunes Ford. Mr. Witt is requesting a sign variance in accordance with procedures set out in Title 10, Chapter 15 of the Village Code. He is seeking relief from Title 10-14, which limits the use of internally illuminated cabinetry. Mr. Witt indicated that Ford requires all signage match their corporate mandate. He explained that they have invested a lot into updating and remodeling the building as well as adding sidewalks and improving the parking lots. The final stage is the signage and Ford will not compromise or release the monies paid for the remodel unless Ford approved signage is used.

Member Johnson asked if the Ford Corporation was shown more than the two options presented. Mr. Witt indicated Ford was only shown the options that follow their corporate signage mandate. Member Kaiser asked about the other signs that were previously on the building. Mr. Witt noted they are no longer a Lincoln Mercury dealer, that Ford would be the only brand listed.

Member Johnson moved, seconded by Member Kaiser, to approve the PZB 13-02 – Request for a sign variance in accordance with procedures set out in Title 10, Chapter 15 of the Village Code. Applicant is seeking relief from Title 10-14, of the Antioch Zoning Ordinance, which limits the use of internally illuminated cabinetry – property location at 104 Route 173. Upon roll call, the vote was:

<u>YES:</u>	<u>4:</u>	Johnson, Kaiser, Ralston, Karasek.
<u>NO:</u>	<u>0:</u>	
<u>ABSTAIN:</u>	<u>0:</u>	
<u>ABSENT:</u>	<u>3:</u>	Weber, Ryburn, Ipsen

THE MOTION CARRIED.

VII. ADJOURNMENT

There being no further discussion, the Combined Planning Commission and Zoning Board adjourned at 8:00 PM.

Respectfully submitted,

Cheryl Mateja
Village Secretary