

APPROVED MINUTES

**VILLAGE OF ANTIOCH
PLANNING AND ZONING BOARD MINUTES
Municipal Building: 874 Main Street, Antioch IL
Thursday, October 10, 2013**

CALL TO ORDER

Chairman Karasek called the October 10, 2013 Village Planning and Zoning Board Members to order at 7:30 PM in the Municipal Building: 874 Main Street, Antioch, IL.

PLEDGE OF ALLEGIANCE

Chairman Karasek led the Pledge of Allegiance.

ROLL CALL

Roll call indicated the following members were present: Johnson, Weber, Ralston and Kaiser. Also present were Chairman Karasek, Director Nilsen and Secretary Arther. Absent: Member Ipsen

<u>Absent Members Wishing to Attend Remotely</u>
Attorney Long wished to attend remotely

Consideration of the October 11, 2012 Planning & Zoning Board Meeting Minutes as presented.

Member Kaiser moved, seconded by Member Weber, to approve the October 11, 2012 Planning & Zoning meeting minutes as presented. Upon roll call, the vote was:

YES: 5: Johnson, Weber, Ralston, Kaiser, Pyburn.

NO: 0:

ABSTAIN: 0:

ABSENT: 1: Ipsen

THE MOTION CARRIED.

Announcements and Correspondence

1. Temporary Signage

Director Nilsen opened the floor to the public and members of the board to discuss, comment, or take action on the current temporary sign code. The public had no additional comments.

All Members agreed they had nothing to add but the item could be further discussed at a future meeting.

OLD BUSINESS

No Report.

NEW BUSINESS

1. PZB 13-03 Petitioner is requesting a variance to allow a 18.71' setback versus the required 25' rear yard set back for the property located at 972 Forestview Way- PIN 02-22-201-020

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Secretary Arther read aloud the public hearing notice and administered the oath to those who wished to testify. The petitioner submitted the certified mailing receipts into the record.

Patricia Kelsey presented her request for a variance. She stated her home has a 28.7 foot backyard and the variance would allow her to have a 10 foot wide raised deck. She provided photos of the current situation and drawings of what the addition of the deck would look like.

Member Ralston asked the petitioner how old the current staircase was on the back of the home. Petitioner Kelsey stated that the stairs were built with the home in 2005 and are deteriorating and need repair.

Member Weber asked how many other homes could potentially come to request variances for similar lot size problems. Petitioner Kelsey stated that roughly 10 homes fall into same restricted dimensions she has.

Member Karasek asked how much space the petitioner gains from the proposed changes. Petitioner Kelsey stated that the deck would be an additional 8 feet to the second floor exit. Also the petitioner has discussed with her Home Owners Association the addition of the deck and applying for a variance request. The HOA is supportive of the matter.

Village Trustee Dennis Crosby at 1065 Waterview Circle wished to address the board. First he thanked the members for their service and the applicant for coming forward. The other 10 homes that are affected by this issue all back up to water or forest areas which would not inhibit other homeowners. Trustee Crosby wishes everyone to be able to add or modify their homes and to enjoy the outdoors. He doesn't think each home owner should be required to come in to petition the same issue. He suggests that there be one big zoning variance for all the homes that are affected by the issue, so that they may come all at once to save money and time.

Member Karasek asked if this only effecting the ranch style homes. Trustee Crosby replied yes. Member Karasek then stated it's not solely anyone's fault for the lot size/build out line dilemma but many at fault people.

Members Weber and Johnson stated that if a new homeowner were to move in next door to a homeowner that has already gotten approval for the variance change that the new homeowner would not have gotten a chance to state their opinion about the home modifications. If there were a large exemption for all the homes affected, there would need to be a limited time frame for the work to be done within. If homeowners wanted to build out after the fact they would have to apply separately for the variance request.

Director Nilsen stated that Village Code 10-15-6 is where standards for variances are located. He went over the recommendation for allowing variances and related his thoughts back to the current situation and this action abating the problem. Director Nilsen also stated that if the deck would have been on the original new construction plans it would have been denied by staff.

Member Kaiser stated that the builder frequently sold ideas that were not accurate but as a homeowner you believe the builder.

Chairman Karasek wanted to clarify a few items before wrapping up. He asked if the petitioner was the original homeowner. Petitioner Kelsey stated yes. Chairman Karasek asked if there was a minimum rear yard setback at the time the homes were built. Director Nilsen responded that R-1 standards apply to all lots. Clublands was a planed unit development and that creditability allowed them to reduce the lot size, but the builder did not reduce the build out lines for future home improvements causing the current issue.

An additional resident stated that he was here along with other members of the Clublands Homeowners Association to show acceptance and support of Petitioner Kelsey.

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Member Kaiser moved, seconded by Ralston to approve PZB 13-03 Petitioners request for a variance allowing a 18.71' setback versus the required 25' rear yard set back for the property located at 972 Forestview Way. Upon roll call, the vote was:

YES: 5: Johnson, Weber, Ralston, Kaiser, Pyburn.

NO: 0:

ABSTAIN: 0:

ABSENT: 1: Ipsen

THE MOTION CARRIED.

ADJOURNMENT

There being no further discussion, Member Johnson moved. Seconded by member Kaiser the Village Planning and Zoning meeting adjourned at 8:18 PM.

Respectfully submitted,

Hilary Arther
Village Planning and Zoning Clerk