

APPROVED

**VILLAGE OF ANTIOCH
PLANNING AND ZONING BOARD MINUTES
Municipal Building: 874 Main Street, Antioch IL
Thursday, June 12, 2014**

CALL TO ORDER

Chairman Karasek called the June 12, 2014 Village Planning and Zoning Board Meeting to order at 7:30 PM in the Municipal Building: 874 Main Street, Antioch, IL.

PLEDGE OF ALLEGIANCE

Chairman Karasek and Planning and Zoning Board Members led the Pledge of Allegiance.

ROLL CALL

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

ANNOUNCEMENTS AND CORRESPONDENCE

Director Nilsen announced that drawings were submitted recently for a spec building for the IDI location off of IL Rte 173. The construction will begin in the next few months and attract a tenant hopefully soon. The building will be LEED Certified and the largest building in the Village of Antioch. This is a large strategic planning initiative finally falling in place.

OLD BUSINESS

PZB 14-02 – Petitioner is requesting an amendment to the Clublands of Antioch Planned Unit Development for the following: (1) approval of a revised design and layout for the clubhouse and, if necessary, an alternate location for the clubhouse within Clublands; (2) approval of multiple homeowners associations within Clublands, because Petitioner intends to form an additional homeowners association to govern lots to be acquired by Petitioner; (3) approval of revised engineering plans for storm water drainage in connection with the development of vacant land within Clublands including a mechanical pumping station; and (4) such other incidental and ancillary relief as may be required to implement the foregoing. – Petitioner: Walton Illinois, LLC

Chairman Karasek asked for an update on the status of PZB 14-02. Director Nilsen stated that he needed to contact the petitioner to ask if there is still interest in continuing with the request. There is no new update since the last PZB Meeting. Attorney Long suggested to keep it on the agenda for the next regular scheduled meeting July 10, 2014.

Member Kaiser moved, seconded by Member Ralston to continue PZB 14-02 until the July 10, 2014 Meeting. Upon roll call, the vote was:

YES:	4:	Weber, Ralston, Kaiser, and Pyburn.
NO:	0:	
ABSTAIN:	0:	
ABSENT:	2:	Johnson and Ipsen

THE MOTION CARRIED.

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NEW BUSINESS

PZB 14-06 – Amendment to Chapter 14, Title 10 of the Antioch Village Code, commonly referred to as the Street Graphic Ordinance regarding temporary and Downtown signage.

Chairman Karasek read aloud the public hearing notice. Director Nilsen addressed the staff report about possible changes for temporary signage for non-profits to make it easier and expedite the process. The amendment also provides some alternative signage for downtown businesses that are on smaller lots and have turn of the century architecture. Director Nilsen reached out to non-profits to notify them about this meeting to have a say in the matters, little feedback was received.

Member Pyburn asked about what organizations use temporary signage. Director Nilsen discussed a few organizations that use temporary signage and what they need them for, and that non-profits fall in a grey area under our current code. Member Ralston asked about political signage. Director Nilsen stated that they have their own rules and regulations separate from any Village sign code and regulations. Member Pyburn asked about formal non-profit and non-formal; for example a garage sale sign. Director Nilsen states that we do not require a permit for garage sales and don't feel they fill the requirements for this amendment. The code enforcement is light on garage sale signage. This amendment would target civic organizations like St. Peters Church and their annual rummage sale. Schools would also fall under this category.

Chairman Karasek asked how we acquired the current adopted code. Director Nilsen developed our code based on our community's circumstances. Chairman Karasek and Director Nilsen discussed the idea of stating what is not acceptable for signage in this amendment and to be clear so boundaries are established. Director Nilsen prefers to provide information in an open positive manner, but is not against making changes. Member Ralston asked about balloons attached to signs. Director Nilsen stated balloons, pennants, and banners are currently prohibited.

Chairman Karasek brought up signs with lights and wheels for portability and it not being defined as prohibited. Attorney Long stated the phrasing of the amendment could reference where it states in other places of sign code where it does prohibit the item. The definition of reoccurring events and the number of days organizations are allotted signage was discussed by Chairman Karasek, Director Nilsen, and Attorney Long.

Attorney Long went into detail about why this amendment was proposed in order, to take some of the burden of applying for temporary signage. An organization could come in and apply for all the events they would like to advertise for the year, and staff would be aware of when and where signs would be up.

Director Nilsen asked for feedback on part two of the amendment. Secretary Arther administered the oath to those who wished to testify on this matter. Ms. Baebra Porch spoke on behalf of the Chamber of Commerce about the idea to have a list of organizations and the dates they wish to have temporary signage would take place of the permitting process. Attorney Long stated that permits will always be needed, but stressed that organizations communicating better is always something that is important for all parties. Director Nilsen will include prohibited signage in part one of the amendment, and add three days for reoccurring events to the new amendment.

Member Kaiser moved, seconded by Member Weber, to approve PZB 14-06. Upon roll call, the vote was:

YES: 4: Weber, Ralston, Kaiser, and Pyburn

NO: 0:

ABSTAIN: 0:

ABSENT: 2: Johnson and Ipsen

THE MOTION CARRIED

APPROVED

APPROVAL MEETING MINUTES

Approval of February 14, 2014 Combined Planning and Zoning Meeting Minutes.

Member Ralston, and seconded by Kaiser to approve the February 14, 2014 Planning and Zoning Meeting Minutes.

YES: 4: Weber, Ralston, Kaiser, and Pyburn

NO: 0:

ABSTAIN: 0:

ABSENT: 2: Johnson and Ipsen

THE MOTION CARRIED

Director Nilsen wanted to let members know that there will be a press release about IDI and The Antioch Theatre remodel shortly. Also The Amcore property at the corner of Deep Lake and Route 173 will not expand the 25 foot setback to 10 feet after the Village Board denied the proposal.

ADJOURNMENT

There being no further discussion, Member Ralston moved, seconded by Member Weber, to adjourn the June 12, 2014 the Village Planning and Zoning meeting at 8:00 PM. Upon roll call vote, the vote was:

YES: 4: Weber, Ralston, Kaiser, and Pyburn

NO: 0:

ABSTAIN: 0:

ABSENT: 2: Johnson and Ipsen

THE MOTION CARRIED

Respectfully submitted,

Hilary Arther
Village Planning and Zoning Clerk