

APPROVED MINUTES
VILLAGE OF ANTIOCH
PLANNING & ZONING BOARD, REGULAR MEETING
Municipal Building: 874 Main Street, Antioch, IL
April 9, 2015

OPEN MEETING

Chairman Karasek called the April 9, 2015 Planning & Zoning Board meeting to order at 7:31 PM in the Municipal Building: 874 Main Street, Antioch, IL.

PLEDGE OF ALLEGIANCE

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

ROLL CALL

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

ANNOUNCEMENTS AND CORRESPONDENCE

None.

MEETING MINUTES

Approval of the February 12, 2015 Planning & Zoning Board Meeting minutes as presented – Member Ralston moved, seconded by Member Pyburn, to approve the February 12, 2015 Planning & Zoning Board Minutes as presented.

Upon roll call, the vote was:

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

NO: 0.

ABSENT: 0.

THE MOTION CARRIED.

OLD BUSINESS

None.

NEW BUSINESS

PZB 15-03 – Request for a variance to allow the encroachment into the rear yard setback for a deck off the rear of an existing house for the property located at 1131 Oak Point Court – **Petitioner: Russell & Jean Bethley** – Clerk Folbrick administered the oath to those who wished to testify. Mr. Bethley submitted the certified mailing into the records. He reviewed his request for a deck variance stating that the space allowed is not adequate for the deck they would like.

Members discussed neighbor approval, deed restricted open space, deck height, previous deck plans, HOA approval, original stair position past the setback, and lot coverage requirements.

Director Nilsen reported that 10-5G-3 requires a setback from the back lot line. The irregularities in the rear lot line of this particular property, created by the limits of the subdivision, results in a setback that affects a small part of the deck. Neighbors to the north and east did not express any concern, but were generally interested in what is happening. Reconfiguration of the staircase will not result in any further obstruction. Staff recommends approval due to the lot circumstance.

Member Weber moved, seconded by Member Kaiser to approve PZB 15-03 – request for a variance to allow the encroachment into the rear yard setback for a deck off the rear of an existing house for the property located at 1131 Oak Point Court with staff recommendations.

Upon roll call, the vote was:

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

NO: 0.

ABSENT: 0.

THE MOTION CARRIED.

PZB 15-04 – Request for sign variance for property located at 966 Main Street to install LED lighting to storefront awning only – **Petitioner: Antioch Dairy Queen** – Member Ipsen recused himself from this item due to a conflict of interest and left the dais. Clerk Folbrick administered the oath to those who wished to testify.

Mr. Ipsen submitted the certified mailing into the records. He reviewed his request for a variance stating that they have done a lot of work on the store, and would like to finish per Dairy Queen Corporate standards. He said he is looking for an LED band across the eyebrow of the building. Up lighting will be similar to the other store location but in a different color.

Members asked if there were any neighbor objections, scrolling wording, what type of lighting is proposed, and when it will be illuminated.

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Director Nilsen reported that 10-14-11 prohibits wrap features in LED or neon. He provided examples of what the code was intended to prohibit, and said the lighting in this case aids in the redevelopment of the downtown. Because it's in character and appropriate for its location, staff supports the approval of this variance. There were two letters submitted in support of the variance.

Member Johnson moved, seconded by Member Weber to approve PZB 15-04 – request for a variance for property located at 966 Main Street to install LED lighting to storefront awning only subject to staff recommendations.

Upon roll call, the vote was:

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

NO: 0.

ABSENT: 0.

RECUSE: 1: Ipsen.

THE MOTION CARRIED.

XI. ADJOURNMENT

There being no further discussion, member Ralston moved, seconded by member Kaiser to adjourn the regular meeting of the Planning & Zoning Board at 7:58 p.m.

Respectfully submitted,

Lori K. Folbrick
Village Clerk