

**APPROVED MINUTES**  
**VILLAGE OF ANTIOCH**  
**PLANNING & ZONING BOARD, REGULAR MEETING**  
**Municipal Building: 874 Main Street, Antioch, IL**  
**February 11, 2016**

**OPEN MEETING**

Secretary Slazes called the February 11, 2016 Planning & Zoning Board meeting to order at 7:30 PM in the Municipal Building: 874 Main Street, Antioch, IL.

**PLEDGE OF ALLEGIANCE**

Secretary Slazes and the Planning & Zoning Board led the Pledge of Allegiance.

**ROLL CALL**

Roll call indicated the following members were present: Johnson, Weber, Ralston, Kaiser and Ipsen. Absent were members Pyburn and Chairman Karasek. Also present were, Attorney Long, Director of Community Development Michael Garrigan and Secretary Slazes.

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

**YES: 5:** Johnson, Weber, Ralston, Kaiser and Ipsen.

**NO: 0.**

**ABSENT: 1:** Pyburn

**THE MOTION CARRIED.**

**ANNOUNCEMENTS AND CORRESPONDENCE**

None.

**MEETING MINUTES**

**Approval of the January 14, 2016 Planning & Zoning Board Meeting minutes as presented**—Member Johnson moved, seconded by Member Weber, to approve the January 14, 2016 Planning & Zoning Board minutes as presented. Upon roll call, the vote was:

**YES: 4:** Johnson, Weber, Ralston, and Kaiser.

**NO: 0.**

**ABSENT: 1:** Pyburn.

**ABSTAIN: 1:** Ipsen.

**THE MOTION CARRIED.**

**OLD BUSINESS**

**PZB 15-06 – Request for a Planned Unit Development Amendment to revise the planned development of 64 townhome units at Sprenger Drive (east of Deercrest Drive), Walker Drive (northeast of Deercrest Drive), Kevin Court and Brian Court East to a development comprised of 38 single family homes**—Petitioner: Troy Mertz, Antioch Land Trust – *Continued from the September 10, 2015 and October 8, November 12, 2015 and January 14, 2016 Planning & Zoning Board Meetings.* Director Garrigan stated staff continues to work with Mr. Mertz and said there are some engineering challenges the applicant is facing and that the petitioner is requesting a two month continuance. He then introduced Mr. Carl Marshall, attorney for the petitioner. Mr. Marshall explained they have been refining the plan and also refunding of the Special Services Area (SSA) bonds. They therefore feel a two month continuance to be more prudent than returning next month and requesting a continuance again.

Member Johnson moved, seconded by Member Ipsen, to continue PZB 15-06 to the April 14, 2016 PZB meeting. Upon roll call, the vote was:

**YES: 5:** Johnson, Weber, Ralston, Kaiser and Ipsen.

**NO: 0.**

**ABSENT: 1:** Pyburn.

**THE MOTION CARRIED.**

**PZB 15-07 – Request for a text amendment/special use to allow a resale shop building adjacent to the church – Petitioner: St. Ignatius of Antioch Episcopal Church** – *Continued from the November 12, 2015 and January 14, 2016 Planning & Zoning Board Meeting.* Per Director Garrigan, the applicant has requested a continuance as staff continues to work with them addressing some issues related to the site, specifically a restroom in the resale shop. St. Ignatius' attorney has been in contact with the Village attorney and St. Ignatius is asking for a one month continuation. Attorney Long wanted to give some clarification to the board members. A few years back the State of Illinois required that all municipalities must follow the State's plumbing code which also includes the Americans with Disabilities Act (ADA) compliance. St. Ignatius has informed Attorney Long they are seeking clarification on the plumbing code from the State of Illinois but Attorney Long has seen nothing in writing as of today. He further explained if the State replies no indoor bathroom facilities are required, this matter would then revert back to only the text amendment/special use to operate a resale shop. He is not sure what St. Ignatius will want to do should the State require an indoor bathroom as that would be a rather expensive renovation. Attorney Long would prefer if the Board should decide to grant a

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continuance of either one month or two, that it be contingent upon St. Ignatius filing the application with the state within the next two weeks and provide the Village with a copy. If they fail to do so, he suggest the Village file for clarification of the plumbing codes. Secretary Slazes administered the oath to those wishing to testify. Jan Culat, a member of St. Ignatius Church, was asked by the parish to attend this evenings meeting. She stated she was told the Church had already filed their request with the State, but she herself is not really involved and is just here this evening as representative. Attorney Long then stated he was told by Les Ottenheimer, attorney representing St. Ignatius that they plan to file next week.

Member Johnson moved, seconded by Member Weber, to continue PZB 15-07 for two months to the April 14<sup>th</sup>, 2016 Planning & Zoning Board meeting contingent upon the Petitioner filing for clarification of the plumbing code with the State within two weeks and provide the Village with a copy or the Village will file themselves. Upon roll call, the vote was:

**YES: 5:** Johnson, Weber, Ralston, Kaiser and Ipsen.

**NO: 0:**

**ABSENT: 1:** Pyburn.

**THE MOTION CARRIED.**

### **NEW BUSINESS**

#### **a. 2016 Village of Antioch Zoning Map Approval**

Director Garrigan presented the new Zoning Map for the Village of Antioch for 2016 and pointed out the only change to the map is the Hortis property at the northeast corner of Deep Lake Road and Route 173 which is now zoned B-2 commercial.

Member Ralston moved, seconded by Member Weber, to approve the 2016 Village of Antioch Zoning Map as presented.

Upon roll call, the vote was:

**YES: 5:** Johnson, Weber, Ralston, Kaiser and Ipsen.

**NO: 0:**

**ABSENT: 1:** Pyburn.

**THE MOTION CARRIED.**

### **ADJOURNMENT**

There being no further discussion, Member Johnson moved, seconded by Member Ipsen to adjourn the regular meeting of the Planning & Zoning Board at 7:50 p.m.

Upon role call the vote was:

**YES: 5:** Johnson, Weber, Ralston, Kaiser and Ipsen.

**NO: 0.**

**ABSENT: 1:** Pyburn.

**THE MOTION CARRIED.**

Respectfully submitted,

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Nancy M. Slazes  
PZB Secretary