

APPROVED MINUTES

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

OPEN MEETING

Secretary Slazes called the August 11, 2016 Planning & Zoning Board meeting to order at 7:31 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, Ipsen and Rapp. Absent was member Kaiser. Also present were Director of Community Development Michael Garrigan and Secretary Slazes.

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

YES: 5: Johnson, Weber, Ralston, Ipsen and Rapp.

NO: 0.

ABSENT: 1: Kaiser.

THE MOTION CARRIED.

ANNOUNCEMENTS AND CORRESPONDENCE

Director Garrigan advised the board there was a special meeting on Monday, August 8, regarding the sign ordinance. The downtown business owners were invited. It was decided Mayor Hanson will form a committee. The findings will be presented to the Village Board but will not be brought back to the Planning & Zoning Board.

MEETING MINUTES

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

YES: 4: Johnson, Ralston, Ipsen and Rapp.

NO: 0.

ABSENT: 1: Kaiser.

ABSTAIN: 1: Weber.

THE MOTION CARRIED.

OLD BUSINESS

PZB 16-05/TA – Proposed Text Amendment to Village Code 10-11-3 through 10-11-18 and replacing Chapter 13 for the adoption of a Site Plan Review Ordinance – Continued from the May 12, June 23 and July 14, 2016 Planning & Zoning Board Meeting.

Director Garrigan presented section 9-1-8 of the Village Code regarding masonry construction within certain districts. He explained that prior to introducing the proposed text amendment, that section of code is the only document regulating construction within the Village. He stated this proposed document is a compilation of several other design standards he has investigated. He has taken the board member's previous comments into account and has softened the language to mirror those comments. He stated this proposed document will include 360-degree design, meaning materials used on the front will be used on all four sides. Member Weber stated she still feels standing seam metal roofs should be allowed. Member Ipsen stated he is happy metal buildings will no longer be allowed. Member Rapp suggested keeping the standing seam metal roofs in but incorporating language to limit colors allowed. Member Rapp also asked about landscaping that dies at commercial properties.

Director Garrigan said language regarding enforcement can be included. Member Johnson moved, seconded by Member Weber, to approved PZB 16-05 with three changes: changes in color to metal standing seam roofs will need approval from the Planning & Zoning Board, mechanicals on roofs shall be screened and landscape maintenance shall be included and enforced. Upon roll call, the vote was:

YES: 5: Johnson, Weber, Ralston, Ipsen and Rapp.

NO: 0.

ABSENT: 1: Kaiser.

THE MOTION CARRIED.

APPROVED MINUTES

PZB 16-07/TA – Proposed adoption of Single Family Design Standards Ordinance –

Continued from the June 23 and July 14, 2016 Planning & Zoning Board Meeting.

Director Garrigan stated the intention of the proposed document is to regulate architecture on entry and mid-level housing and not intended to regulate high-end housing. He said staff's intention is to regulate the lowest common denominator. He has taken board member's comments into consideration and made changes to the proposed document to reflect them. Exterior materials can include no more than three different types instead of two. Builders shall incorporate at least two of the following features: eaves shall have a minimum depth of one foot on all sides; window trim of at least six inches shall be incorporated on exteriors; front brick elevations will have a minimum return of one foot; corner boards incorporated on all four sides and band boards between first and second floors on all four sides. Member Weber has concerns regarding the language for garages. Director Garrigan agreed he can change the language on garages to include a little more flexibility. Any objectionable front elevation can be addressed with the submittal of the "Pattern Book". Member Rapp asked how this document would apply to infill projects. Director Garrigan responded this document would not apply to subdivisions like Clublands as they are already a PUD, but would apply to any new developments coming into the Village. There being no further discussion, Member Johnson moved, seconded by Member Ipsen, to approve PZB 16-07/TA Proposed adoption of Single Family Design Standards Ordinance. Upon roll call, the vote was:

YES: 5: Johnson, Weber, Ralston, Ipsen and Rapp.

NO: 0.

ABSENT: 1: Kaiser.

THE MOTION CARRIED.

OLD BUSINESS

None.

ADJOURNMENT

There being no further discussion, Member Johnson moved, seconded by Member Weber to adjourn the regular meeting of the Planning & Zoning Board at 9:13 p.m.

Respectfully submitted,

Nancy M. Slazes
PZB Secretary