

**APPROVED MINUTES**  
**VILLAGE OF ANTIOCH**  
**PLANNING & ZONING BOARD, REGULAR MEETING**  
**Municipal Building: 874 Main Street, Antioch, IL**  
**May 9, 2019**

**OPEN MEETING**

Chairwoman Ralston called the May 9, 2019 Planning & Zoning Board meeting to order at 7:00 PM in the Municipal Building: 874 Main Street, Antioch, IL.

**PLEDGE OF ALLEGIANCE**

Chairwoman Ralston and the Planning & Zoning Board led the Pledge of Allegiance.

**ROLL CALL**

Roll call indicated the following members were present: Henning, Rapp, Ryan, Sanfilippo and Ralston. Also present were Director of Community Development Michael Garrigan, Attorney Robert Long and Secretary Slazes. Absent were members McCarty and Gartner.

**ANNOUNCEMENTS AND CORRESPONDENCE**

None.

**MEETING MINUTES**

**Approval of the March 14, 2019, 2019 Planning and Zoning Board Meeting minutes as presented.**

Member Sanfilippo moved, seconded by member Henning, to approve the March 14, 2019 Planning and Zoning Board meeting minutes as presented.

Upon roll call the vote was:

**YES: 4:** Henning, Rapp, Ryan and Sanfilippo.

**NO: 0:**

**ABSTAIN: 0:**

**ABSENT: 2:** McCarty and Gartner.

**THE MOTION CARRIED.**

**OLD BUSINESS**

None.

**NEW BUSINESS**

**a) PZB 19-05 – Request for a Special Use for an outdoor mill for Born Again Barns located at the property commonly known as 884 Anita Avenue.**

Director Garrigan requested a two-month continuance to the July 11, 2019 PZB meeting.

Member Henning moved, seconded by member Ryan, to continue PZB 19-05 request for a Special Use for an outdoor mill for Born Again Barns located at the property commonly known as 884 Anita Avenue to the July 11, 2019 PZB meeting.

Upon roll call the vote was:

**YES: 4:** Henning, Ryan, Rapp, and Sanfilippo.

**NO: 0:**

**ABSENT: 2:** McCarty and Gartner.

**THE MOTION CARRIED.**

**b) PZB 17-21 – Comprehensive Zoning Ordinance Update.**

Director Garrigan said this Zoning Ordinance was last updated in 1976. He wanted to introduce the ordinance and walk the PZB through the it, inviting some feedback. He said this process should take several months. Zoning is a fairly new concept and Antioch was established without zoning. He presented the 2019 Zoning Map and pointed out how the community has grown over the years. Zoning is about physical form and what the community will look like. The original document from 1966 was streamlined and the 1976 version was a more extensive document. The proposed document includes permitted and special uses, setbacks and accessory structures. It will also address off-street parking and home occupations. He said we already have a form-based code for the downtown, but he is proposing a form-based code for the entire village.

He stated he moved the Administration and Enforcement to the beginning of the document. The Zoning Board of Appeals and the Planning and Zoning Commission would be one in the same. He spoke of variances, appeals, amendments and special uses. He also spoke of public hearings, fees and charges, and enforcement and penalties. He is proposing thirteen zoning districts instead of the sixteen we currently have.

Chairwoman Ralston suggested we begin with some of the uses. Director Garrigan went through the Estate Zoning, Suburban Estate Zoning, R-1 Zoning, R-2 Zoning and R-3 Zoning Districts. He then discussed public input and how to get the word out about the Zoning Ordinance. He touched on the B-1 Business Convenience and B-3 Highway Business Districts.

Member Sanfilippo moved, seconded by member Ryan, to continue PZB 17-21 Comprehensive Zoning Ordinance Update to the June 13, 2019 PZB meeting.

Upon roll call the vote was:

**YES: 4:** Henning, Ryan, Rapp, and Sanfilippo.

**NO: 0:**

**ABSENT: 2:** McCarty and Gartner.

**THE MOTION CARRIED.**

## APPROVED MINUTES

### **ADJOURNMENT**

There being no further discussion, member Sanfilippo moved, seconded by member Ryan, to adjourn the regular meeting of the Planning & Zoning Board at 8:40 p.m.

Respectfully submitted,

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Nancy M. Slazes  
PZB Secretary