

APPROVED MINUTES
VILLAGE OF ANTIOCH
PLANNING & ZONING BOARD, REGULAR MEETING
Municipal Building: 874 Main Street, Antioch, IL
August 8, 2019

OPEN MEETING

Chairwoman Ralston called the August 8, 2019 Planning & Zoning Board meeting to order at 7:01 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, Ryan, Gartner, Carstensen and Ralston. Also present were Director of Community Development Michael Garrigan, Attorney Robert Long and Secretary Slazes. Absent were members McCarty and Sanfilippo.

ANNOUNCEMENTS AND CORRESPONDENCE

None.

MEETING MINUTES

Approval of the July 11, 2019 Planning and Zoning Board Meeting minutes as presented.

Member Henning moved, seconded by member Carstensen, to approve the July 11, 2019 Planning and Zoning Board meeting minutes as presented.

*****Member McCarty Arrived at 7:04pm*****

Upon roll call the vote was:

YES: 4: Henning, McCarty, Carstensen and Ralston.

NO: 0:

ABSTAIN: 2: Ryan and Gartner.

ABSENT: 1: Sanfilippo.

THE MOTION CARRIED.

NEW BUSINESS

a) PZB 19-07 – Request for a variance to allow residential/business use on the first floor of a B-1 parcel for the property commonly known as 291 Margate.

Director Garrigan went over his staff report stating that the applicant is requesting to restore this property to the original use of a residence with an office all on the same floor. He went through the findings of facts and said there is no negative impact by granting the variance.

Member Ryan asked about signage. Director Garrigan said he is not aware of any proposed signage and that they would have to go through an approved process. Member Gartner asked what the last use of the property was. The applicant, Joe Keim, said he used it for his packaging consulting business beginning 1998 for seven years. Member Gartner asked if it belongs to an association. Mr. Keim replied it is part of Friends of Lake Antioch (FOLA). Member Gartner asked if FOLA has any guidelines for businesses/residential use. Mr. Keim replied he is not aware of any guidelines. Chairwoman Ralston asked if someone will be living there. Mr. Keim replied he believes there will be.

Member McCarty said he is used to having the purchaser present to answer any questions. He feels he does not have enough information to make an informed decision. Director Garrigan said he has already identified the property will be used as a residence with an ancillary office. Member McCarty said he would love to see it used as B-1 with a residence but doesn't know what the use of it would be. Director Garrigan said it is zoned B-1 and therefore would not come before the PZB. Member McCarty stated again that he would be more comfortable with more information from the buyer. Attorney Long wanted to clarify with Director Garrigan that if someone wanted to just put a business there, they would not have to come before the PZB. Director Garrigan said that is correct. Member McCarty stated that if it becomes a problem, we would be addressing it after the fact, and that it makes sense to address any issues now, before the fact. Director Garrigan said that is Member McCarty's prerogative. Mr. Keim asked if the purchaser simply said they wanted to operate an office alone, would that be satisfactory? Member McCarty said he would like some questions answered. Member Gartner agreed. Chairwoman Ralston asked what is the pleasure of the commissioners?

Member Ryan moved, seconded by member Henning, to approve PZB 19-07 – Request for a variance to allow residential/business use on the first floor of a B-1 parcel for the property commonly known as 291 Margate.

Member Carstensen asked if the PZB could make a stipulation that the Applicant's purchaser would be at the Village Board meeting. Attorney Long said no, that the PZB cannot dictate what procedures the Village Board will follow.

Director Garrigan suggested the applicant could contact the purchaser to address some of the concerns via phone and come back after the next agenda item. Member McCarty and the other members agreed to suspend this item at 7:34 pm.

OLD BUSINESS

a) PZB 17-21 – Comprehensive Zoning Ordinance Update.

Director Garrigan stated several months ago we began to review this ordinance. He continued with the public's input into the zoning ordinance. He showed the PZB how to access the website and how we can receive feedback from the public. Secretary Slazes administered the oath to those wishing to testify. Director Garrigan said we left off on fences. He walked the board through nonconformities of lots and buildings. He went through off-street parking and loading.

APPROVED MINUTES

****Returned to PZB 19-07 at 8:45 pm****

Mr. Keim was unable to contact the purchaser. Member Henning said we are here to decide whether a residence is allowed, and the type of business is not in question.

Upon roll call the vote was:

YES: 5: Henning, Ryan, McCarty, Gartner and Carstensen.

NO: 0:

ABSENT: 1: Sanfilippo.

THE MOTION CARRIED.

ADJOURNMENT

There being no further discussion, member McCarty moved, seconded by member Gartner, to adjourn the regular meeting of the Planning & Zoning Board at 8:48 p.m.

Respectfully submitted,

Nancy M. Slazes
PZB Secretary