

**APPROVED MINUTES**  
**VILLAGE OF ANTIOCH**  
**PLANNING & ZONING BOARD, REGULAR MEETING**  
**Municipal Building: 874 Main Street, Antioch, IL**  
**October 10, 2019**

**OPEN MEETING**

Chairwoman Ralston called the October 10, 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, 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**

Director Garrigan asked if the board members wanted to keep receiving staff reports via email or paper copies. The answer was paper.

**MEETING MINUTES**

**Approval of the September 12, 2019 Planning and Zoning Board Meeting minutes as presented.**

Member Henning moved, seconded by member Ryan, to approve the September 12, 2019 Planning and Zoning Board meeting minutes as presented.

Upon roll call the vote was:

**YES: 3:** Henning, Ryan and Ralston.

**NO: 0:**

**ABSTAIN: 2:** Gartner and Carstensen.

**ABSENT: 2:** McCarty and Sanfilippo.

**THE MOTION CARRIED.**

**OLD BUSINESS**

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

Director Garrigan went through school parking and presented documentation from other schools on their parking. Member Ryan said that he just wants it noted that if a new school were to come in to the Village, the developer would have to come before the PZB to discuss parking. Director Garrigan went through traditional neighborhood development and design standards. He then covered form based code. This item will be continued to next month.

**NEW BUSINESS**

**a) PZB 19-09 – Request for a Special Use for an Electronic Message Board sign located at 950 Hillside Avenue (Anastasia's).**

Director Garrigan said this sign is located on the Lake Street side of the restaurant and is an existing pylon sign. He said the property must have one hundred lineal feet of property fronting Route 173, Route 83 or Route 59 and the applicant is seeking relief from this section. The maximum surface of an EMB sign shall not exceed 25% of any sign face and the applicant is seeking relief from this section. All EMB signs shall comply with the Villages monument sign requirement and shall be constructed in a monument style design and incorporate a brick or stone base, side columns of brick or stone on both sides of the sign along with a cap on top of the sign and the applicant is seeking relief from this requirement. He stated Lake Street is not an arterial street and therefore not appropriate for the area.

Secretary Slazes administered the oath to those wishing to testify. Neil Anderson, the applicant's attorney, stated the applicant would like to replace the existing sign face with an EMB sign. Member Henning asked about the house across the street that used to be Antioch Electric. She believes it is now a residence with playground equipment in the yard. Member Henning moved, seconded by member Carstensen, to deny PZB 19-09 request for a special use for an electronic message board located at 950 Hillside Avenue.

Upon roll call the vote was:

**YES: 4:** Henning, Ryan, Carstensen and Ralston.

**NO: 0:**

**ABSTAIN: 1:** Gartner.

**ABSENT: 2:** McCarty and Sanfilippo.

**THE MOTION CARRIED.**

**b) PZB 19-10 – Request for a Special Use for a Planned Unit Development for a light industrial park located at 453 N Main Street.**

Director Garrigan stated the applicant is seeking approval of a site plan and special use for a PUD for an industrial park on approximately 7 acres. The applicant is also seeking approval of a site plan for Phase 1 which contains a 9,300 square foot building. The subject site is zoned M-1 for light industrial so this is a consistent use. The applicant meets all findings of facts. Member Henning asked why the garage doors are facing the front. Secretary Slazes administered the oath to those wishing to testify. Mr. Troy Sondag said that it would be easier for equipment to come and go. Member Ryan asked if there would be vehicles stored there. Mr. Sondag said they should all be inside, but any storage of vehicles would be in the back which is fenced. Chairwoman Ralston asked what type of business Mr. Sondag has. He said excavating and tree service.

## APPROVED MINUTES

Member Ryan moved, seconded by member Carstensen, to approve the special use for a PUD for a light industrial park located at 453 N. Main Street subject to compliance with the requirements of the Village Engineer and the Antioch Fire Protection District.

Upon roll call the vote was:

**YES: 4:** Henning, Ryan, Carstensen and Ralston.

**NO: 0:**

**ABSTAIN: 1:** Gartner.

**ABSENT: 2:** McCarty and Sanfilippo.

**THE MOTION CARRIED.**

Member Ryan moved, seconded by member Carstensen, to approve the site plan for phase 1 subject to the following stipulations:

1. Compliance with the requirements of the Village Engineer.
2. Compliance with the Antioch Fire Protection District.
3. Work with Staff on revising elevation of building 1 as per the recommendations of Staff.
4. Submit a trash enclosure plan and that the trash enclosure be constructed of stamped pre-cast or face brick.
5. That any other storage of vehicles or materials be enclosed with a fence that incorporates a minimum height of 8 feet and 100% opacity.

Upon roll call the vote was:

**YES: 4:** Henning, Ryan, Carstensen and Ralston.

**NO: 0:**

**ABSTAIN: 1:** Gartner.

**ABSENT: 2:** McCarty and Sanfilippo.

**THE MOTION CARRIED.**

### **ADJOURNMENT**

There being no further discussion, member Henning moved, seconded by member Ryan, to adjourn the regular meeting of the Planning & Zoning Board at 8:50 p.m.

Respectfully submitted,

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Nancy M. Slazes  
PZB Secretary