

APPROVED MINUTES
VILLAGE OF ANTIOCH
PLANNING & ZONING BOARD, REGULAR MEETING
Antioch Senior Center: 817 Holbek Drive, Antioch, IL
Call In #312-626-6799 Code 864-8551-2607
August 13, 2020

OPEN MEETING

Chairwoman Ralston called the August 13, 2020 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, McCarty, Ryan, Sanfilippo, Carstensen and Ralston. Also present were Director of Community Development Michael Garrigan and Attorney Robert Long. Absent was member Gartner.

ANNOUNCEMENTS AND CORRESPONDENCE

None.

MEETING MINUTES

None.

OLD BUSINESS

1. PZB 20-05 – Consideration of a text amendment to the Village of Antioch’s Sign Ordinance, Chapter 10-14-8 and 10-14-14 regulating electronic message boards in the downtown sign district.

Director Garrigan said this will be continued to the October 8, 2020 PZB meeting.

Member Ryan moved, seconded by member Carstensen, to continue PZB 20-05 – Consideration of a text amendment to the Village of Antioch’s Sign Ordinance, Chapter 10-14-8 and 10-14-14 regulating electronic message boards in the downtown sign district to the October 8, 2020 PZB meeting.

Upon roll call the vote was:

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

NO: 0: .

ABSTAIN: 0:

ABSENT: 1: Gartner.

THE MOTION CARRIED.

2. PZB 20-03 – Consideration of a request for annexation and rezoning to B-2 for properties located at 41062 and 41074 N. Route 83.

Director Garrigan said with both properties combined is less than ½ acre. He said this is a logical extension of the Village’s boundaries. He said this annexation and rezoning meets all finding of facts.

Member Ryan asked if there is anyone looking at this for a future use. Director Garrigan said he understands there is speculation that the property is being looked at for commercial use. Member McCarty asked about the billboard on the property. Mr. Brian Radke, attorney for the applicants, said they just renewed the lease on the property for two years.

Attorney Long administered the oath to those wishing to testify. Member McCarty stated the Village Code does not allow billboards. Attorney Long said it would require an annexation agreement.

Member McCarty moved, seconded by Member Ryan, to approve PZB 20-03 Annexation of properties located at 41062 and 41074 N. Route 83.

Upon roll call the vote was:

YES: 5: McCarty, Ryan, Sanfilippo, Carstensen and Ralston.

NO: 0: .

ABSTAIN: 1: Henning.

ABSENT: 1: Gartner.

THE MOTION CARRIED.

Member McCarty moved, seconded by Member Sanfilippo, to approve the rezoning to B-2 for the properties located at 41062 and 41074 N. Route 83.

Upon roll call the vote was:

YES: 5: McCarty, Ryan, Sanfilippo, Carstensen and Ralston.

NO: 0: .

ABSTAIN: 1: Henning.

ABSENT: 1: Gartner.

THE MOTION CARRIED.

NEW BUSINESS

1. PZB 20-06 – Consideration of a request for a Special Use for a Bed & Breakfast to be located at 998 Victoria Street allowing a single-family house to be converted into a bed & breakfast use.

Attorney Long administered the oath to those wishing to testify. Director Garrigan said the property is zoned R-3 and the has been recently renovated. The property would be used as a Bed & Breakfast from Friday

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through Sunday with an emphasis on crafting. Director Garrigan advised that the property complies with all findings of facts and staff is recommending approval of the request.

Member Sanfilippo asked about parking. Director Garrigan said there is a stipulation in the code that would prohibit parking across a sidewalk.

The applicant, Ms. Betsy Oksanen, stated she has parked five cars end to end in the driveway and they did not cross the sidewalk. She also said she has additional garage spaces making the total available spaces to seven.

Member McCarty moved, seconded by member Ryan, to approve PZB 20-06 – Consideration of a request for a Special Use for a Bed & Breakfast to be located at 998 Victoria Street allowing a single-family house to be converted into a bed & breakfast use with the following stipulations:

1. Compliance with the requirements of the Antioch Fire Protection District.
2. Compliance with the requirements of the Village Engineer.
3. The applicant has provided parking relief as part of the Special Use.

Upon roll call the vote was:

YES: 6: Henning, McCarty, Sanfilippo, Ryan, Carstensen & Ralston.

NO: 0:

ABSTAIN: 0:

ABSENT: 1: Gartner.

THE MOTION CARRIED.

ADJOURNMENT

There being no further discussion, member Henning moved, seconded by member McCarty, to adjourn the regular meeting of the Planning & Zoning Board at 7:45 p.m.

Respectfully submitted,

Nancy M. Slazes
PZB Secretary