

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
September 10, 2020

OPEN MEETING

Chairwoman Ralston called the September 10, 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, Ryan, McCarty, Sanfilippo, Gartner, Carstensen and Ralston. Also present were Director of Community Development Michael Garrigan, Attorney Robert Long and Secretary Slazes.

ANNOUNCEMENTS AND CORRESPONDENCE

Member McCarty was sworn in for a second term.

MEETING MINUTES

None.

OLD BUSINESS

None.

NEW BUSINESS

1. PZB 20-07 – Consideration of a request for a Sign Variance for a wall sign for Aspen Dental to allow the installation of a 71.11 square foot wall sign on the front elevation of the property commonly known as 550 E. Route 173.

Director Garrigan stated that the applicant withdrew their application.

2. PZB 20-08 – Consideration of a request for a Variance and a Site Plan Review for outdoor storage, buffering and paving materials for WeeBee Waxin for the property commonly known as 574 Dwight Court.

Director Garrigan said the property is zoned M-1 and is just under 1 acre. The applicant is currently using the property for outdoor storage of boats on asphalt grindings. The variance is being sought by the applicant to provide relief from the required 40-foot landscape buffer. The applicant is proposing to enclose the property with an 8-foot chain link fence with fabric screening. He is also proposing a 10-foot landscape buffer with 18 evergreen trees. The applicant would like to pave the subject site and is proposing 11 parking spaces. Staff is recommending approval.

Mr. Jon Tack, the applicant's civil engineer, said they would be adding a storm sewer to the site and it would dump into the Village's storm water system.

Member Ryan asked what size pipe is being used. Mr. Tack responded that it would be 10-inches. Member McCarty asked if the winterizing would take place on the subject site. Mr. Tack said the winterizing would take place off site and therefore would not require a triple-basin.

Member McCarty moved, seconded by member Ryan, to approve PZB 20-08 – Consideration of a request for a Variance for a 10-foot landscape buffer including landscaping for the property commonly known as 574 Dwight Court.

Upon roll call the vote was:

YES: 6: Henning, Ryan, McCarty, Sanfilippo, Gartner and Carstensen.

NO: 0:

ABSTAIN: 0:

ABSENT: 0:

THE MOTION CARRIED.

Member McCarty moved, seconded by member Ryan, to approve PZB 20-08 – Consideration of a request for a Site Plan Review for outdoor storage and paving for WeeBee Waxin' for the property commonly known as 574 Dwight Court 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. That the applicant submits a photometric plan if any new lighting is being proposed.
4. That 4 new evergreens be added to the landscape buffer along Dwight Court.

Upon roll call the vote was:

YES: 6: Henning, Ryan, McCarty, Sanfilippo, Gartner and Carstensen.

NO: 0:

ABSTAIN: 0:

ABSENT: 0:

THE MOTION CARRIED.

3. PZB 20-09 – Consideration of a request for final plat approval for re-subdivision of the property known as 479 Naber Avenue.

Director Garrigan stated the applicant is not present tonight.

APPROVED MINUTES

Member McCarty moved, seconded by member Carstensen, to continue PZB 20-09 – Consideration of a request for final plat approval for the re-subdivision of the property commonly known as 479 Naber Avenue to the October 8, 2020 PZB meeting.

Upon roll call the vote was:

YES: 6: Henning, Ryan, McCarty, Sanfilippo, Gartner and Carstensen.

NO: 0: .

ABSTAIN: 0:

ABSENT: 0:

THE MOTION CARRIED.

4. Downtown Beautification Presentation by the Antioch Economic Development Committee.

Trustee Mary Dominiak gave a presentation on the plans for Downtown Antioch beautification including painting of crosswalks, tree plantings, cleaning awnings and cleaning up some landscaping.

ADJOURNMENT

There being no further discussion, member McCarty moved, seconded by member Sanfilippo, to adjourn the regular meeting of the Planning & Zoning Board at 8:11 p.m.

Respectfully submitted,

Nancy M. Slazes
PZB Secretary