

APPROVED MINUTES
VILLAGE OF ANTIOCH
PLANNING & ZONING BOARD, REGULAR MEETING
Municipal Building: 874 Main Street, Antioch, IL
March 12, 2020

OPEN MEETING

Chairwoman Ralston called the March 12, 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, Sanfilippo, Carstensen and Ralston. Also present were Director of Community Development Michael Garrigan, Attorney Robert Long and Secretary Slazes. Absent were members Ryan, Gartner and McCarty.

ANNOUNCEMENTS AND CORRESPONDENCE

None.

OLD BUSINESS

PZB 19-14 – Request for a Special Use for an Electronic Message Board sign located at 757 Main Street-Antioch District Library.

Director Garrigan said this is a continuation from last month's meeting. The sign is approximately 25 square feet. He said he has already gone through the staff report and that staff's position has not changed.

****Member McCarty Arrived at 7:03pm****

Secretary Slazes administered the oath to those wishing to testify. Member Henning said her concern is that the Village Board passed the sign ordinance. She feels it is not fair to the applicants like the library district.

Member Henning moved, seconded by member McCarty, to table PZB 19-14 – Request for a Special Use for an Electronic Message Board located at 757 Main Street-Antioch District Library—until the April 9, 2020 PZB meeting.

Upon roll call the vote was:

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

NO: 0: .

ABSTAIN: 0:

ABSENT: 2: Ryan & Gartner.

THE MOTION CARRIED.

MEETING MINUTES

Approval of the February 13, 2020 Planning and Zoning Board Meeting minutes as presented.

Member McCarty moved, seconded by member Sanfilippo, to approve the February 12, 2020 Planning and Zoning Board meeting minutes as presented.

Upon roll call the vote was:

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

NO: 0:

ABSTAIN: 1: Henning.

ABSENT: 2: Ryan & Gartner.

THE MOTION CARRIED.

NEW BUSINESS

PZB 20-02 – Special Use for a Planned Unit Development for Main Street Townhomes located on approximately 2.9 acres at 649 Main Street.

Director Garrigan said the property is currently vacant and complies with the form-based code. The overall project is a total of 31 units and the applicant is requesting a Planned Unit Development. The applicant is seeking relief from the form-based code for the bulk regulations. Secretary Slazes administered the oath to those wishing to testify.

Member Henning asked if there will be a management company on site. Mr. Andersen, attorney for the petitioner, said it will be owner managed.

Member McCarty said he would like to see more trees added. Mr. Andersen said they will work with staff on the landscape plan.

Member McCarty moved, seconded by Member Sanfilippo, to approve PZB 20-02 Special Use for PUD for Main Street Townhomes located on approximately 2.9 acres at 649 Main Street with the following stipulations:

1. Compliance with the requirements of the Village Engineer.
2. Compliance with the requirements of the Antioch Fire Protection District.
3. Submittal of a revised landscape plan incorporating the requested changes.

Upon roll call the vote was:

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

NO: 0: .

ABSTAIN: 0:

ABSENT: 2: Ryan & Gartner.

THE MOTION CARRIED.

APPROVED MINUTES

ADJOURNMENT

There being no further discussion, member McCarty moved, seconded by member Carstensen, to adjourn the regular meeting of the Planning & Zoning Board at 7:49 p.m.

Respectfully submitted,

Nancy M. Slazes
PZB Secretary