

APPROVED MINUTES

VILLAGE OF ANTIOCH PLANNING AND ZONING BOARD – REGULAR MEETING Municipal Building: 874 Main Street, Antioch, IL 60002 July 6, 2022

A. CALL TO ORDER

Chairwoman Henning called the July 6, 2022 regular meeting of the Planning and Zoning Board to order at 7:02 pm at the Antioch Municipal Building.

B. PLEDGE OF ALLEGIANCE

The Planning and Zoning Board led the Pledge of Allegiance.

C. ROLL CALL

Roll call indicated the following Commissioners were present: McCarty, Carstensen and Turner. Also present were Chair Henning, Attorney Vranjes and Clerk Romine. Absent: Ryan, Sanfilippo and Madigan.

D. ANNOUNCEMENTS AND CORRESPONDENCE

None.

E. APPROVAL OF THE JUNE 1, 2022 PLANNING & ZONING BOARD MEETING MINUTES AS PRESENTED

- Commissioner McCarty moved, seconded by Commissioner Carstensen, to approve the June 1, 2022 Planning and Zoning Board meeting minutes as amended.

Upon roll call, the vote was:

YES: 3: McCarty, Carstensen and Turner.

NO: 0.

ABSTAIN: 1: Henning

ABSENT: 3: Ryan, Sanfilippo and Madigan.

THE MOTION CARRIED.

F. PUBLIC COMMENT

There was no public comment.

G. OLD BUSINESS

1. PZB 22-04 – Consideration of a Site Plan Review by Ash Pallet Management, LLC for the property commonly known as 710 Anita Avenue – Director Garrigan asked that this matter be continued. Commissioner Turner moved, seconded by Commissioner McCarty, to continue PZB 22-04.

Upon roll call, the vote was:

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

NO: 0.

ABSENT: 3: Ryan, Sanfilippo and Madigan.

THE MOTION CARRIED.

H. NEW BUSINESS

1. PZB 22-05 – Consideration of a Text Amendment to Section 10-5-1 and 10-12-2(E) of the Zoning Ordinance related to adding new uses to the zoning use matrix in B-1 and B-2 zoning classifications and the regulation of recreational vehicles – Director Garrigan reviewed the proposed text amendment which would incorporate some uses that were inadvertently omitted when the last update was completed in 2020. Some uses to be added are Day Cares and Fuel Stations as Special Uses within the B-1 and B-2 districts of the zoning code. Vet clinics, offices, commercial trade schools, were added as permitted uses. Director Garrigan will find a definition for nursery school or make a broader definition for day care.

Staff is also proposing to amend the regulation of Recreational Vehicles to what was previously incorporated in the zoning code, which prohibits parking on lawn or landscaped areas, or any area not

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surfaced for off street parking. It also prohibits overnight parking, establishes distance requirements, prohibits parking adjacent to a street, setback requirements, and prohibits the vehicles being used for a dwelling, travel trailer, camper or coach, or van. Director Garrigan added that Antioch is a recreational community, and asked the board to consider that and be sensitive to that when considering this ordinance amendment.

Commissioner McCarty discussed homes that have garages setback further than the home. He suggested incorporating a specific distance behind the property line such as 10 feet.

Commissioner Turner discussed homeowners association (HOA) requirements, and asked if an HOA would supersede this ordinance. Director Garrigan said the Village does not enforce HOA regulations, but an HOA has a legal right to be more restrictive and enforce their covenants. Commissioner Turner asked if parking the recreational vehicle for the purpose of cleaning or winterizing could be allowed. Those present discussed acceptable timelines to allow under those circumstances. Director Garrigan can add language that will allow a maximum of seven days within a 6 month period.

Chairwoman Henning asked about an instance where a home is being repaired and a trailer is parked to allow them to work out of the trailer, and asked if considerations could be made in those cases. Director Garrigan also mentioned the possibility of an in-law visiting and parking in the driveway. Director Garrigan will add language to incorporate a special permit for certain emergency circumstances.

Commissioner McCarty moved, seconded by Commissioner Turner, to recommend approval of the Zoning Amendment to Section 10-5-1 related to the B-2 and B-2 use matrix and to Section 10-12-2(E) regulating recreational vehicles with changes. Upon roll call, the vote was:

Upon roll call, the vote was:

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

NO: 0.

ABSENT: 3: Ryan, Sanfilippo and Madigan.

THE MOTION CARRIED.

I. ADJOURNMENT

There being no further discussion, the Planning and Zoning Board regular meeting adjourned 7:37 pm.

Respectfully submitted,

Lori K. Romine, RMC/CMC
Village Clerk