

APPROVED MINUTES
VILLAGE OF ANTIOCH
PLANNING AND ZONING BOARD
MUNICIPAL BUILDING: 874 MAIN STREET, ANTIOCH, ILLINOIS
April 8, 2010

CALL TO ORDER

The Antioch Planning and Zoning Board meeting was called to order by Chairman Burdick at 7:30 p.m. in the Municipal Building, 874 Main Street, Antioch, Illinois 60002.

ROLL CALL

Roll call indicated the following members were present: Karasek, Weber, Ralston, Kaiser, Cole and Ipsen. Also present were Chairman Burdick, Attorney Long and Deputy Clerk Folbrick.

APPROVAL OF MINUTES

Member Cole moved, seconded by Member Ralston to approve the February 11, 2010 meeting minutes as presented. Upon roll call, the vote was:

YES: 6: Karasek, Weber, Ralston, Kaiser, Cole & Ipsen.

NO: 0.

ABSENT: 0.

THE MOTION CARRIED.

ANNOUNCEMENTS AND CORRESPONDENCE

Director Nilsen discussed the March 17, 2010 posterboard meeting that was held at the Village Hall. He said there were approximately 20 participants to provide input, and he plans on moving forward with drafts and recommendations that will come back to the Planning & Zoning Board.

OLD BUSINESS

No Report.

NEW BUSINESS

PZB 10-03 – Request for a sign variance approval for the construction of additional wall and ground signage in accordance with Title 10, Chapter 14, and Section 6, et. Seq. of the Antioch Zoning Ordinance, located at 322 W. Route 173 – Petitioner NJB Operations Inc. on behalf of Taco Bell – Deputy Clerk Folbrick read aloud the public notice and administered an oath to those who wished to testify.

Mr. Mario Valentini of Warren Johnson Architects, on behalf of the petitioner, provided a summary of the petitioner's request and history of the site. He added that the petitioner is obligated to update the restaurant per the franchise agreement, and the changes are common for the needs of the building. Mr. Valentini reviewed the current and proposed signage, and explained that without the variance, the signage at the site is significantly reduced.

Member Kaiser asked for the current sign height. Mr. Valentini replied that the sign is a 15-foot face, and the pole is 25 feet tall, for an estimated total of 35 feet. The proposed request is for a 40-foot sign.

Member Ipsen asked if the sign would be placed in the same location. Mr. Valentini said that it would be moved in order to add to the front of the building.

Chairman Burdick asked what the allowed maximum height is. Director Nilsen replied that the maximum allowed height under the recently approved zoning code is 8 feet for a monument sign. He further added that the old code would allow them one wall sign, but the new code allows 2 wall signs per occupant. Additional wall signs may be allowed under a favorable interpretation of the code, in that Taco Bell and Pizza Hut may be considered 2 occupants, even though they are both Yum Brands. He explained that the timing of the application and plan submission, along with the reconstruction of the existing site, creates a unique development circumstance, and may be considered when making a recommendation.

Member Karasek asked if the bell signs with just their bell logo are considered separate signs. Director Nilsen replied that they were. Member Karasek commented it is unmistakable that the location is a Taco Bell, and asked if the directional signs with the logo were considered signs. Director Nilsen said that he would recommend 4 square feet with no logo for the directional signs. Member Karasek stated that he doesn't find the hardship necessary for granting a variation because the current signs allow Taco Bell to be easily identified. Mr. Valentini stated that the signage on the directional signs may be conceded by the petitioner. He added that he would still request the variation for the sign height in order to allow both logos proportionately.

Member Kaiser stated that the current code allows for an 8-foot monument sign, and asked the petitioner what height they would be requesting. Mr. Valentini stated that he would have to check with the manufacturer in order to provide an accurate number.

APPROVED MINUTES

Member Ralston asked if the sign would interfere with visibility. Mr. Valentini explained that the location of the sign as proposed would leave it behind vehicles exiting the property.

Director Nilsen said that staff recommends the applicant return with an amended submission for clarity and that this item is continued for one month.

Member Cole moved, seconded by Member Weber to continue PZB 10-03 to the May 13, 2010 Planning and Zoning Board Meeting. Upon roll call, the vote was:

YES: 6: Karasek, Weber, Ralston, Kaiser, Cole and Ipsen.

NO: 0.

ABSENT: 0.

THE MOTION CARRIED.

PZB 10-02 – Request for a text amendment to Title 10 of the Village Code, commonly referred to as the Zoning Code, to outline limitations on outdoor storage of materials and vehicles, on street parking, adult uses, permitted encroachments and accessory structures, and the regulation of street graphics in accordance with Title 10, Chapter 14, and Section 4, et.seq. of the Antioch Zoning Ordinance – Petitioner Dustin Nilsen on behalf of the Village of Antioch – Deputy Clerk Folbrick read aloud the public notice and administered an oath to those who wished to testify.

Director Nilsen reviewed the request, and explained that this amendment addresses code deficiencies, and helps clarify the code. Director Nilsen discussed specific supplementary regulations in detail, including outdoor storage, manufacturing zone districts, and parking and loading. Issues addressed with the code amendment include commercial and residential accessory structures; regulations for outdoor storage proposing landscaping, surfacing, grading, lighting and screening requirements; permitted obstructions for pools and decks allowing for limited height encroachments; adult use and place restrictions and proposed distance requirements; parking use and place restrictions for RV's and prohibition on overnight parking; signage, specifically for grand openings and non-profit organizations.

Members discussed the proposed revisions, specifically addressing RV and boat parking, and grand opening/special event signage.

Ms. Bonnie Adriansen represented St. Ignatius Church, and related their concern with the temporary sign ordinance. She stated that it makes fundraising difficult, and requests that the board consider waving the fee and time restrictions for non-profit organizations. She remarked that the 15 day time period limits the community outreach for the events they hold each year, and requested that the board consider increasing the amount to 6 times per year, with a 30-day allowance for each. She further discussed the current signs the church uses, and how they exceed the new requirements. She asked if the board would allow the use of the current signs for a set period of time, or until they are damaged beyond 50%. Director Nilsen replied that the requested time period would allow signs to be posted for half of the year, and reminded board members that this would have to be applied to all organizations, not just St. Ignatius in particular.

Member Kaiser moved, seconded by Member Karasek, to approve PZB 10-02, request for a text amendment to Title 10 of the Village Code, to outline limitations on outdoor storage of materials and vehicles, on street parking, adult uses, permitted encroachments and accessory structures, and the regulation of street graphics, with a request that the Village review the special event procedure in regards to sign graphics. Upon roll call, the vote was:

YES: 6: Karasek, Weber, Ralston, Kaiser, Cole and Ipsen.

NO: 0.

ABSENT: 0.

THE MOTION CARRIED.

ADJOURNMENT

There being no further discussion, Member Weber moved, seconded by Member Ipsen to adjourn the Planning and Zoning Board meeting at 10:43 p.m.

Respectfully Submitted,

Lori K. Folbrick
Deputy Clerk