

**APPROVED MINUTES**  
**VILLAGE OF ANTIOCH**  
**PLANNING AND ZONING BOARD**  
**MUNICIPAL BUILDING: 874 MAIN STREET, ANTIOCH, ILLINOIS**  
**March 8, 2012**

**CALL TO ORDER**

The Antioch Planning and Zoning Board meeting was called to order by Chairman Karasek at 7:31 p.m. in the Municipal Building, 874 Main Street, Antioch, Illinois 60002.

**ROLL CALL**

Roll call indicated the following members were present: Johnson, Weber, Ralston, Kaiser and Pyburn. Also present were Chairman Karasek, Attorney Long, Director Nilsen and Deputy Clerk Folbrick. Absent: Member Ipsen.

**ANNOUNCEMENTS AND CORRESPONDENCE**

Director Nilsen discussed potential amendments to the bylaws and a review of the rules of procedure, which will be placed on a future agenda for discussion.

**OLD BUSINESS**

No Report.

**NEW BUSINESS**

**PZB 12-02 – 2012 Village of Antioch Zoning Map Approval** - Director Nilsen reviewed the map and update from the previous year which included the form based code amendment. Member Kaiser moved, seconded by Member Pyburn to approve PZB 12-02 – Village of Antioch Zoning Map Approval. Upon roll call, the vote was:

**YES: 5:** Johnson, Weber, Ralston, Kaiser and Pyburn.

**NO: 0.**

**ABSENT: 1:** Ipsen.

**THE MOTION CARRIED.**

**Deputy Clerk Folbrick administered the oath to those who wished to testify at the hearings.**

***Member Ipsen arrived at 7:37pm.***

**PZB 12-04 – Request for sign variances from Title 10-14 of the Antioch Zoning Ordinance limiting the number of allowed wall signs and the use of internally illuminated cabinetry for monument signage for the property located at lot 2 of the LaVelle Subdivision on the southwest corner of Deep Lake Road and Illinois Route 173, PIN 02-16-400-022; Petitioner Aldi, Inc. –** Martha Shurber, Director of Real Estate for Aldi and Terry Doyle of Doyle Signs presented their request which consists of 2 requests. She stated that the petitioner is on a corner lot and is requesting 4 signs instead of the allowable 3 signs. Member Ralston asked if it was possible to condense the signs into one. Ms. Shurber said it could be done, but the corporation would not allow it. Member Weber asked if the denial of the sign would stop the project from moving forward. She said that it has happened at other locations, but cannot affirm that it will stop the project in this case.

Ms. Shurber discussed the request for a variance from the sign code regarding opaque background requirements. She discussed neighboring signs that are illuminated with company logos. She also discussed the elevation of the property. Mr. Doyle discussed similar sign variances, and how the opaque sign would compromise the integrity of the original design. They want the signs to fit the architecture of the building.

Member Ralston asked about hours of operation. Ms. Shurber replied that the proposed hours are 9am-8pm Monday through Saturday, and 10am-6pm on Sunday. She stated that the sign would turn off at closing. Member Weber asked about the illumination requirements. Director Nilsen discussed opaque vs. canned signs. He said an opaque background with raised lettering is the code standard.

Director Nilsen discussed the elevation and grade of the property. He further discussed other businesses in town that have complied with opaque background signage. Member Johnson asked if there were any code requirements regarding lumens for driving safety. Director Nilsen said that there are no fixed levels at this time. Member Johnson asked if staff had any concern over excessive lighting. Director Nilsen said they do not have any concerns at this time.

Members further discussed lighting of other signs as well as parking lot lighting on the site. Because there are 2 requests, they could be considered by separate motions. The first request for the number of signs allowed and the second for the use of internally illuminated cabinetry.

Ms. Adrian Koster, Wedgewood Subdivision, said that as a neighboring resident she believes the less light there is the better.

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Chairman Karasek asked if there is anything in the code regarding corporate branding. Director Nilsen explained that there is commercial signage, and non-commercial signage, and all must remain content neutral so long as it does not incite violence or is profane. Chairman Karasek asked if there is anything codified that allows additional signage in lieu of square footage requirements. Director Nilsen said that there is not.

Member Weber moved, seconded by Member Kaiser to deny PZB 12-04, Request for sign variances from Title 10-14 of the Antioch Zoning Ordinance, limiting the number of allowed wall signs and the use of internally illuminated cabinetry for monument signage for the property located at lot 2 of the LaVelle Subdivision on the southwest corner of Deep Lake Road and Illinois Route 173. Upon roll call, the vote was:

**YES: 5:** Weber, Ralston, Kaiser, Pyburn and Ipsen.

**NO: 1:** Johnson.

**ABSENT: 0.**

**THE MOTION CARRIED.**

**PZB 12-03 – Request for final plat approval per Title 11-12-3 of the Village Code for construction of a Walgreens for the property located at 277 Illinois Route 173, PIN 02-17-104-022; Petitioner: NRG Antioch 173, LLC; Centrum Properties –** Mr. Jim MacKenzie on behalf of the petitioner presented the request for a final plat of subdivision, and asked for approval. Director Nilsen explained that there is substantial conformance with the preliminary plat that was approved. Staff recommends approval of the request.

Member Kaiser asked if the petitioner has worked with the high school to resolve any outstanding issues. Director Nilsen replied that there has been some signage and barriers that have been addressed to resolve issues.

Member Kaiser moved, seconded by Member Pyburn, to approve PZB 12-03, request for final plat approval. Upon roll call, the vote was:

**YES: 6:** Johnson, Weber, Ralston, Kaiser, Pyburn and Ipsen.

**NO: 0.**

**ABSENT: 0.**

**THE MOTION CARRIED.**

### **ADJOURNMENT**

There being no further discussion, Member Ralston moved, seconded by Member Weber to adjourn the Planning and Zoning Board meeting at 8:18 p.m.

Respectfully Submitted,

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Lori K. Folbrick  
Deputy Clerk