

APPROVED MINUTES
VILLAGE OF ANTIOCH
PLANNING & ZONING BOARD, REGULAR MEETING
Municipal Building: 874 Main Street, Antioch, IL
May 12, 2016

OPEN MEETING

Secretary Slazes called the May 12, 2016 Planning & Zoning Board meeting to order at 7:30 PM in the Municipal Building: 874 Main Street, Antioch, IL.

PLEDGE OF ALLEGIANCE

Secretary Slazes and the Planning & Zoning Board led the Pledge of Allegiance.

ROLL CALL

Roll call indicated the following members were present: Johnson, Weber, Ralston, Kaiser and Ipsen. Also present were, Attorney Long, Director of Community Development Michael Garrigan and Secretary Slazes.

Member Johnson moved, seconded by Member Weber, to appoint Member Kaiser as temporary chair for the meeting. Upon roll call, the vote was:

YES: 5: Johnson, Weber, Ralston, Kaiser and Ipsen.

NO: 0.

ABSENT: 0.

THE MOTION CARRIED.

ANNOUNCEMENTS AND CORRESPONDENCE

None.

MEETING MINUTES

Approval of the April 14, 2016 Planning & Zoning Board Meeting minutes as presented–

Member Johnson moved, seconded by Member Weber, to approve the April 14, 2016 Planning & Zoning Board minutes as presented. Upon roll call, the vote was:

YES: 5: Johnson, Weber, Ralston, Kaiser and Ipsen.

NO: 0.

ABSENT: 0.

THE MOTION CARRIED.

OLD BUSINESS

PZB 15-07 – Request for a text amendment/special use to allow a resale shop building adjacent to the church – Petitioner: St. Ignatius of Antioch Episcopal Church – *Continued from the November 12, 2015 and January 14, March 10 and April 14, 2016 Planning & Zoning Board Meeting*

Director Garrigan briefly explained the history behind this request stating Staff was originally supportive of the proposed special use to allow a resale shop. Since the November 2015 meeting, it was determined there should be a public restroom in the shop. Staff forwarded to the Planning & Zoning Board a copy of the letter from the State of Illinois determining their interpretation of the plumbing code. Staff is not in a position to recommend approval when the applicant is not in compliance with the building code, the State requirements and ADA requirements. There was no representative from St. Ignatius in attendance. Attorney Long stated he contacted St. Ignatius' Attorney Les Ottenheimer, who said they planned to appeal to the State again and requested another continuance. Attorney Long asked for that statement in writing but received none.

Member Johnson moved, seconded by Member Ralston, to dismiss PZB 15-07 due to the Petitioner not being present and no movement by Petitioner. Upon roll call the vote was:

YES: 5: Johnson, Weber, Ralston, Kaiser and Ipsen.

NO: 0.

ABSENT: 0.

THE MOTION CARRIED.

PZB 16-03/TA – Proposed Text Amendment to the Street Graphics Regulations, Village Code Chapter 14 – *Continued from the April 14, 2016 Planning & Zoning Board Meeting*

Director Garrigan outlined changes made to the proposed Text Amendment from the last meeting. Monument signs will be limited to 8 feet in height and sign cabinet background will be opaque and not illuminated. Each commercial out lot would be allowed their own monument sign. Window graphics will be limited to 35% of the window. The proposed ordinance would designate the Downtown Area signage separately.

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Member Johnson moved, seconded by Member Weber, to table PZB 16-03/TA to the June 9, 2016 Planning & Zoning Board Meeting. Upon roll call the vote was:

YES: 5: Johnson, Weber, Ralston, Kaiser and Ipsen.

NO: 0.

ABSENT: 0.

THE MOTION CARRIED.

NEW BUSINESS

PZB 16-04/SU – Request for a Special Use for an LED sign at the property commonly known as 950 Hillside Avenue; PIN 02-07-405-004 – Applicant: Bill Giannakakis

Director Garrigan presented the staff report and summarized by stating Staff does not believe the proposed sign will have a negative impact on the surrounding commercial sites. However, there is one residential property adjacent to the subject site that could possibly be affected negatively. Staff also feels the Village will see more requests for LED signs in the future based on the trend in the metro area. Director Garrigan said Staff is not in the position to make a favorable recommendation for the Special Use request for the proposed LED sign.

Secretary Slazes administered the oath to those who wished to testify. Jerry Holmes, representative from the sign company working with Anastasia's, stated he feels this sign would not have a negative impact on the surrounding properties.

Secretary Slazes swore in late arrival and applicant Bill Giannakakis who stated the sign messages would be for upcoming events.

Member Johnson moved to deny PZB 16-04/SU. Motion died due to a lack of second.

Member Ralston moved to approved PZB 16-04/SU. Motion died due to a lack of second.

Member Ipsen said his only concern was the residence that could possibly be affected by this LED sign. Director Garrigan said if that is the Board's only concern, he can work with the applicant to ensure there will be minimal impact on the residence.

Member Ralston moved, seconded by Member Kaiser, to approve PZB 16-04/SU request for a Special Use for an LED sign at the property commonly known as 950 Hillside Avenue with the understanding that Staff will continue to work with the applicant to minimize impact on the residence and include landscaping around the sign.

Upon roll call the vote was:

YES: 3: Ralston, Kaiser and Ipsen.

NO: 2: Johnson and Weber.

ABSENT: 0.

THE MOTION CARRIED.

PZB 16-06/V – Request for a sign variance for O'Reilly Auto Parts located at the property commonly known as 373 E. Route 173; PIN 02-16-201-014

Director Garrigan presented his staff report. O'Reilly Auto Parts wishes to increase the wall box sign that would be on the rear of the property, which is currently under construction, from 30 square feet to 48 square feet. The proposed size of the rear sign is not consistent with the Village's Street Graphics Ordinance and is not consistent with what has been permitted within this commercial planned unit development. Staff is not in a position to recommend approval of the proposed variance.

Secretary Slazes swore in Patrick Gibbons, a representative of O'Reilly, who stated the proposed rear wall sign is standard for most of their stores. Member Johnson asked about the total footage of signage allowed. Director Garrigan said 120 square feet is the total allowed by the Village's Sign Ordinance and the proposed rear sign is 31 square feet over the allowance. Member Kaiser said he seems to remember other businesses coming in for a rear wall sign variance and he feels the Board should maintain consistency in this case.

Member Weber moved, seconded by Member Ipsen, to deny PZB 16-06/V request for a sign variance for O'Reilly Auto Parts located at the property commonly known as 373 E. Route 173.

Upon roll call the vote was:

YES: 5: Johnson, Weber, Ralston, Kaiser and Ipsen.

NO: 0:

ABSENT: 0:

THE MOTION CARRIED.

PZB 16-05/TA – Proposed Text Amendment to Village Code 10-11-3 through 10-11-18 and replacing Chapter 13 for the adoption of a Site Plan Review Ordinance

Director Garrigan explained the Village currently does not have architectural standards in place for any new developments that may come to the Village. Staff is proposing that all future commercial, industrial, office, multi-family and townhome developments go through a site plan process before the Planning and Zoning Board and Village Board. This proposed ordinance uses ideas from the "Urban Design Manual" (which was never adopted) and the Village's existing landscape ordinance. Staff's proposal is to unify all the Village's non-residential design regulations into one document that would regulate architecture, landscaping, lighting, trash enclosures, parking and other miscellaneous elements. This document would also require the use of quality materials such as face brick, glass, native stone or cultured stone. It also addresses design standards for drive-thru facilities, multi-family

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structures and townhomes, landscaping and parking designs. Director Garrigan stated this proposed document is an attempt at creating a more user-friendly document specifically outlining most of the Village's current development regulations consolidated into one document that will provide the Planning and Zoning Board and the Village Board the opportunity to review new developments. He further explained the proposed document is an attempt to establish a series of minimum design criteria that will help preserve the Village's character.

Member Weber stated she feels the proposed design standard is too stringent and should allow the developer more flexibility. She also feels standing seam roofs should be allowed. She then asked about the 15 shrubs for every linear foot of frontage in the proposed document. Director Garrigan agreed the amount of shrubs seems excessive, but they would be staggered and he explained that a large percentage of landscaping dies off. Member Weber questioned the parking standards and Director Garrigan explained the ratio of parking spaces is a reflection of the current trends.

Member Weber moved, seconded by Member Johnson, to table PZB 16-05/TA for further consideration until the June 9, 2016 Planning and Zoning Board meeting. Upon roll call the vote was:

YES: 5: Johnson, Weber, Ralston, Kaiser and Ipsen.

NO: 0.

ABSENT: 0.

THE MOTION CARRIED.

ADJOURNMENT

There being no further discussion, Member Weber moved, seconded by Member Ralston to adjourn the regular meeting of the Planning & Zoning Board at 9:19 p.m.

Respectfully submitted,

Nancy M. Slazes
PZB Secretary