

APPROVED MINUTES
VILLAGE OF ANTIOCH
PLANNING & ZONING BOARD, REGULAR MEETING
Municipal Building: 874 Main Street, Antioch, IL
April 13, 2017

OPEN MEETING

Chairwoman Ralston called the April 13, 2017 Planning & Zoning Board meeting to order at 7:30 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: Johnson, Ipsen, Rapp, Ryan and Ralston. Also present were Attorney Long, Director of Community Development Michael Garrigan and Secretary Slazes.

ANNOUNCEMENTS AND CORRESPONDENCE

Future PZB meetings will be held at 7pm instead of 7:30pm.

MEETING MINUTES

Approval of the March 9, 2017 Planning & Zoning Board Meeting minutes as presented–

Member Johnson moved, seconded by member Rapp, to approve the March 9, 2017 Planning & Zoning Board minutes as presented. Upon roll call, the vote was:

YES: 4: Johnson, Rapp, Ryan and Ralston.

NO: 0.

ABSENT: 0:

ABSTAIN: 1: Ipsen

THE MOTION CARRIED.

OLD BUSINESS

a) PZB 16-14 AA/RZ/SU – Request for a proposed Annexation, Special Use for a Planned Unit Development and Rezoning for Kunes Ford located at the property commonly known as 23145 W. II Route 173 located at Route 173 and Grimm Road.

Director Garrigan stated this case is being continued from last month. He addressed the concern regarding the proposed architecture stating he made contact via e-mail with Ford and they will not vary from the design. It is a uniform design by Ford that they are implementing nationwide. He addressed the concerns regarding landscaping stating he would like to see a uniform design for the Route 173 corridor and would like to work with the applicant prior to this item going to the Village Board.

Member Ipsen asked if the right-of-way would be redesigned. Director Garrigan responded yes and that is one of the benefits of this project. The inventory currently parked in the right-of-way would be relocated with the expanded parking areas. The right-of-way would then be available for a significant landscape upgrade.

Member Rapp asked about the existing pole sign and if we would require it to be replaced with a monument sign. Director Garrigan explained the applicant is asking for relief in that area. They want to keep the existing sign and relocate it. Member Rapp asked if the trucks hauling new cars to the site would have room on their property to unload on private property instead of on Route 173. Mr. Glenn Christensen of Manhard Consulting, said that yes, they have designed the new layout to accommodate the delivery of new vehicles.

Member Johnson moved, seconded by member Rapp, to approve PZB 16-14 a request for an annexation for Kunes Ford located at the property commonly known as 23145 W. Route 173.

Member Ipsen asked when the sign would be discussed. Director Garrigan said if there is support for a smaller sign, it should be articulated at this meeting and conveyed to the Village Board.

Upon roll call the vote was:

YES: 4: Johnson, Ipsen, Rapp and Ryan.

NO: 0:

ABSENT: 0:

THE MOTION CARRIED.

Member Rapp stated he would like to hear from the applicant as to why they wish to keep and relocate the existing sign. Mr. Christensen said Ford spent a lot of money on the sign, it is keeping within their branding and they would like to reuse it.

Member Ipsen said he recalls Taco Bell asking for a variance for their sign and it was denied. Director Garrigan said this sign is legally non-conforming as are the signs at the other car dealerships. This is a different case and dealerships generate more revenue than Taco Bell.

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Member Johnson moved, seconded by member Ipsen, to recommend to the Village Board the dealership conform to the sign ordinance before approving the annexation.

Upon roll call the vote was:

YES: 4: Johnson, Ipsen, Rapp and Ryan.

NO: 0:

ABSENT: 0:

THE MOTION CARRIED.

Member Johnson moved, seconded by member Rapp, to approve a Special Use for a Planned Unit Development for Kunes Ford located at 23145 W. Route 173 subject to the stipulations that they comply with the requirements of the Village Engineer and comply with the requirements of the Antioch Fire Protection District.

Upon roll call the vote was:

YES: 4: Johnson, Ipsen, Rapp and Ryan.

NO: 0:

ABSENT: 0:

THE MOTION CARRIED.

Member Johnson moved, seconded by member Ryan, to approve rezoning to M-1 for Kunes Ford located at 23145 W. Route 173.

Upon roll call the vote was:

YES: 4: Johnson, Ipsen, Rapp and Ryan.

NO: 0:

ABSENT: 0:

THE MOTION CARRIED.

Member Johnson asked about the proposed site plan and if it would be done in two phases. Director Garrigan confirmed that and added the existing showroom would be reimaged, but that we are not asking for approval for the architecture of that building now, just the new building. Member Rapp asked if the existing building would be reimaged to match the new building. Director Garrigan said staff would be working with the dealership on that. Member Ryan asked if there is a time limit for all work to be done. Mr. Christensen said the plan is to stay operating while the new building is being constructed. Once the new showroom is finished, they will reassess their needs and that there may be a need to remove some of the building to accommodate the new right of way parking. Member Ryan asked if it would be 4 or 5 years and Mr. Christensen said no.

Member Johnson moved, seconded by member Ryan, to approve the proposed site plan for Kunes Ford located at 23145 W. Route 173 with the stipulation that there is compliance with the requirements of the Village Engineer, compliance with the Antioch Fire Protection District, submission of a revised landscape plan subject to staff's comments, submission of a revised photometric plan subject to staff's comments and submission of a trash enclosure plan.

Upon roll call the vote was:

YES: 4: Johnson, Ipsen, Rapp and Ryan.

NO: 0:

ABSENT: 0:

THE MOTION CARRIED.

b) PZB 17-03 AA/SU/RZ/CP – Request for a proposed Annexation, Special Use, Rezoning and Concept Plan for a commercial site commonly known as Skipper Bud's Sequoit Harbor located at 25018 W. II Route 173.

Director Garrigan stated this case is being continued from last month's meeting. He said regarding the concept plan, he would like to address concerns from the planning commission at the last meeting. He said the applicant is proposing metal buildings for storage and this is the industry standard for marinas. They are proposing to use earth tone colors and landscaping to soften the design. Regarding the showroom design, the applicant is proposing a "northern woods" type of feel which would incorporate fiber cement board and stone. The applicant has also incorporated extensive landscaping to shelter the existing single family neighborhood to the west.

Member Johnson asked about the storage buildings and if they're still proposing metal. Director Garrigan presented a picture of one of their existing metal buildings using earth tones with stone. Member Johnson asked if this was a 360° design or just the frontage to Route 173. Mr. Ellerbrock responded it would only be the frontage. Member Johnson asked if there was contact with the homeowner's association. Mr. Ellerbrock stated that yes, they attended the HOA meeting along with their attorney Mr. DeMartini, and that there were no additional concerns from the homeowners. Member Johnson asked about the outdoor PA system and Mr. Ellerbrock responded that he is not a fan of overhead public addressing systems. He said the plan is to use a Nextel type system or walkie talkies. Member Johnson asked if there is a plan for a restaurant in the showroom and Mr. Ellerbrock said no, the Sequoit Café was still there but not operational and they do not plan to make it operational.

Member Ipsen asked when they plan on starting. Mr. Ellerbrock said they're still debating whether they will install the storage buildings this summer, but that within 24-months they plan to have the storage buildings and new showroom completed.

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Member Rapp asked if there will be any access off N. First Avenue. Mr. Ellerbrock stated this is not his expertise, but feels it may be safer than having access off Route 173. Administrator Keim stated IDOT will control the access, but the access will be limited to certain spacing. When IDOT sees they would have access from N. First Avenue, they may force that.

Member Ryan asked about the three residential lots that face N. First Avenue and what would happen with those lots once annexed. Attorney Long wanted to clarify that what the lots are currently zoned has nothing to do with the way the plat was laid out many years ago. He said if there are covenants, they're laid out on the plat and are as old as the plat. They are enforceable, but not by the Village. The Village could rezone those lots to anything they desire, but the homeowner's association would be the entity to fight the zoning.

Chairwoman Ralston asked about the existing showroom and its use. Mr. Ellerbrock said yes, that building will remain and was repainted last fall.

Member Johnson said he has no issues with the annexation, but does have an issue with zoning the residential lots to B-3. Attorney DeMartini said the contract has a zoning contingency to it. If its brought in with B-3 and residential zoning, the contract/sale probably won't happen. Member Johnson would like to see the three lots on N. First Avenue stay residential and the three lots on Route 173 remain zoned B-1.

Member Johnson moved, seconded by member Ryan, to approve the annexation for a commercial site commonly known as Skipper Bud's Sequoit Harbor located at 25018 W. II Route 173. Upon roll call the vote was:

YES: 4: Johnson, Ipsen, Rapp and Ryan.

NO: 0:

ABSENT: 0:

THE MOTION CARRIED.

Member Johnson moved, seconded by member Ryan, to approve the special use for a PUD for a commercial site commonly known as Skipper Bud's Sequoit Harbor located at 25018 W. II Route 173 subject to compliance with the Village Engineer and the Antioch Fire Protection District.

Upon roll call the vote was:

YES: 4: Johnson, Ipsen, Rapp and Ryan.

NO: 0:

ABSENT: 0:

THE MOTION CARRIED.

Member Johnson moved, seconded by member Ipsen, to approve the rezoning of a commercial site commonly known as Skipper Bud's Sequoit Harbor located at 25018 W. II Route 173 to B-3 except for the lots on N. First Avenue (PIN 01-12-416-202, 01-12-416-203 and 01-12-416-204) to remain R-1.

Upon roll call the vote was:

YES: 2: Johnson and Ipsen.

NO: 3: Rapp, Ryan and Ralston.

ABSENT: 0:

THE MOTION FAILED.

Member Rapp moved, seconded by member Ryan, to approve the rezoning of a commercial site commonly known as Skipper Bud's Sequoit Harbor located at 25018 W. II Route 173 to B-3 as requested.

Upon roll call the vote was:

YES: 3: Rapp, Ryan and Ralston.

NO: 2: Johnson and Ipsen.

ABSENT: 0:

THE MOTION CARRIED.

Member Johnson moved, seconded by member Ryan, to approve the concept plan for a commercial site commonly known as Skipper Bud's Sequoit Harbor located at 25018 W. II Route 173 with the stipulation of working with staff on a tree survey, preserving the maximum number of mature trees on site, and incorporate general architectural design guidelines for the subject site, which would be incorporated within the future Annexation Agreement.

Upon roll call the vote was:

YES: 4: Johnson, Ipsen, Rapp and Ryan.

NO: 0:

ABSENT: 0:

THE MOTION CARRIED.

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ADJOURNMENT

There being no further discussion, member Johnson moved, seconded by member Ipsen to adjourn the regular meeting of the Planning & Zoning Board at 8:37 p.m.

Respectfully submitted,

Nancy M. Slazes
PZB Secretary