

APPROVED MINUTES
VILLAGE OF ANTIOCH
PLANNING & ZONING BOARD, REGULAR MEETING
Municipal Building: 874 Main Street, Antioch, IL
May 11, 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, McCarty, Henning and Ralston. Also present were Attorney Long, Director of Community Development Michael Garrigan and Secretary Slazes.

ANNOUNCEMENTS AND CORRESPONDENCE

None

MEETING MINUTES

Approval of the April 13, 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, Ipsen, Rapp and Ryan.

NO: 0.

ABSENT: 0:

ABSTAIN: 2: McCarty & Henning.

THE MOTION CARRIED.

OLD BUSINESS

None.

NEW BUSINESS

a) PZB 17-04 SU – Request for special use for an LED sign at the southwest corner of Route 173 and Main Street commonly known as 1180 Main Street.

Director Garrigan presented his staff report. The applicant is Antioch Fine Wines & Liquor. They're proposing a 6-foot monument sign with an electronic message board inside their parking lot with bollards around it for protection. They are not intending to landscape around the sign and do not plan to install columns and top caps, as required by ordinance, as the latter is cost prohibitive. They would like the sign located so that it can be seen by traffic on Route 173 as well as Main Street (Route 83). The entire intersection is commercial and there is an existing EMG sign at the Walgreens. Director Garrigan stated staff has concerns with the location and the potential to damage the character of the intersection.

Secretary Slazes administered the oath to those wishing to testify. Mr. Adam Kosh, with Antioch Fine Wines & Liquor, stated his store had a pylon sign with message board in the past and it would still be existing today if IDOT had not re-worked the intersection. He stated they have been in business in their current location for 31 years and in Antioch for 51 years. Mr. Kosh stated they would welcome using the message board for Village announcements as well.

Member Rapp asked when the old sign they had was removed. Mr. Kosh answered approximately 2003. Member Rapp asked if the proposed sign could be moved further back into the parking lot to allow space for a landscape buffer. Mr. Andrew Bauman, of Creative Edge, stated the Village has a required 5-foot setback inside the curb and they need space for traffic.

Chairwoman Ralston asked if they're removing parking spaces to accommodate the sign. Mr. Kosh responded they would have yellow striping around the sign. Member Rapp asked if they can accommodate striping, why couldn't they accommodate landscaping that would meet the requirement. Member Rapp feels if the sign was within Village code and the board only had to make a few exceptions, he would be ok with that.

Member Henning asked if the applicant and his contractor checked the sign code prior to submitting their plan. Mr. Bauman said they were in contact with Director Garrigan and some of the requirements were cost prohibitive for Mr. Kosh.

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Member Ryan wanted clarification on how the sign would be placed. Mr. Bauman said it will be facing Route 173 having the highest visibility east and west.

Member Ipsen asked what the Village Board felt about LED signs. Director Garrigan said he is aware they are unhappy with the most recent sign installed at Anastasia's. He said this sign was denied by the Planning & Zoning Board, but the Village Board approved it. However, what was installed at Anastasia's is not the sign the Village Board approved.

There was more discussion regarding the placement of the sign and fitting landscaping in as well. Concerns were raised regarding large trucks attempting to turn by the sign and maintaining visibility for the sign. Chairwoman Ralston asked if it would be amenable to Mr. Kosh to continue this item so they may continue to work with staff on revising the plan.

Member Rapp moved, seconded by member Ipsen, to table PZB 17-04 to the June 8, 2017 Planning & Zoning Board meeting. Upon roll call, the vote was:

YES: 5: Johnson, Ipsen, Rapp, Ryan and Henning.

NO: 0.

ABSENT: 0:

ABSTAIN: 1: McCarty.

THE MOTION CARRIED.

ADJOURNMENT

There being no further discussion, member Johnson moved, seconded by member Ipsen to adjourn the regular meeting of the Planning & Zoning Board at 7:50 p.m.

Respectfully submitted,

Nancy M. Slazes
PZB Secretary