

APPROVED MINUTES  
VILLAGE OF ANTIOCH  
PLANNING & ZONING BOARD, REGULAR MEETING  
Municipal Building: 874 Main Street, Antioch, IL  
June 8, 2017

**OPEN MEETING**

Chairwoman Ralston called the June 8, 2017 Planning & Zoning Board meeting to order at 7:00 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: 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 May 11, 2017 Planning & Zoning Board Meeting minutes as presented**– Member Henning moved, seconded by member Rapp, to approve the May 11, 2017 Planning & Zoning Board minutes as presented. Upon roll call, the vote was:

**YES: 4:** Rapp, Ryan, McCarty & Henning.

**NO: 0.**

**ABSENT: 1:** Ipsen.

**ABSTAIN: 0:**

**THE MOTION CARRIED.**

**OLD 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. – *Continued from the May 11, 2017 PZB Meeting.*

Director Garrigan stated he wanted to address concerns the commissioners had from the last meeting regarding the design of the sign proposed by the applicant. The ordinance requires a monument style sign for an electronic message grid. The applicant submitted one design using metal to match the building with artificial landscaping. Another proposed design is faux brick that can be painted. Secretary Slazes administered the oath to those wishing to testify. Mr. Andrew Bauman of Creative Edge presented a rendering showing the modified sign with faux brick on the sign, this time including the sides. Mr. Bauman also stated he has a rendering showing the sign with a metal cabinet. He said he was aware there was another proposed sign on the agenda tonight that would also fall under a variance for a metal cabinet and they would be willing to hear that agenda item first. Chairwoman Ralston said they will continue to hear this case first. Chairwoman Ralston asked about the artificial landscaping and if it would be around both the metal and faux brick designs. Mr. Bauman said yes, it is proposed for both. Chairwoman Ralston asked if the faux brick would be tough enough to sustain a car hitting it. Mr. Bauman said brick, as well as faux brick, would be damaged by a vehicle. However, there would be a 6-inch diameter steel post buried 6 feet into the ground supporting the sign. Mr. David Barr, owner of the Currency Exchange located in the same building, said he will be sharing in the cost of the sign. Mr. Bauman presented a sample of the faux brick. Member Henning asked if the landscaping would be faux as well. Mr. Bauman said that is what is proposed. Member Rapp ask what the savings are by using faux brick as opposed to real brick. Mr. Bauman responded thousands of dollars. Member Henning stated she wants to make good decisions for the village and feels real brick with real landscaping is her preference. It was decided to recess this discussion until later in the meeting. Upon roll call, the vote was:

**YES: 4:** Rapp, Ryan, McCarty & Henning.

**NO: 0.**

**ABSENT: 1:** Ipsen.

**ABSTAIN: 0:**

**THE MOTION CARRIED.**

## APPROVED MINUTES

### NEW BUSINESS

- a) **PZB 17-05 AA/RZ** – Request for an annexation and rezoning of a 3.7 Acre parcel located on the northeast corner of Route 83 and Grimm Road commonly known as 23360 W. Grimm Road; PIN 02-05-417-033

Director Garrigan presented his staff report. He stated the Village purchased the “Boylan Property” last year and recently have been in discussion with Tractor Supply to purchase that property and zone it B-3. B-3 zoning is consistent with the surrounding parcels. The property is contiguous to the Village and is within the Village’s Facility Planning Area. The applicant is proposing to construct a 19,000 square-foot retail building, but this hearing is for the annexation and rezoning. The applicant would need to submit a Site Plan Review later to address the building, parking and landscape requirements. Attorney Long stated for the record, he and Director Garrigan have been in negotiations with the third party to purchase the property.

Chairwoman Ralston stated this parcel came up for annexation a few years back for what she remembers as a body shop, which was turned down. She wanted to know what a Tractor Supply store is. Director Garrigan equated it to a smaller Farm and Fleet.

Member Rapp expressed concerns with the size of the building and the size of the site. Director Garrigan responded the question at hand is whether it is appropriate to zone this parcel B-3 and that the applicant would have to come to the board again for the Site Plan Review. He agrees it is a tight site and may have challenges, but the site itself does fit; they meet parking ratios, square footage requirements and appropriate storm water management.

Member McCarty asked what other uses are under B-3 zoning. Director Garrigan stated fueling stations, restaurants, retail, junior box, strip center, etc. Member McCarty asked why B-3 and not B-2 and what happens in the future if Tractor Supply closes. Director Garrigan said the PUD could address that issue, but that the annexation is good for twenty-years. He said most of the commercial sites on the major arterials are B-3 and that is what the applicant is seeking.

Member Ryan asked if there would be propane sales there and if that fits with the B-3 zoning. Director Garrigan said Walgreens is zoned B-2 and they have propane sales.

Member McCarty moved, seconded by member Rapp, to approve PZB 17-05 annexation of a 3.7-acre parcel located on the northeast corner of Route 83 and Grimm Road commonly known as 23360 W. Grimm Road. Upon roll call, the vote was:

**YES: 4:** Rapp, Ryan, Henning and McCarty.

**NO: 0.**

**ABSENT: 1:** Ipsen

**THE MOTION CARRIED.**

Member McCarty moved, seconded by member Ryan, to approve PZB 17-05 rezoning of a 3.7-acre parcel to B-3, located on the northeast corner of Route 83 and Grimm Road commonly known as 23360 W. Grimm Road. Upon roll call, the vote was:

**YES: 4:** Rapp, Ryan, Henning and McCarty.

**NO: 0.**

**ABSENT: 1:** Ipsen

**THE MOTION CARRIED.**

- b) **PZB 17-06 SU** – Request for a special use for an electronic message graphic at the VFW Post #4551 located on North Avenue for the property commonly known as 75 North Avenue; PIN 02-05-417-033

Director Garrigan stated the VFW Post #4551 is requesting to replace their existing sign with an electronic message graphic sign which requires a special use. They’re seeking relief from the sign ordinance to install a metal sign which would match their metal building. Staff has some concerns due to the single-family homes in the area. There are several requirements in the sign ordinance that the VFW is seeking relief from.

## APPROVED MINUTES

Member McCarty asked where the sign would be located. Director Garrigan explained they're requesting to put it in the same location as the existing sign. Member McCarty asked if they moved the sign on their property, would they be able to accommodate the required landscaping and Director Garrigan confirmed that. Member McCarty feels this item should be tabled until the revised sign ordinance is approved by the Village Board, which would be this coming Monday evening, June 12. Those present agreed.

Secretary Slazes administered the oath to those wishing to testify. Mr. Stuart Malsch, a Village Resident, stated he resides on Netherlands Drive, south of the VFW. He wanted to know if the applicant would be removing the existing pole sign and if it would still be as close to the sidewalk. He also stated there is a half-track on their property in the green space and wondered if that would have to be relocated.

Member McCarty moved, seconded by Member Henning, to table PZB 17-06 SU to the August 10<sup>th</sup>, 2017 Planning and Zoning Board meeting. Upon roll call, the vote was:

**YES: 4:** Rapp, Ryan, McCarty & Henning.

**NO: 0.**

**ABSENT: 1:** Ipsen.

**ABSTAIN: 0:**

**THE MOTION CARRIED.**

### **PZB 17-05 AA/RZ (continued)**

Chairwoman Ralston reopened the discussion for PZB 17-04, request for special use for an LED sign at Antioch Fine Wines, 1180 Main Street.

Member Ryan said he feels this item should be tabled as well until the new sign ordinance is approved. Chairwoman Ralston asked if the new ordinance will make a difference for this sign. Director Garrigan responded very little, if any. He stated there is still the brick and landscaping requirements, although less landscaping would be required.

Member Henning stated she feels every business is entitled to have a sign, but she cannot condone plastic foliage. She asked if brick is too expensive for the applicant, could they entertain cedar instead. Mr. Andrew Bauman, said that they could use other materials, but were trying to stay within the sign ordinance. Director Garrigan stated if it is the board's preference, this item could be tabled until next month so he could work with the applicant on the design. Member Rapp said he would like to see some photos of different materials being discussed. Mr. Bauman produced photos on his phone for the Board to see.

Member Rapp moved, seconded by Member Henning, to table PZB 17-04 to the July 13, 2017 Planning & Zoning Board. Upon roll call, the vote was:

**YES: 4:** Rapp, Ryan & Henning.

**NO: 0.**

**ABSENT: 1:** Ipsen.

**ABSTAIN: 1:** McCarty

**THE MOTION CARRIED.**

### **c) PZB 17-07 – Consideration of a Concept Plan from Premium Sound and Security for a retail building located in the lot behind Best Western, north of Route 173; PIN 02-17-101-049**

Director Garrigan explained this is a concept plan to determine whether the Board would entertain a new commercial building on this 1.43-acre parcel, which is zoned B-2. He explained there is a significant grade change at the end of Victoria Street, however access to this building would not be from Victoria Street, but would be off Route 173 by the Best Western. Premium Sound and Security is currently renting and housed in the Buehler property across from Walmart on Route 173. The applicant wishes to expand his business and is proposing a 10,000 square-foot building, which would contain two suites of 2,000 square-feet of leasable space. The applicant would need to submit a Site Plan Review which would include the building, landscaping and engineering.

Mr. Michael Cantley, business owner and applicant, stated his business is car alarms, car audio and electric starts among other things. He wishes to expand his business, which is

## APPROVED MINUTES

not possible in his current location. He feels the improvements made to this vacant parcel will benefit the Village as well as himself.

Member McCarty asked if the service bays would be on the rear side of the building. Mr. Cantley responded they would be on the east side, which would face Towne Square Plaza. Member McCarty inquired about potential parking. Director Garrigan responded that they have more than the required parking spaces in this concept. Member McCarty asked about storm water and Director Garrigan said that would be addressed during the Site Plan Review Process.

Member Rapp asked about the noise associated with testing of car alarms and stereos. Mr. Cantley said there is a natural berm at the rear of the property where they would add a solid fence. He stated there is also a proposed sound room. At his current site, they have done some sound testing with the bay door open and closed. He said that their hours of operation are Monday to Friday from 8:30am to 6:00pm but said some days end up being 8am to 7:00pm and Saturdays from 9am to 3pm. He stated they try to be respectful to their neighbors.

Member Henning said she walked to the end of Victoria Street to contemplate this agenda item. She feels the residents of Harden Street would be affected. She would like to know how tall the building would be and if it would block the view of the Lake Antioch for several residents. Mr. Shaun Purnell, architect for the applicant, wished to commend his client on his concern for the residents regarding light and noise mitigation, even at this very early stage. Member Henning wanted to confirm there would be no access from Victoria Street. Director Garrigan stated there would not be access from Victoria.

Member McCarty moved, seconded by Member Rapp, to approve PZB 17-07, consideration of a concept plan from Premium Sound and Security for a retail building located in the lot behind Best Western, north of Route 173. Upon roll call, the vote was:

**YES: 4:** Rapp, Ryan, McCarty & Henning.

**NO: 0.**

**ABSENT: 1:** Ipsen.

**ABSTAIN: 0:**

**THE MOTION CARRIED.**

### ADJOURNMENT

There being no further discussion, Member McCarty moved, seconded by Member Ryan to adjourn the regular meeting of the Planning & Zoning Board at 8:32 p.m.

Respectfully submitted,

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Nancy M. Slazes  
PZB Secretary