

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

OPEN MEETING

Chairwoman Ralston called the July 13, 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, Henning, Sanfilippo and Ralston. Absent were members Ipsen, Ryan and McCarty. Also present were Attorney Long, Director of Community Development Michael Garrigan and Secretary Slazes.

ANNOUNCEMENTS AND CORRESPONDENCE

None.

MEETING MINUTES

Approval of the June 8, 2017 Planning & Zoning Board Meeting minutes as presented–

Member Rapp moved, seconded by member Henning, to approve the June 8, 2017 Planning & Zoning Board minutes as presented. Upon roll call, the vote was:

YES: 3: Rapp, Henning and Ralston.

NO: 0.

ABSENT: 3: Ipsen, Ryan and McCarty.

ABSTAIN: 1: Sanfilippo

THE MOTION CARRIED.

OLD BUSINESS

- a) **PZB 17-04 SU – Request for a 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 and June 8, 2017 PZB Meeting***

Secretary Slazes administered the oath to those wishing to testify. Director Garrigan highlighted the staff report stating the applicant has redesigned the sign to better conform to the Village's sign code. He said in lieu of faux brick, they're proposing a metal sign to better match the building, along with columns and caps. They're also proposing a 10-foot sign due to the downward slope of the parking lot. The sign would appear to be 8-feet at the curb.

Member Henning asked how this sign would be maintained. Mr. Andrew Bauman of Creative Edge stated it could be hosed off. Member Henning asked when the sign would begin to show signs of wear. Mr. Bauman stated they have other signs that have been there for 20 plus years that still look fine.

Member Rapp asked about the landscape requirements. Director Garrigan stated they are seeking relief to reduce the number of plantings. Member Rapp asked about the color of the materials. Mr. Bauman said they would match the color of building, which is similar to tan.

Member Sanfilippo asked if the materials proposed are rust resistant. Mr. Bauman said yes.

Member Henning asked what the rear of the sign would look like. Mr. Bauman said the sign will be the same on both sides.

Chairwoman Ralston stated she appreciates Mr. Bauman's efforts in working with Director Garrigan.

Member Rapp moved, seconded by member Sanfilippo, to approve PZB 17-04 a request for a special use for an LED sign at the southwest corner of Route 173 and Main Street commonly known as 1180 Main Street subject to the following stipulations:

1. Compliance with the requirements of the Village Engineer as it relates to any potential site obstructions.
2. That the applicant works with staff on specific plant materials that would prove to be durable for the subject site based on the limitations of the subject site.

Upon role call the vote was:

YES: 3: Rapp, Sanfilippo and Ralston.

NO: 1: Henning

ABSENT: 3: Ipsen, Ryan and McCarty.

THE MOTION CARRIED.

NEW BUSINESS

- a) **PZB 17-07 – Site Plan Review for Premium Sound located at 0 Victoria Street to the rear of the Best Western Hotel on Route 173.**

APPROVED MINUTES

This item was mistakenly added to the agenda for tonight. The applicant was not ready at this time.

b) PZB 17-08 – Consideration of a Site Plan Review for Skipper Buds located at 1000 E. Route 173.

Director Garrigan stated the applicant is requesting a site plan review for the first phase of construction, which is three cold storage buildings of approximately 12,000 square feet each. These buildings will be constructed out of steel with faux stone with pilasters. The annexation agreement incorporates a 25-foot landscape buffer for the homes to the west of Skipper Buds. The applicant has proposed a 30 to 35-foot buffer. Staff has asked for additional spruce trees to provide 100% opacity over time. The applicant is also proposing to install a series of wall packs for lighting on the proposed buildings that would be directed ninety degrees downward, consistent with the Village's requirement. The Village Engineer is currently reviewing the stormwater pond plans with the natural plantings to filter the water.

Member Rapp asked if there is a berm proposed by the landscape buffer to the west. Director Garrigan said that there is a grade change of approximately 3:1 with a swale for proper drainage. Member Rapp asked about the changes in the building façade in comparison to what was shown previously. Mr. Mark Ellerbrock said the building shown previously was at another Skipper Buds site and that building was a much taller one. These proposed buildings are much shorter and the corner stone accents would be more visible than a small wainscot at the bottom. He added it will blend well with the new showroom once constructed.

Member Sanfilippo asked what is planned for the additional landscaping in the buffer area. Mr. Ellerbrock responded large pines approximately 8 feet in height, maples with trunks 2 1/2" around which would be between 8 to 10 feet in height. Director Garrigan said the applicant eight (8) evergreens, but that number has doubled to fill in gaps.

Chairwoman Ralston asked for clarification on "cold" storage buildings. Director Garrigan said the buildings will not be heated and will only contain boats. Chairwoman Ralston asked about the gravel storage area. Mr. Ellerbrock responded that would predominantly be used as a driveway, but there may be some boat storage there in the winter if needed.

Member Henning moved, seconded by member Rapp, to approve the consideration of a site plan review for Skipper Buds located at 1000 E. Route 173 subject to the following stipulations:

1. Compliance with the requirements of the Village Engineer.
2. Compliance with the requirements of the Antioch Fire Protection District.
3. Submittal of a revised landscape plan as per the recommendations by Staff.
4. Any lighting fixture wall pack shall comply with Village Ordinance as it relates to being set at a ninety-degree angle towards the ground.

Upon roll call, the vote was:

YES: 4: Rapp, Henning, Sanfilippo and Ralston.

NO: 0.

ABSENT: 3: Ipsen, Ryan and McCarty.

ABSTAIN: 0:

THE MOTION CARRIED.

c) PZB 17-09 – Consideration of a Concept Plan for Eye Associates for a professional building located at 23 North Avenue.

Director Garrigan stated the applicant is proposing to construct a 4,000 square foot medical building on approximately 1.17 acres on North Avenue, east of the VFW. The applicant is currently in business on Hillside Avenue. The site on North Avenue is zoned B-3 and identified as commercial in the Village's Comprehensive Plan. Access would be off North Avenue and there would be two parking lots, one in front and one on the east. The applicant is proposing eighteen (18) parking spaces, exceeding Village requirements. The proposed building will be predominantly brick with cultured stone and pilasters. The landscaping plan exceeds Village requirements. The applicant's lighting plan is wall packs that would have to comply with Village code directed ninety degrees down. They're also proposing a dry detention area to the west where parking lot drainage would be directed, but this would be reviewed by the Village Engineer prior to permit issuance.

Member Henning asked why a metal roof is proposed versus asphalt shingles. Mr. Jon Tack, Civil Engineer for this project, speaking for the architect, stated the architect felt a metal roof was appropriate. He added the owners are present this evening and are open to working with Staff on concerns they may have.

Member Rapp asked for visual clarification on the lot in question. He also asked about the mature trees on the site, which have been removed.

Member Sanfilippo asked about the western elevation with no windows but columns. Mr. Tack said there are no windows in exam rooms and the columns are actually part of a porch.

Members continued to discuss the proposed metal roof, and the consensus was if it is an earth-tone color it was fine. The applicant said they are fine with not having a metal roof and feels a shingle roof would blend better with the neighborhood.

APPROVED MINUTES

Member Rapp moved, seconded by member Henning, to approve PZB 17-09 a concept plan for Eye Associates for a professional building located at 23 North Avenue subject to the following stipulations:

1. Compliance with the requirements of the Village Engineer.
2. Compliance with the requirements of the Antioch Fire Protection District.
3. Incorporating roofing materials that comply with the Village's Site Plan Review Ordinance and Staff's recommendation.

Upon roll call, the vote was:

YES: 4: Rapp, Henning Sanfilippo and Ralston.

NO: 0.

ABSENT: 3: Ipsen, Ryan and McCarty.

ABSTAIN: 0:

THE MOTION CARRIED.

d) PZB 17-10 – Consideration of a request for a special use for a bed & breakfast located at 1034 Main Street.

Director Garrigan explained a bed & breakfast would be a special use for this historic home on Main Street, which has been nicely restored. The applicant intends to remain living in the home while renting out rooms. The surrounding properties are all single-family homes. This proposed use complies with all findings of facts and will not have any negative impacts on surrounding properties.

Member Henning asked to see the site plan again and asked if there is anything to buffer the home to the south of the bed & breakfast. Mr. Terry Lyons, attorney for the applicant, responded that the existing conditions will remain and should not have a negative impact on the neighbors. Member Henning felt there may be a difference from seeing the same neighbors in the back yard as opposed to strangers. Chairwoman Ralston asked if there were any neighbors of the B & B present. Mr. Lyons stated notices were sent out according to statutes and that the neighbors are not present.

Member Sanfilippo asked about the parking area expansion. Mr. Lyons responded there was no addition to the parking area but it was recently paved. Next to the garage there is a small area where a camper is parked. Member Sanfilippo asked if there is landscaping around the property. Mr. Lyons responded there are many mature trees surrounding the yard and that the property's footprint has not changed since the structure was built in 1885.

Member Rapp asked about the required parking. Director Garrigan responded since there are 4 bedrooms, they would be required to have 4 parking spaces. The applicant actually has 6 spaces, but it was not clear on the site plan. Mr. Lyons clarified 6 spaces on the drawings for the board members.

Member Sanfilippo moved, seconded by member Henning, to approve PZB 17-10 consideration of a request for a special use for a bed & breakfast located at 1034 Main Street with the following stipulations:

1. Compliance with the requirements of the Antioch Fire Protection District.
2. Compliance with the requirements of the Village Engineer.

Upon roll call, the vote was:

YES: 4: Rapp, Henning, Sanfilippo and Ralston.

NO: 0.

ABSENT: 3: Ipsen, Ryan and McCarty.

ABSTAIN: 0:

THE MOTION CARRIED.

ADJOURNMENT

There being no further discussion, member Henning moved, seconded by member Rapp to adjourn the regular meeting of the Planning & Zoning Board at 8:10 p.m.

Respectfully submitted,

Nancy Slazes

Nancy Slazes
PZB Secretary