

APPROVED MINUTES
VILLAGE OF ANTIOCH
PLANNING & ZONING BOARD, REGULAR MEETING
Municipal Building: 874 Main Street, Antioch, IL
August 10, 2017

OPEN MEETING

Chairwoman Ralston called the August 10, 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, Sanfilippo and Ralston. Absent was member Ipsen. Also present were Attorney Long, Director of Community Development Michael Garrigan and Secretary Slazes.

ANNOUNCEMENTS AND CORRESPONDENCE

None.

MEETING MINUTES

Approval of the July 13, 2017 Planning & Zoning Board Meeting minutes as presented–

Member Henning moved, seconded by member Rapp, to approve the July 13, 2017 Planning & Zoning Board minutes as presented. Upon roll call, the vote was:

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

NO: 0.

ABSENT: 1: Ipsen.

ABSTAIN: 2: Ryan and McCarty.

THE MOTION CARRIED.

OLD BUSINESS

- a) **PZB 17-06 SU – Request for a special use for an electronic message graphic at the VFW Post 4551 located at 75 North Avenue. – continued from the 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. The applicant continues to ask for relief regarding building materials using metal to match the building. The sign code requires 100 feet of frontage on Route 173, Route 59 and/or Route 83. North Avenue is not identified in the ordinance as being appropriate for LED signs, therefore they're seeking relief from that as well. Director Garrigan said the two things to consider are if the site is appropriate for an LED sign and if the Planning & Zoning Board is comfortable with the design of the sign.

Member Henning asked if the sign would be on all night. Director Garrigan responded there are limits on hours per the sign ordinance, but that the sign would be extinguished when they close each evening.

Member Ryan asked about a parcel to the east of the VFW for clarification. Director Garrigan explained that particular parcel is where the new building for the Antioch Eye Associates will be.

Member Rapp asked if this new sign would be replacing the existing pylon sign and Director Garrigan replied yes.

Member McCarty asked if the sign would be moved to the grassy area discussed previously and Mr. Andrew Bauman of Creative Edge said yes. Member McCarty stated he would like to see an actual plat of survey showing sign location in the future.

Chairwoman Ralston asked if the current pylon sign is lit at night. Mr. Greg Loui, building manager for the VFW said the old sign used to be lit internally, but it hasn't worked for years. Currently there is a spot light on the American Flag. Mr. Andrew Bauman said the new sign will have a black background with red letters.

Member Rapp asked what the message the VFW wishes to convey. Mr. Loui said it would be informational for special events, bingo, boy scout events, etc.

Member Henning moved, seconded by member Ryan, to approve PZB 17-06, a request for a special use for an electronic message graphic at the VFW Post 4551 located at 75 North Avenue subject to the following stipulation:

1. Submittal of a landscape plan.

Upon roll call the vote was:

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

NO: 1: Sanfilippo.

ABSENT: 1: Ipsen.

THE MOTION CARRIED.

APPROVED MINUTES

NEW BUSINESS

a) PZB 17-11 – Request for an annexation and rezoning to B-3 at the property commonly known as 41362 N Route 83 for a proposed window tinting business.

Secretary Slazes administered the oath to those wishing to testify. Director Garrigan stated the applicant is proposing to construct a 5,760 square-foot building for his window tinting business currently in unincorporated Antioch. He stated the site is identified as commercial in the Village's Facility Planning Area and utilities are adjacent to the parcel. The proposed commercial use fits in with the surrounding character of the area, but staff has reservations regarding the proposed metal building. The applicant is also requesting B-3 zoning, which staff feels is appropriate. Staff has concerns regarding the access requested off Route 83. It is unclear whether IDOT would allow access off Route 83. The parking spaces seem excessive as they're proposing sixteen spaces, and the ordinance requires only five. A metal structure is not consistent with the Village's site plan review ordinance. The applicant is proposing one shade tree and 19 shrubs, but the ordinance would require a total of three shade trees and fifty shrubs. The applicant would also be required to incorporate a 40-foot landscape buffer to the rear of the property separating it from the residential area to the west.

Mr. Peter Karlovics, attorney for the applicant, stated the current zoning is GC (general commercial) in Lake County, but the applicant wishes to be annexed and work with the Village. Mr. Joel Olsen, applicant, stated he has been a firefighter/paramedic for 11 years, hence the name "Fire Guys Window Tinting". He stated he operates a quiet business, processing approximately six vehicles a day. He also desires municipal water and sewer. Mr. Karlovics stated he is in agreement with Director Garrigan that a continuance is needed.

Member Ryan asked for clarification on the surrounding properties. Director Garrigan pointed out which parcels are in the Village and which are in the County.

Member Rapp asked how many commercial spaces are contained within the proposed structure. Mr. Olsen said it would be a 4-unit complex of which he plans to occupy two. He said a small printer would occupy one of the other spaces and the last space would be for rent, preferably to an insurance agent. Member Rapp asked what materials are proposed on the front elevation. Mr. Olsen said it is a brick veneer with hardy board.

Member McCarty addressed the metal building and how the Village is wishing to move away from all metal buildings. He suggested there are alternatives to what is proposed that would be a little more expensive, but less expensive than an all brick building.

Chairwoman Ralston asked what the materials the Tractor Supply building would be made of. Director Garrigan responded they are not proposing a metal building.

Member McCarty moved, seconded by member Rapp, to continue PZB 17-11 to the September 14 Planning and Zoning Board meeting.

Upon roll call, the vote was:

YES: 5: Rapp, Ryan, McCarty, Henning and Sanfilippo.

NO: 0.

ABSENT: 1: Ipsen.

ABSTAIN: 0:

THE MOTION CARRIED.

b) PZB 17-12 – Request for a special use to allow a daycare at the corner of Route 83 and Margate Terrace for the property located at 291 Margate Terrace.

The applicant is not present and this item will be continued to the September 14 Planning and Zoning Board meeting. Member McCarty moved, seconded by Member Sanfilippo, to continue PZB 17-12 to the September 14, 2017 Planning and Zoning Board Meeting.

Upon roll call, the vote was:

YES: 5: Rapp, Ryan, McCarty, Henning and Sanfilippo.

NO: 0.

ABSENT: 1: Ipsen.

ABSTAIN: 0:

THE MOTION CARRIED.

ADJOURNMENT

There being no further discussion, member Ryan moved, seconded by member Sanfilippo to adjourn the regular meeting of the Planning & Zoning Board at 8:08 p.m.

Respectfully submitted,

Nancy Slazes

Nancy Slazes
PZB Secretary