

**APPROVED MINUTES**  
**VILLAGE OF ANTIOCH**  
**PLANNING & ZONING BOARD, REGULAR MEETING**  
**Municipal Building: 874 Main Street, Antioch, IL**  
**September 14, 2017**

**OPEN MEETING**

Chairwoman Ralston called the September 14, 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: Ralston, Henning, Ryan, McCarty and Sanfilippo. Absent were member Ipsen and member Rapp. Also present were Attorney Long, Director of Community Development Michael Garrigan and Secretary Slazes.

**ANNOUNCEMENTS AND CORRESPONDENCE**

None.

**MEETING MINUTES**

**Approval of the August 10, 2017 Planning & Zoning Board Meeting minutes as presented–**

Member McCarty moved, seconded by member Henning, to approve the August 10, 2017 Planning & Zoning Board minutes as presented. Upon roll call, the vote was:

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

**NO: 0.**

**ABSENT: 2:** Ipsen and Rapp.

**ABSTAIN: 0:**

**THE MOTION CARRIED.**

**OLD 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 as highlighted last month, the applicant is seeking an annexation, a special use for a PUD, a rezoning to B-3 and a site plan review. He said we covered the findings of facts at last month's meeting and believes all are in agreement this is a logical extension of Village boundaries. The applicant has worked to revise the site plan, engineering and landscaping plan to address staff's concerns. The applicant is proposing the use of fiber cement board and the garage overhead doors have incorporated windows. A trash enclosure plan has been submitted as well, which is consistent with Village ordinance. The applicant is still seeking relief from the 40-foot rear landscape buffer and has submitted a revised landscape plan.

Member McCarty asked how many parking spaces are proposed. Director Garrigan said the applicant has decreased the number of parking spaces to ten along with a handicap space. Director Garrigan stated the turning radius has improved as well. Member McCarty asked if the applicant has tenants for the other spaces. Mr. Joe Olsen, applicant, said that there is a graphic design company interested in one spot, and he is hoping for an insurance type business for the remaining space.

Member Sanfilippo asked how many feet of landscaping is being proposed. Director Garrigan said it would be approximately 10-feet.

Member McCarty asked about the lighting proposed. Director Garrigan said they would be wall packs directed 90 degrees downward in compliance with Village ordinance.

Member Henning moved, seconded by member Ryan, to approve PZB 17-11 request for annexation into the Village of Antioch.

Upon roll call the vote was:

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

**NO: 0:**

**ABSENT: 2:** Ipsen and Rapp.

**THE MOTION CARRIED.**

Member McCarty moved, seconded by member Sanfilippo, to approve PZB 17-11 special use for a PUD subject to two stipulations:

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

Upon roll call the vote was:

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

**NO: 0:**

**ABSENT: 2:** Ipsen and Rapp.

**THE MOTION CARRIED.**

## APPROVED MINUTES

Member McCarty moved, seconded by member Ryan, to approve PZB 17-11 rezoning the property to B-3.

Upon roll call the vote was:

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

**NO: 0:**

**ABSENT: 2:** Ipsen and Rapp.

**THE MOTION CARRIED.**

Member McCarty moved, seconded by member Sanfilippo, to approve PZB 17-11 site plan review subject to two stipulations:

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

Upon roll call the vote was:

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

**NO: 0:**

**ABSENT: 2:** Ipsen and Rapp.

**THE MOTION CARRIED.**

### **NEW BUSINESS**

#### **a) PZB 17-13 SU – Request for a special use for an EMB sign located at 351 E. Route 173 (Great Lakes Credit Union).**

Director Garrigan said the applicant, Great Lakes Credit Union, is requesting to add an electronic message board to their existing sign. While the proposed sign is generally compliant with the findings of facts, the height of the sign exceeds the sign ordinance. The proposed sign also exceeds the 25% limit of total sign area and the landscaping is deficient under the new sign ordinance. Director Garrigan said there were changes submitted by the applicant after the staff report was completed. He explained their original submittal showed the EMB above their existing sign, but staff felt it was more appropriate below the existing sign. Due to the grade of the property, the applicant is requesting a higher sign for better visibility.

Member Ryan asked for clarification on the height of the sign. The submittal received today shows two different heights; 11 feet, 7 inches and 13 feet, 7 inches. Director Garrigan stated staff is in support of the 11 feet, 7 inches.

Member McCarty said the existing sign is partially blocked by foliage and that they should keep the height off the grade 4 feet 10 inches to the bottom of the EMB. Therefore, an increase in overall height of 5 inches would be necessary. Director Garrigan responded staff is fine with that height of 12 feet.

Member Ryan moved, seconded by member McCarty, to approve PZB 17-13, a request for a special use for an EMB sign located at 351 E. Route 173, with a maximum height of 12 feet on the street side.

Upon roll call, the vote was:

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

**NO: 0.**

**ABSENT: 2:** Ipsen and Rapp.

**ABSTAIN: 0:**

**THE MOTION CARRIED.**

#### **b) PZB 17-14 SU – Request for an annexation of 50-acres of property located between Route 173, north of Grimm Road and east of Route 83 for the property commonly known as 23149 W. Route 173.**

Director Garrigan explained the Village is in the process of creating a Tax Increment Finance District (TIF) for the Boylan property which was purchased last year by the Village. All but 3.7 acres is unincorporated. The 3.7 acres were annexed in July of this year for Tractor Supply. According to statute, property to be designated as a TIF needs to be incorporated. Also, if it has been cultivated during the past five years, it must be subdivided into a minimum of two lots. The property is contiguous with, and a logical extension of the Village's municipal boundaries.

Chairwoman Ralston asked for clarification on what properties shown are proposed for annexation. PZB members discussed the map shown for clarification. Attorney Long explained how a TIF works for those unfamiliar.

Member Ryan moved, seconded by member McCarty, to approve PZB 17-14 request for annexation of 50-acres of property located between Route 173, north of Grimm Road and east of Route 83 for the property commonly known as 23149 W. Route 173.

Upon roll call, the vote was:

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

**NO: 0.**

**ABSENT: 2:** Ipsen and Rapp.

**ABSTAIN: 0:**

**THE MOTION CARRIED.**

## APPROVED MINUTES

Member McCarty moved, seconded by member Sanfilippo, to approve PZB 17-14 proposed subdivision for the subject site of 50-acres of property located between Route 173, north of Grimm Road and east of Route 83 for the property commonly known as 23149 W. Route 173.

Upon roll call, the vote was:

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

**NO: 0.**

**ABSENT: 2:** Ipsen and Rapp.

**ABSTAIN: 0:**

**THE MOTION CARRIED.**

### **ADJOURNMENT**

There being no further discussion, member Sanfilippo moved, seconded by member McCarty to adjourn the regular meeting of the Planning & Zoning Board at 7:54 p.m.

Respectfully submitted,

*Nancy Slazes*

Nancy Slazes  
PZB Secretary