

APPROVED MINUTES
VILLAGE OF ANTIOCH
PLANNING & ZONING BOARD, REGULAR MEETING
Municipal Building: 874 Main Street, Antioch, IL
January 11, 2018

OPEN MEETING

Chairwoman Ralston called the January 11, 2018 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: Henning, Ryan, Rapp, Gartner and Ralston. Absent was member Sanfilippo. Also present were Attorney Long, Director of Community Development Michael Garrigan and Secretary Slazes.

ANNOUNCEMENTS AND CORRESPONDENCE

Director Garrigan wanted to notify the board there will be training for the board members when time allows.

MEETING MINUTES

Approval of the December 14, 2018 Planning & Zoning Board Meeting minutes as presented–

There were no minutes to consider at this time.

OLD BUSINESS

None.

NEW BUSINESS

a) PZB 17-17 – Request for a site plan review from Tractor Supply Company located at the northeast corner of Grimm Road and Route 83.

Director Garrigan stated this parcel is approximately 3.94 acres and is a part of the Boylan TIF district. Tractor Supply is proposing a 19,028 square-foot retail store on this B-3 zoned property. Access will be from Grimm Road and is subject to IDOT approval. The applicant is proposing 74 parking spaces, including 4 handicapped and 3 truck/trailer spaces, which exceeds the village requirements. The site plan includes a 28-foot drive aisle for delivery trucks. The applicant is proposing to construct the building with split-face CMU brick and structural brick, consistent with the village's site plan review ordinance. They've incorporated pilasters and a parapet concealing the mechanicals at staff's request.

The landscape plan consists of 19 shade trees and 273 shrubs along Main Street, and 10 shade trees and 145 shrubs along Grimm Road, consistent with the village's site plan review ordinance. There are 20 shade trees and 148 shrubs along the northern perimeter adjacent to the Lutheran School and retention pond. Staff is requesting some of the shade trees proposed for the eastern perimeter be relocated to the north and replaced with conifers.

The applicant's site plan has an outside storage area with an 8-foot fence. The lighting plan and trash enclosure is consistent with village requirements. Staff is requesting the applicant show the location of the utility meters and concealed them or paint them.

Grimm Road will be improved from Route 83 to the railroad tracks by the village. Based on these facts, staff is requesting approval of the site plan review.

Member Ryan asked where the retention pond lets the water out. Mr. Todd Butler, with Ozark Civil Engineering, said it lets out by the railroad.

Member McCarty arrived at 7:20 p.m.

Member Gartner asked if there are any truck restrictions on Route 83. Director Garrigan said he doesn't believe so as it is a major arterial.

Member Rapp asked if there are any plans to add a turn lane on Route 83. Director Garrigan said that would be up to IDOT as it is a state route. Member Rapp asked if there is any time frame to improve the remainder of Grimm Road. Director Garrigan said it would be dependent on future development, such as Kunes Ford. Member Rapp asked if any thought was put into having the store face north. Director Garrigan said that yes, he believes the engineers looked at that but the way the site is, this layout makes the most sense. Member Rapp asked in regards to the screening of outdoor equipment for sale, would that be the same for the "antique" stores in town that have their goods for sale all over the lawn. Director Garrigan said that staff has been asked to look into guidelines for those types of businesses.

Chairwoman Ralston asked if there will be a sign on the north side of the building so people traveling from the north will know there is a Tractor Supply there. Director Garrigan said that the only sign proposed is a monument sign near the retention pond.

APPROVED MINUTES

Member Ryan moved, seconded by member Henning, to approve a site plan review for Tractor Supply Company located at the northeast corner of Route 83 and Grimm Road 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 staff's request.
4. Submittal of a revised trash enclosure plan.
5. Submittal of a plan showing location of utility meters and that the meters be either enclosed or painted an earth tone color in order to blend in with the proposed building.

Upon roll call, the vote was:

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

NO: 0:

ABSENT: 1: Sanfilippo.

ABSTAIN: 0:

THE MOTION CARRIED.

Attorney Long provided training for the members.

ADJOURNMENT

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

Respectfully submitted,

Nancy M. Slazes
PZB Secretary