

APPROVED MINUTES
VILLAGE OF ANTIOCH
PLANNING & ZONING BOARD, REGULAR MEETING
Municipal Building: 874 Main Street, Antioch, IL
May 10, 2018

OPEN MEETING

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

ANNOUNCEMENTS AND CORRESPONDENCE

None.

MEETING MINUTES

None.

OLD BUSINESS

a)PZB 18-03 – Request for a variance for a basketball court in the rear yard at 1695 Serenity Drive.

Secretary Slazes administered the oath to those wishing to testify. Director Garrigan stated this is continued from the April meeting. Mr. Thompson, owner of 1695 Serenity Drive, presented to the board his Homeowner Association approval.

Member McCarty moved, seconded by member Ryan, to approve PZB 18-03 request for a variance for a basketball court in the rear yard at 1695 Serenity Drive with the stipulation that it is a pervious surface and the HOA approval.

Upon roll call the vote was:

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

NO: 0:

ABSENT: 1: Sanfilippo.

THE MOTION CARRIED.

NEW BUSINESS

a)PZB 18-06 – Request for a sign variance for Tractor Supply located at 1325 Main Street.

Director Garrigan highlighted his staff report stating Tractor Supply would like a 12-foot monument sign and a 192 square foot box sign. The sign ordinance would allow an 8 foot monument sign and an 80 square foot wall sign. Staff is not in a position to recommend approval. Member Henning asked why they are not happy with the sign requirements. Director Garrigan explained they normally have pylon signs for their stores. Secretary Slazes administered the oath to those wishing to testify. Mr. Bill Holley, with Bright Light Sign, said the signage design is consistent with Tractor Supply store's normal signage. Member Ryan commented that he recently took a trip on the east coast and noticed there are a variety of signs that differ from store to store. Member Rapp asked if the monument sign and box sign are the only signs going on the building. Director Garrigan confirmed these are the only two being discussed at this time. Member McCarty asked if the monument sign would be two-sided. Mr. Holley said it would be two-sided facing north and south. Chairwoman Ralston asked about the monument design. The contractor confirmed it is all black and made out of aluminum. Chairwoman Ralston asked if this store is smaller than others. Mr. Holley responded that it is, but that they are not asking for two wall signs. He suggested that they combine the two wall signs into one. Director Garrigan stated that is not what the sign ordinance says; it does not allow for combining signs.

Member McCarty moved, seconded by member Rapp, to continue PZB 18-06 request for a sign variance for Tractor Supply located at 1325 Main Street to next month's meeting.

Upon role call the vote was:

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

NO: 0:

ABSENT: 1: Sanfilippo.

THE MOTION CARRIED.

ADJOURNMENT

There being no further discussion, member Ryan moved, seconded by member Henning, to adjourn the regular meeting of the Planning & Zoning Board at 7:45 p.m.

Respectfully submitted,

Nancy M. Slazes
PZB Secretary