

APPROVED MINUTES
VILLAGE OF ANTIOCH
PLANNING & ZONING BOARD, REGULAR MEETING
Municipal Building: 874 Main Street, Antioch, IL
December 13, 2018

OPEN MEETING

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

ANNOUNCEMENTS AND CORRESPONDENCE

Director Garrigan updated the board on the comprehensive plan. He said it has gone before the Village board and he expects it to pass in the near future.

MEETING MINUTES

Approval of the November 8, 2018 Planning and Zoning Board meeting minutes as presented.

Member Ryan moved, seconded by member Rapp, to approve the November 8, 2018 Planning and Zoning Board meeting minutes as presented.

Upon roll call the vote was:

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

NO: 0:

ABSTAIN: 0:

ABSENT: 3: Henning, McCarty and Gartner.

THE MOTION CARRIED.

OLD BUSINESS

None.

NEW BUSINESS

1. PZB 18-12 Site Plan Review for Anita Self Storage located a 0 Drom Court.

Secretary Slazes administered the oath to those wishing to testify. Director Garrigan explained the owners of Anita Self Storage would like to pave approximately a .75-acre site at the end of Drom Court to allow RV parking. He said the Village's ordinance requires that this area be fenced off and incorporate 100% screening. The applicant is seeking relief from this requirement. He said the applicant would be required to provide additional landscaping as well as lighting which should be box fixtures and directed 90 degrees down.

Member Ryan asked if this would be only RV storage and not cars. Owner of Anita Self Storage, Ms. Linda Kidwell, confirmed that it would be for RV's only. She said that there is an RV dealership at Route 173 and Route 45 that is no longer going to store RV's. Member Rapp asked what is surrounding the proposed site. Director Garrigan said it is wetlands to the south, the railroad to the west, Triple Play Academy to the north and Anita Self Storage to the east. Ms. Kidwell said her request is to have a fence that can be seen through so that she can keep an eye on the RV's. Member Rapp asked what the purpose is for a 6-foot fence as opposed to an 8-foot fence. She said it is for safety. Attorney Long asked Ms. Kidwell exactly what is being proposed. Ms. Kidwell stated she would like a 6-foot chain link fence without screening.

Member Rapp moved, seconded by member Ryan, to table PZB 18-12 Site Plan Review for Anita Self Storage located at 0 Drom Court to the January 10, 2019 meeting.

Upon roll call the vote was:

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

NO: 0:

ABSTAIN: 0:

ABSENT: 3: Henning, McCarty and Gartner.

THE MOTION CARRIED.

2. PZB 18-14 Site Plan Review for Aldi located at 1390 Deep Lake Road.

Director Garrigan said the applicant is proposing a 2,703 square foot addition to the current 16,563 square foot store. He said the addition would be on the east side of the store, which requires the removal of handicapped parking and shifting it to the north. There will be no modification of access points. The materials being used are acceptable to the Village's site plan review ordinance and staff is asking for a more pronounced cornice line along the northern and eastern facades. The applicant is adding landscaping as part of the remodeling and the proposed lighting is acceptable.

Member Ryan asked what the additional space will be used for. Mr. Tom Howard with Aldi stated it would be used as additional sales floor space. Member Ryan asked what the time frame would be. Mr. Howard said he would like to start in the spring and finish up by October.

Member Rapp asked what the width of the addition would be. Mr. Howard responded 18 feet with the removal of one cart corral on the east. Member Rapp asked if the store would remain open during construction. Mr. Howard said they plan on a 10 to 11-week construction schedule and would be closed for 4 to 5-weeks.

APPROVED MINUTES

Member Sanfilippo moved, seconded by member Ryan, to approve PZB 18-14 Site Plan Review for Aldi located at 1390 Deep Lake Road with the following stipulations:

1. Compliance with the requirements of the Village Engineer.
2. Compliance with the requirements of the Antioch Fire Protection District.
3. That no masonry product be painted on the proposed facades.
4. That the applicant introduce a cornice line along the roofline to provide some additional architectural interest to the elevations.

Upon roll call the vote was:

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

NO: 0:

ABSTAIN: 0:

ABSENT: 3: Henning, McCarty and Gartner.

THE MOTION CARRIED.

ADJOURNMENT

There being no further discussion, member Sanfilippo moved, seconded by member Ryan, to adjourn the regular meeting of the Planning & Zoning Board at 8:05 p.m.

Respectfully submitted,

Nancy M. Slazes
PZB Secretary