

APPROVED MINUTES

VILLAGE OF ANTIOCH PLANNING AND ZONING BOARD – REGULAR MEETING Municipal Building: 874 Main Street, Antioch, IL 60002 December 7, 2022

A. CALL TO ORDER

Chairwoman Henning called the December 7, 2022 regular meeting of the Planning and Zoning Board to order at 7:00 pm at the Antioch Municipal Building.

B. PLEDGE OF ALLEGIANCE

The Planning and Zoning Board led the Pledge of Allegiance.

C. ROLL CALL

Roll call indicated the following Commissioners were present: Ryan, McCarty, Carstensen, Madigan, Turner and Henning. Absent: Commissioner Sanfilippo.

D. ANNOUNCEMENTS AND CORRESPONDENCE

Director Garrigan provided an update on the Recovery Club request for a special use, which was remanded back to the Planning and Zoning Board based on procedural concerns.

E. APPROVAL OF THE NOVEMBER 2, 2022 PLANNING & ZONING BOARD MEETING MINUTES AS PRESENTED - Commissioner Turner moved, seconded by Commissioner Madigan, to approve the November 2, 2022 Planning and Zoning Board meeting minutes as presented.

Upon roll call, the vote was:

YES: 6: Ryan, McCarty, Carstensen, Madigan, Turner and Henning.

NO: 0.

ABSENT: 1: Sanfilippo.

THE MOTION CARRIED.

F. PUBLIC COMMENT

There was no public comment prior to the public hearings.

G. OLD BUSINESS

None.

H. NEW BUSINESS

1. **PZB 22-11 – Consideration of a request for a variance for a monument sign located at the property commonly known as 309 E Illinois Route 173 to allow the applicant to increase the height of the sign to twelve feet; PIN 02-16-201-017** – Director Garrigan presented the request for a variance to allow the applicant to construct a monument sign at the Car Wash. He reviewed the current code which provides for a maximum of 8 feet in height and 40 square feet. He also discussed the pre-existing EMB sign that applicant intends to incorporate, but not modify. Director Garrigan discussed the height of the current sign, the surrounding area, and stated there is nothing unique about the subject site and existing monument sign, aside from poor visibility. He stated that a variance was requested by the Great Lakes Credit Union adjacent to the current property for sign height and approved. Director Garrigan related that the applicant has stated that they believe there is an undue hardship based on the current visibility of the sign, and that there is nothing to indicate that the proposed use will have any negative impact on the adjacent properties. Based on the foregoing, staff recommends approval.

Commissioner McCarty discussed the proposed sign, existing sign, and topography of the land.

Clerk Romine administered the oath of office to those wishing to testify.

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Commissioner Carstensen discussed the height of the building.

Mr. Les Goldstein, applicant, stated that he has been visiting the Antioch area for a long time, and that he bought the business in September, 2021. He commented that their sign is lower than other signs in the area. He discussed access from Route 173, stating that customers need to utilize the entrance for Menards in order to access his business. His goal is to increase the size of the sign to increase visibility before cars drive past the entrance. He approximates that the building is 20' high. He hopes that the sign will make a 20% positive impact to the business.

Commissioner Turner commented that Route 173 slopes down, so he understands the issue with visibility, and as long as the EMB is staying the same he is okay with the request.

Chairwoman Henning commented that she likes the name and the logo.

Commissioner Ryan moved, seconded by Commissioner McCarty, to approve the request for a variance to allow the applicant, Happy's Car Wash to construct a monument sign with a height of 12 feet at the property commonly known as 309 IL Route 173. Upon roll call, the vote was:

YES: 6: Ryan, McCarty, Carstensen, Madigan, Turner and Henning.

NO: 0.

ABSENT: 1: Sanfilippo.

THE MOTION CARRIED.

I. ADJOURNMENT

There being no further discussion, the Planning and Zoning Board regular meeting adjourned 7:21 pm.

Respectfully submitted,

Lori K. Romine, RMC/CMC
Village Clerk