

APPROVED MINUTES
VILLAGE OF ANTIOCH
PLANNING & ZONING BOARD, REGULAR MEETING
Municipal Building: 874 Main Street, Antioch, IL
January 12, 2017

OPEN MEETING

Chairwoman Ralston called the January 12, 2017 Planning & Zoning Board meeting to order at 7:30 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: Weber, Kaiser, Ipsen, Rapp, Ryan and Ralston. Absent was member Johnson. Also present were Attorney Long, Director of Community Development Michael Garrigan and Secretary Slazes. Absent was Member Johnson.

ANNOUNCEMENTS AND CORRESPONDENCE

None.

MEETING MINUTES

Approval of the December 8, 2016 Planning & Zoning Board Meeting minutes as presented–

Member Kaiser moved, seconded by member Ipsen, to approve the December 8, 2016 Planning & Zoning Board minutes as presented. Upon roll call, the vote was:

YES: 5: Weber, Kaiser, Ipsen, Rapp and Ryan.

NO: 0.

ABSENT: 1: Johnson

ABSTAIN: 0:

THE MOTION CARRIED.

OLD BUSINESS

None.

NEW BUSINESS

- a) PZB 16-15 SU – Request for a special use for an Electronic Message Board for the property commonly known as 451 E. Route 173; PIN 02-16-201-004 Petitioner: Greg Landon**

Director Garrigan presented his staff report. Staff's recommendation was approval with the following stipulations:

- 1) The electronic message board (EMB) unit must be equipped with both a programmed dimming sequence as well as an additional overriding mechanical photocell that adjusts the brightness of the display to the ambient light at all times of the day. Such programming and mechanical equipment shall be set so that the EMB, at night or in overcast conditions, will be no more than 40% of the daytime brightness level.
- 2) The EMB unit must be extinguished at the close of business to which the EMB relates, or for any business to which the business hours extend beyond, the EMB unit must be extinguished by 3:00 a.m. This restriction shall apply regardless of the location of the EMB on the property.
- 3) The EMB unit must have the "flash" feature disabled and messages shall have a 10 second "hold" time except for time and temperature messaging which may have a shorter duration, but no less than four (4) seconds. No single message may be repeated more than once every 40 seconds.
- 4) The images and/or messages displayed on the EMB may only transition from one message and/or image to another by either fading or dissolving to black with another message or image appearing or dissolving in black with another message or image appearing immediately thereafter, without movement or other transitions effects between images and/or messages.
- 5) Except as otherwise provided herein, all images and/or messages displayed on the EMB must be static and may not reflect movement, flashing, scrolling or changes in shape or size of images or portions of images. Streaming and/or live time video may not be displayed and this function of the EMB must be disabled.

Member Rapp asked if the addition of the EMB still conforms with the amount of signage allowed on the building. Director Garrigan explained the calculations as one (1) square foot of signage per linear footage of frontage and the addition of this sign is still within these parameters. Member Rapp asked if the monument sign on Route 173 would comply with the current sign code. Director Garrigan said it would not because the store does not have the linear frontage or the landscaping requirements. This store was built prior to the current sign code.

Secretary Slazes administered the oath to those wishing to testify. Mr. Greg Landon, owner of Culvers Restaurant, introduced himself and stated he is proud to be a part of Antioch since he built his

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store in November 2005. Mr. Landon stated he has a permit for the sign in question which was installed in May 2016. He said he received a letter from Director Garrigan stating his sign requires a special use around August 2016. He would like to keep this sign and stated it can be used for special events.

Member Weber stated she was disappointed to hear he had a permit and that he appears to be going backwards in the process and that her decision was much easier before Mr. Landon said that.

Member Kaiser asked what the hours of operations are. Mr. Landon replied they open at 10:30 am and close at 10:00 pm in the winter, but remain open until 10:30 pm in the summer.

Member Rapp asked if Director Garrigan could clarify why a permit for the sign was issued. Director Garrigan explained this happened prior to his employment with the Village and that even though a permit was issued by the building department, the Village Ordinance still requires a Special Use.

The required mailings were submitted into record by the applicant. Chairwoman Ralston stated she does not have a problem with this sign because it is on the rear of the building and still fits in with his overall signage allowance.

Member Ipsen asked Director Garrigan if he thinks other businesses in the same area will be coming in wanting EMB's. Director Garrigan said not every business, but he does think other businesses will be wanting a special use for EMB's as they are currently a trend in advertising.

Member Weber stated she feels the Planning & Zoning Board has discouraged this type of graphic in the past and this addition gives them two electronic message boards.

Chairwoman Ralston asked if Mr. Landon would agree to extinguish his sign at the end of business if the special use were granted and Mr. Landon replied yes.

Member Weber moved, seconded by member Rapp, to deny PZB 16-15 SU – Request for a special use for an Electronic Message Board for the property commonly known as 451 E. Route 173.

Upon roll call the vote was:

YES: 4: Weber, Kaiser, Ipsen and Rapp.

NO: 1: Ryan.

ABSENT: 1: Johnson.

THE MOTION CARRIED.

ADJOURNMENT

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

Respectfully submitted,

Nancy Slazes

Nancy Slazes
PZB Secretary