

**APPROVED MINUTES**  
**VILLAGE OF ANTIOCH**  
**PLANNING & ZONING BOARD, REGULAR MEETING**  
**Municipal Building: 874 Main Street, Antioch, IL**  
**December 12, 2019**

**OPEN MEETING**

Chairwoman Ralston called the December 12, 2019 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, McCarty, Sanfilippo, Gartner, Carstensen and Ralston. Absent was member Henning. Also present were Director of Community Development Michael Garrigan, Attorney Robert Long and Secretary Slazes.

**ANNOUNCEMENTS AND CORRESPONDENCE**

None.

**MEETING MINUTES**

**Approval of the November 14, 2019 Planning and Zoning Board Meeting minutes as presented.**

Member Sanfilippo moved, seconded by member Carstensen, to approve the November 14, 2019 Planning and Zoning Board meeting minutes as presented.

Upon roll call the vote was:

**YES: 5:** Ryan, McCarty, Sanfilippo, Gartner and Carstensen.

**NO: 0:**

**ABSTAIN: 0:**

**ABSENT: 1:** Henning.

**THE MOTION CARRIED.**

**OLD BUSINESS**

**a) PZB 19-11 – Site Plan Review for Dharni Gas & Food located at 830 Main Street.**

Director Garrigan explained that there were concerns from the last meeting regarding the modifications to the façade. He said he'd been working with Mr. Ericksson, Architect for the applicant, on the revisions. He said there are modifications to the roof line and they have agreed to use asphalt shingles. They have added a gable above the entrance and added a series of wooden brackets under the roof eave to add some more architectural articulation. They have also changed to EIFS and added a wainscot of stone along the foundation of the building in lieu of face brick.

Secretary Slazes administered the oath to those wishing to testify. Member McCarty asked about the columns that were proposed at the last meeting. Director Garrigan explained that the columns would block the windows. Member Ryan asked what the color of the wainscot will be. Director Garrigan said it would be earth tone.

Member McCarty moved, seconded by member Ryan, to approve PZB 19-11 – Site Plan Review for Dharni Gas & Food located at 830 Main Street with following stipulations:

1. Compliance with the requirements of the Village Engineer.
2. Compliance with the requirements of the Antioch Fire Protection District.

Upon roll call the vote was:

**YES: 5:** Ryan, McCarty, Sanfilippo, Gartner and Carstensen.

**NO: 0:**

**ABSTAIN: 0:**

**ABSENT: 1:** Henning.

**THE MOTION CARRIED.**

**b) PZB 19-12 – Request for a Special Use for an Electronic Message Board (EMB) located at 848 Main Street – United Methodist Church.**

Director Garrigan said the applicant is seeking relief from the downtown sign ordinance to install an electronic message board that would be 17 square feet and would mirror their current sign. Staff's concern is that there would be a proliferation of EMB sign applications if this was to be granted. Dr. Char Hoffman, Administrator for the church, said the reason they're requesting the EMB is because the sign they currently have must be changed by hand manually. Member Carstensen asked how often the sign is changed. Dr. Hoffman said at least once a week. Member Carstensen asked Director Garrigan if he is familiar with e-reader signs. She said they have them out east and they are eco-friendly and similar to a kindle (white background with black letters). Director Garrigan said if there is support for the EMB's, staff can work with the applicants on the design. Member McCarty asked what the downtown boundaries are. Director Garrigan said generally from North Avenue south to the High School and stops at Victoria Street to the west. Member McCarty asked if columns would be included. Dr. Hoffman said if it would make or break the deal, they would include columns. Mr. Donald Skidmore said the current sign is 1950's vintage and they would like a sign from the 2000's. Ms. Sally Stoner, Trustee for the church, said they are working with North Shore Sign and that all they want is to be able to change the message from inside, but are open to design variations.

Member Ryan moved to follow staff's recommendation to deny the Special Use for an EMB sign. Attorney Long said the PZB is presented with three similar but legally different distinguishable requests. One is a commercial request that is governed by the sign code. The second is the District #34 request which is a public use. This particular request is different in that it is a public use and a religious use. He said the board has the opportunity to look at these three requests in different light. Member McCarty suggests the applicant work with

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staff to make the sign aesthetically pleasing. Member Ryan withdrew his motion. Member McCarty moved, seconded by member Carstensen, to continue PZB 19-12 to the January 9, 2020 PZB meeting – Request for a Special Use for an Electronic Message Board located at 848 Main Street – United Methodist Church.

Chairwoman Ralston said that more and more people will want these signs and that if the vote is no, we would not be entering the modern world. Member Gartner said he feels the downtown district should be from Depot Street to Route 173. Member McCarty said that would be something that would have to be brought up at the board level.

Upon roll call the vote was:

**YES: 5:** Ryan, McCarty, Sanfilippo, Gartner and Carstensen.

**NO: 0:**

**ABSTAIN: 0:**

**ABSENT: 1:** Henning.

**THE MOTION CARRIED.**

**c) PZB 19-13 – Request for a Special Use for an Electronic Message Board (EMB) located at 817 Main Street – School District #34.**

Director Garrigan said this proposed request for a message board would be located at Depot Street and Main Street and would be approximately 24 square feet. This is currently in the downtown sign district, which prohibits electronic message signs. He said this is one of the possible historic sites and is right in front of the Antioch Historical Society. The proposed sign would be modifying the current sign to allow them to change the message from inside the building. He said his analysis is very similar to the previous one. He said allowing an EMB sign will have a potentially negative impact on the historic character of the Downtown.

Mr. Donald Skidmore, an Antioch resident, said he is authorized to represent District #34. He said the school was recently renamed to the Mary Kay McNeil Early Learning Center and that they had their sign refaced to reflect that change. He said the sign is necessary because it is the major means of communication for the parents. He said if the High School needs an electronic message board, this school needs it even more.

Member Sanfilippo asked if the current sign is illuminated. Director Garrigan said yes. Chairwoman Ralston said that if the design of the sign would incorporate some stone and columns, it would be more aesthetically pleasing.

Member Sanfilippo moved, seconded by Member McCarty, to continue PZB 19-13 – Request for a Special Use for an Electronic Message Board located at 817 Main Street to the January 9, 2020 PZB meeting to allow staff to work with the applicant.

Upon roll call the vote was:

**YES: 4:** Ryan, McCarty, Sanfilippo and Gartner.

**NO: 1:** Carstensen.

**ABSTAIN: 0:**

**ABSENT: 1:** Henning.

**THE MOTION CARRIED.**

**d) PZB 19-14 – Request for a Special Use for an Electronic Message Board (EMB) located at 757 Main Street – Antioch District Library.**

Director Garrigan said the applicant is requesting relief from the sign ordinance to allow a 25 square foot EMB sign. Mr. Scott Zalatoris, Library Treasurer, said they have over 100 activities per month and that they went before the Village Board first and the board requested they go to PZB first. Ms. Jennifer Drinka, Library Director, said their sign is the best way to get the word out regarding their activities. She said the sign will need to be replaced as they're having to repair it often. She said they have to use a blow torch in the winter in order to change the sign.

Member Sanfilippo asked what the size of their current sign is. Director Drinka said it is the same as to what is being proposed. Ms. Becky Jacobsen, the head of marketing for the library, said she read the sign ordinance and they are open to working with the Village to make it more compatible to the ordinance.

Member Carstensen reiterated the e-ink is not in color. It would be similar to a Kindle in that it has a white background with black letters and Boston has them all over their downtown.

Member Ryan moved, seconded by member Sanfilippo, to continue PZB 19-14 – Request for a Special Use for an Electronic Message Board located at 757 Main Street to the January 9, 2020 PZB meeting to allow staff to work with the applicant.

Upon roll call the vote was:

**YES: 4:** Ryan, McCarty, Sanfilippo and Gartner.

**NO: 1:** Carstensen.

**ABSTAIN: 0:**

**ABSENT: 1:** Henning.

**THE MOTION CARRIED.**

**e) PZB 19-09 – Request for a Special Use for an Electronic Message Board (EMB) located at 950 Hillside Avenue – Anastasia's.**

Director Garrigan said this case was before the Village Board previously and they requested it go back to the PZB. He said the applicant has revised his sign. Originally, they were proposing a 32 square-foot sign and now they're proposing a 13 square-foot sign with a CMU base which is consistent with the ordinance. He said the major caveat is that this sign is located on Lake Street and is not in the downtown sign district, but it also is not on a major arterial. He said staff feels there will be a proliferation of requests for EMB signs on Lake Street.

Mr. Neal Anderson, Attorney for Anastasia's, said he believes this is a permissible use per his interpretation of the sign code. Member McCarty stated the sign still does not conform to the sign code regarding columns and a cap. Director Garrigan said he did not work with the applicant on the design of the sign because staff does not support it. Mr. Anderson said they are willing to work with staff on the design. Member McCarty

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said they already have one sign and he feels this may be a traffic hazard at Route 173 and Lake Street which is already an accident-prone intersection.

Member McCarty moved, seconded by member Sanfilippo, to continue PZB 19-09 – Request for a Special Use for an Electronic Message Board located at 950 Hillside Avenue to the January 9, 2020 PZB meeting to allow staff to work with the applicant.

Upon roll call the vote was:

**YES: 4:** Ryan, McCarty, Sanfilippo and Gartner.

**NO: 1:** Carstensen.

**ABSTAIN: 0:**

**ABSENT: 1:** Henning.

**THE MOTION CARRIED.**

### **NEW BUSINESS**

**a) PZB 19-15 – Request for annexation and B-3 zoning of 15 acres at the southeast corner of Route 173 and Madison Street for the property commonly known as 22475 W. Route 173.**

Director Garrigan stated this area would be part of the business district and the Village purchased the property approximately one year ago. This property will provide some contiguity to the business district. Chairwoman Ralston ask why the property is proposed as B-3. Director Garrigan said that commercial zoning is appropriate for this area but that the property is not buildable.

Member Sanfilippo moved, seconded by member Gartner, to approve PZB 19-15 – Request for annexation and B-3 zoning of 15 acres at the southeast corner of Route 173 and Madison Street for the property commonly known as 22475 W. Route 173.

Upon roll call the vote was:

**YES: 5:** Ryan, McCarty, Sanfilippo, Gartner and Carstensen.

**NO: 0:**

**ABSTAIN: 0:**

**ABSENT: 1:** Henning.

**THE MOTION CARRIED.**

### **ADJOURNMENT**

There being no further discussion, member Ryan moved, seconded by member Carstensen, to adjourn the regular meeting of the Planning & Zoning Board at 8:55 p.m.

Respectfully submitted,

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Nancy M. Slazes  
PZB Secretary