

APPROVED MINUTES
VILLAGE OF ANTIOCH
PLANNING & ZONING BOARD, REGULAR MEETING
Municipal Building: 874 Main Street, Antioch, IL
January 9, 2020

OPEN MEETING

Chairwoman Ralston called the January 9, 2020 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, McCarty, Sanfilippo, Gartner, Carstensen and Ralston. Also present were Director of Community Development Michael Garrigan, Attorney Robert Long and Secretary Slazes.

ANNOUNCEMENTS AND CORRESPONDENCE

None.

MEETING MINUTES

Approval of the December 12, 2019 Planning and Zoning Board Meeting minutes as presented.

Member Ryan moved, seconded by member Gartner, to approve the December 12, 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: 1: Henning.

ABSENT: 0:

THE MOTION CARRIED.

OLD BUSINESS

a) PZB 19-09 – Request for a Special Use for an Electronic Message Board sign located at 950 Hillside Avenue.

Director Garrigan said some of the PZB members asked the applicant to revise the sign last month. The revised sign contains columns and the dimensions have not changed. The sign is 6.5 feet in height and has a 13.5 square-foot EMB sign and a 22 square-foot sign with the Anastasia's logo. He said the two questions before the board are if the PZB members are comfortable having two EMB signs and if they are comfortable with the revised design.

Secretary Slazes administered the oath to those wishing to testify. Mr. Neil Anderson, attorney for the applicant, said this is on the front of the applicant's property and therefore is an important location. Member Sanfilippo asked if this would be replacing the pylon sign. Mr. Anderson said that is correct. Member Sanfilippo asked if there would be landscaping included with the new sign. Mr. Bill Giannakakis, applicant, said that yes there would be. Member McCarty said the columns are usually made of brick and he asked if staff is comfortable with the new sign design. Director Garrigan said the base would be made of brick to reflect the building and that the columns would be made of EIFS. Member Henning asked why Mr. Giannakakis needs an additional sign since the restaurant always seems busy. Mr. Giannakakis said their current sign needs to be updated and it never hurts to bring in more business.

Member McCarty moved, seconded by member Sanfilippo, to approve PZB 19-09 – Request for a Special Use for an Electronic Message Board located at 950 Hillside Avenue.

Upon roll call the vote was:

YES: 2: McCarty and Sanfilippo.

NO: 3: Henning, Ryan and Carstensen.

ABSTAIN: 1: Gartner.

ABSENT: 0:

MOTION DENIED.

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 staff's position has not changed and that they are not supporting this request. He said the church has redesigned the proposed sign at the request of board members. Ms. Sally Stoner, trustee for the church, said they have been having problems with the lock freezing when trying to manually change the sign and the letters cracking. She said they want to find some stone that would match the building as a base for the sign and that they would like three lines of text. Ms. Char Hoffman, sub-pastor for the church, said she read the Village of Antioch's Strategic Plan and the sign ordinance. She said they want what is best for the Village and would be willing to advertise events for the Village.

Member Ryan moved, seconded by member Henning, to deny PZB 19-12 - Request for a Special Use for an EMB sign located at 848 Main Street.

Upon roll call the vote was:

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

NO: 1: Carstensen.

ABSTAIN: 0:

ABSENT: 0:

THE MOTION CARRIED.

APPROVED MINUTES

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 there was a request made by several PZB board members to allow the school district to come back today to bring the sign in line with the sign ordinance. Ms. Wadsworth with Mary Kay McNeill Early Learning Center said they would like to have the special use in place for when they are able to replace the sign in the future.

Member Ryan moved, seconded by Member McCarty, to deny PZB 19-13 – Request for a Special Use for an Electronic Message Board located at 817 Main Street.

Upon roll call the vote was:

YES: 6: Henning, Ryan, McCarty, Sanfilippo, Gartner and Carstensen.

NO: 0:

ABSTAIN: 0:

ABSENT: 0:

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 a continuation.

Member McCarty 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 February 13, 2020 PZB meeting.

Upon roll call the vote was:

YES: 6: Henning, Ryan, McCarty, Sanfilippo, Gartner and Carstensen.

NO: 0:

ABSTAIN: 0:

ABSENT: 0:

THE MOTION CARRIED.

NEW BUSINESS

None.

ADJOURNMENT

There being no further discussion, member McCarty moved, seconded by member Carstensen, to adjourn the regular meeting of the Planning & Zoning Board at 7:35 p.m.

Respectfully submitted,

Nancy M. Slazes
PZB Secretary