

APPROVED MINUTES

VILLAGE OF ANTIOCH PLANNING AND ZONING BOARD – REGULAR MEETING Municipal Building: 874 Main Street, Antioch, IL 60002 December 6, 2023

A. CALL TO ORDER

Chairwoman Henning called the December 6, 2023 regular meeting of the Planning and Zoning Board to order at 7:02 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, Sanfilippo, McCarty, Carstensen, Madigan* and Turner. Also present were Chairwoman Henning, Attorney Vasselli and Clerk Romine.

**indicates attendance via Zoom*

D. ANNOUNCEMENTS AND CORRESPONDENCE

There were no objections to Commissioner Madigan attending via Zoom.

E. APPROVAL OF THE NOVEMBER 1, 2023 PLANNING & ZONING BOARD MEETING MINUTES AS PRESENTED

- Commissioner McCarty moved, seconded by Commissioner Turner, to approve the November 1, 2023 Planning and Zoning Board meeting minutes as presented. Upon roll call, the vote was:

YES: 4: Sanfilippo, McCarty, Carstensen and Turner.

NO: 0.

ABSENT: 1: Madigan*.

ABSTAIN: 1: Ryan.

THE MOTION CARRIED.

** due to technical difficulties, Commissioner Madigan was unable to communicate via Zoom.*

F. PUBLIC COMMENT

There was no public comment prior to the public hearings.

G. OLD BUSINESS

1. PZB 23-18 – Consideration of a Special Use, Variance and Site Plan for a Solar Farm to be located at the property commonly known as 650 E North Avenue; PIN 02-03-300-027 – Director Garrigan presented the request from the applicant to continue this item to the January 3, 2024 Planning and Zoning Board Meeting. Commissioner Sanfilippo moved, seconded by Commissioner McCarty, to continue PZB 23-18 to the January 3, 2024 Planning and Zoning Board meeting.

Commissioner McCarty asked about the meeting the petitioner had with the public. Director Garrigan discussed the public hearing process before the Planning and Zoning Board.

Upon roll call, the vote was:

YES: 5: Ryan, Sanfilippo, McCarty, Carstensen, Turner and Henning.

NO: 0.

ABSENT: 1: Madigan.

ABSTAIN: 0.

THE MOTION CARRIED.

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H. NEW BUSINESS

1. PZB 23-20 – Consideration of a Special Use for an Electronic Message Board to be located at the property commonly known as the Antioch Community High School located at 1133 Main Street; PIN 02-17-200-002 – Director Garrigan presented the request from the applicant for a special use and variance for an electronic message board (EMB) for their existing high school campus on Main Street. He outlined the requirements of the current sign ordinance, and the request for a special use which is required for all EMB signs in the Village. The applicant is also seeking relief from the size and messaging requirements. Village Code requires EMB lettering be either white or red on a black background. Additionally, moving graphics or animation is prohibited under the sign code, from which the applicant is seeking relief. Director Garrigan said staff is concerned with a large colored or moving graphic or video, which may not be considered consistent with the character of Main Street. He added that staff does not identify any unique hardship in this case to provide relief to allow moving graphics when considering the neighboring residential properties. He said the neighbors have every right to have quiet enjoyment of their properties. Staff supports the special use for the high school, and thinks unique circumstances may justify some relief from the ordinances. He suggested that if the applicants propose specific signage, it be limited to certain hours if there is support from the commission.

Director Garrigan's Staff Report makes the following recommendations:

We move that the PZB recommend approval of the Special Use for an EMB Sign to be located at the property commonly known as 1133 Main Street subject to the following stipulations.

- 1. Compliance with requirements of the Village Engineer.*
- 2. Compliance with the requirements of the Antioch Fire Protection District.*
- 3. That the applicant be allowed to maintain the existing EMB sign and comply with the Village's EMB regulation, apart from special High School Events.*
- 4. That the Antioch Community High School limit the hours of the EMB sign to the hours recommended by the PZB.*

We move that the PZB recommend denial of the requested Variance for a EMB sign located at the property commonly known as 1133 Main Street.

Commissioner Ryan agrees that the use of graphics may be appropriate at times, but asked for special occasions to be defined. Director Garrigan said any stipulations should be defined within the special use.

Clerk Romine administered the oath to those who wished to testify.

Commissioner Sanfilippo asked if the previous sign ran at all hours. Mr. Ryan Miles from ACHS responded that the old sign ran at all hours and didn't have a timer, but also didn't show any graphics. Commissioner Sanfilippo expressed concern related to the residents, and potential distraction to drivers. Mr. Miles said they are fully prepared to do a timing system, and there is a program utilized which suggested various graphics to celebrate various holidays or celebrations. Mr. Miles also said they could put the sign to sleep at night, or use a less bright gray rather than white during later hours.

Commissioner McCarty asked if the sign was already installed, and how much greater the new sign is than the previous sign. Mr. Miles said the sign is already installed, and is approximately 25% larger than the previous sign. Commissioner McCarty asked if a photometric study was done to determine the affect of the sign on neighboring residents. Commissioner McCarty expressed concern with how bright it is presently. Director Garrigan said it's the prerogative of the commission to request a photometric plan based on the proximity to residential dwellings.

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Commissioner Carstensen understands the concern for the residents, and commented on the amount of time the board spent considering the sign code, where civic duty and pictures were previously addressed.

Commissioner Turner asked if pictures of students could be placed on the sign. Mr. Miles said they have the ability to do it, but don't have that intention at this time. Commissioner Turner said he doesn't like that it's already installed, and would prefer a time frame for the sign to be operational.

Chairwoman Henning read aloud a letter from a resident who expressed concern related to the brightness of the sign. She commented that high schools are important in small towns, and that should be considered along with the impact on neighboring properties.

Mr. Miles said they could immediately operate the sign from dusk until dawn. Those present discussed the impact on neighbors, the existing code, the uniqueness of the high school, and photometrics.

The applicant agreed to turn the sign off at 7pm and back on at 7am, and would be amenable to other stipulations the board deems necessary.

Commissioner Sanfilippo moved, seconded by Commissioner McCarty, to continue PZB 23-20 to the February 7, 2024 meeting to discuss photometrics, times of operation, and allowable parameters for content containing graphics.

Upon roll call, the vote was:

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

NO: 0.

ABSENT: 1: Madigan.

ABSTAIN: 0.

THE MOTION CARRIED.

2. PZB 23-21 – Consideration of a Special Use for an Electronic Message Board to be located at the property commonly known as Petty Elementary School located at 850 Highview Drive; PIN 02-07-300-001 – Director Garrigan presented the request from the applicant for a special use and variance for an electronic message board (EMB) for their existing school building located at 850 Highview Drive. He outlined the requirements of the current sign ordinance, and the request for a special use which is required for all EMB signs in the Village. The area around this property is within an academic campus, and there is no residential impact. The sign will not be visible from any residences in the subdivision adjacent to the campus. The applicant is not asking for a variance or relief from the sign code. He reviewed the findings of fact related to the request.

Director Garrigan's Staff Report makes the following recommendations:

Based on Staff's analysis, there is nothing to indicate that this proposed EMB sign would have any negative impact on any adjacent properties. The applicant's proposed EMB sign is consistent with the trend of development in the subject area and the proposed sign will help in school communications. The fact that this proposed EMB sign is located within a campus and is not visible from a main arterial or a residential neighborhood mitigates against any potential negative impact from this proposed EMB signs.

Based on the foregoing, Staff would make the following recommendations:

We move that the PZB recommend approval of the Special Use for an EMB Sign to be located at the property commonly known as 850 Highview Drive subject to the following stipulations:

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

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Commissioner Ryan asked for a distinction between an EMB and a TV Screen. He confirmed that they have made a commitment not to vary from that. The facilities manager for School District 34 responded that the sign will have graphics capabilities, but they simply want to update the sign from what they currently have. There would be colorful pictures and lettering, but not pictures of students or moving graphics. He added that this is completely funded through the boosters organization.

Commissioner Carstensen said this is graphics, which will open up to everyone else that are allowed to have these signs. She asked the board to consider this and think about the impacts and repercussions of allowing the schools to have an EMB sign.

Commissioner Turner said he has no issue with this sign or this building, but sees the concern with others making similar requests.

Chairwoman Henning believes there is a difference between civic uses and business uses.

Commissioner McCarty thinks a text amendment should be considered to allow schools to have graphics or be exempt from that requirement.

Commissioner McCarty moved, seconded by Commissioner Carstensen, to table PZB 23-21 to the February 7, 2024 meeting.

Upon roll call, the vote was:

YES: 2: McCarty and Carstensen.

NO: 4: Ryan, Sanfilippo, Turner and Henning.

ABSENT: 1: Madigan.

ABSTAIN: 0.

THE MOTION FAILED.

Commissioner Sanfilippo moved, seconded by Commissioner Turner, to allow the school district to operate under the current ordinance without the graphics. This recommendation will be forwarded to the Village Board for consideration.

Upon roll call, the vote was:

YES: 4: Ryan, Sanfilippo, Turner and Henning.

NO: 2: McCarty and Carstensen.

ABSENT: 1: Madigan.

ABSTAIN: 0.

THE MOTION CARRIED.

Attorney Vasselli verified that School District 34 understands what they are permitted to do at this time.

3. PZB 23-23 – Consideration of a final plat of subdivision for Clublands Phase 4 – Director Garrigan provided an overview of the request for a re-approval of a final plat for Phase IV of the Clublands Subdivision. He provided an overview of the site, and the status of the final engineering.

Director Garrigan's staff report makes the following recommendations:

Based on the foregoing, Staff would make the following recommendations:

We move that the PZB recommend re-approval of the Final Plat for Clublands, Phase IV subject to the following stipulations:

1. Compliance with requirements of the Village Engineer.

2. Compliance with the requirements of the Antioch Fire Protection District.

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Commissioner Ryan asked for detail regarding the previous approval. Director Garrigan responded that the previous developer left a lot of loose ends, and the Village has worked successfully to redevelop the subdivision.

Commissioner McCarty asked if there were any changes from the preliminary plat to the final plat. Mr. Tim Hartnett from HR Green said the number of lots, configuration, outlots and HOA references remain unchanged. The developers name has changed, and dates have been freshened. He said the team met with Lake County Stormwater Management and the Army Corps of Engineers, and all involved parties who agree to move forward with the final plat approval. Commissioner McCarty asked if the clubhouse is in this phase of the development. Mr. Troy Mertz responded that the clubhouse is in phase 3 of the development. Mr. Hartnett said Manhard and HR Green will provide 3rd party observation and the DECI inspection, which will be reimbursed by the developer with an escrow account.

Chairwoman Henning discussed the names of the streets and the confusion with emergency services. Mr. Hartnett said they work with Fire Protection District to ensure there is no confusion, which is also one of the conditions of final engineering approval. She also discussed the locations of trees and signage. Mr. Hartnett said the engineer agreed to move light spacing, this comment has been addressed.

Commissioner Turner asked if the roads and drainage been brought up to standards, to which Mr. Hartnett replied yes.

Mr. Paul Green, Township resident, asked if a study was done for the school related to the number of students coming in. Mr. Mertz replied that it was previously done. Director Garrigan responded that impact fees are incorporated into the PUD.

Commissioner McCarty moved, seconded by Commissioner Ryan to approve PZB 23-23 final plat of subdivision for Clublands Phase IV.

Upon roll call, the vote was:

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

NO: 0.

ABSENT: 1: Madigan.

ABSTAIN: 0.

THE MOTION CARRIED.

I. ADJOURNMENT

There being no further discussion, the Planning and Zoning Board regular meeting adjourned 8:28 pm.

Respectfully submitted,

Lori K. Romine, RMC/CMC
Village Clerk