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VILLAGE OF ANTIOCH
PLANNING AND ZONING BOARD – REGULAR MEETING
Municipal Building: 874 Main Street, Antioch, IL 60002
February 7, 2024

A. CALL TO ORDER

Commissioner McCarty called the February 7, 2024 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*, Sanfilippo, McCarty, Carstensen, Madigan and Turner. Also present were Community Development Director Garrigan, Attorney Vasselli and Recording Secretary Thiel. Absent: Chairwoman Henning.

**indicates attendance via Zoom*

Commissioner Carstensen moved, seconded by Commissioner Madigan, to appoint Commissioner McCarty as acting chair for the meeting.

Upon roll call, the vote was:

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

NO: 0.

ABSENT: 1: Henning.

THE MOTION CARRIED.

D. ANNOUNCEMENTS AND CORRESPONDENCE

None.

E. APPROVAL OF THE JANUARY 3, 2024 PLANNING & ZONING BOARD SPECIAL MEETING MINUTES AS PRESENTED

Commissioner Turner moved, seconded by Commissioner Madigan, to approve the January 3, 2024 Planning and Zoning Board meeting minutes as presented.

Upon roll call, the vote was:

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

NO: 0.

ABSTAIN: 2: Ryan and Sanfilippo.

ABSENT: 1: Henning.

THE MOTION CARRIED.

F. PUBLIC COMMENT

There was no public comment prior to the public hearings.

G. OLD BUSINESS

1. PZB 23-20 – Consideration of a Special Use for and 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 (continued from the December 6, 2023 meeting)

Director Garrigan stated this was a continuation of a public hearing. The applicant is requesting a Special Use for the use of an EMB sign. They are also requesting a variance to allow the existing EMB sign to exceed the 25% sign face limitation and a variance to allow the use of thirty-five proposed message graphics that do not comply with the Village's ordinance. Director Garrigan continued to provide an overview of additional findings and facts. Staff supports approval of the Special Use with four stipulations and the variance allowing the sign to exceed the 25% sign face limitation. However, staff has concerns about the impact on the single-

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family homes located across from the high school and to the north if the variance for the proposed thirty-five graphics is approved. They believe allowing the variance would not help to maintain the historic character of the area. The sign is currently displaying white lettering with a black background between the hours of 7:00 am and 7:00 pm and conforms with the ordinance requirements.

Commissioner Madigan moved, seconded by Commissioner Turner, to recommend approval of the Variance for PZB 23-20, allowing the existing EMB sign to exceed the 25% sign face limitation for EMB signs.

Upon roll call, the vote was:

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

NO: 0.

ABSENT: 1: Henning.

THE MOTION CARRIED.

Commissioner Carstensen stated she agreed with staff's recommendation with regard to the proposed thirty-five graphics, concerns about the brightness of the sign and interpretation of the Village's current plan.

Commissioner Madigan agreed that the sign is very bright with just the white lettering and has concerns that allowing graphics will cause a distraction to drivers and pedestrians.

Commissioner Turner recommended staff and the Village Board reevaluate the ordinance to provide additional parameters for schools and special uses.

Commissioner Sanfilippo believes advertising educational related activities and events would be appropriate, but not holidays.

Commissioner McCarty asked if photometrics were submitted by the applicant as previously requested by the Planning and Zoning Board. Director Garrigan stated he spoke with the technological coordinator, and he believes they have a light meter but they provided no numbers as part of the proposed variance for the thirty-five graphics.

Commissioner McCarty stated the board previously discussed zero light emittance in the evening and the board received a letter from a neighbor that was having problems with the sign. Director Garrigan stated the ordinance does not require any photometrics and historically, photometrics have not been required from other EMB sign applicants. Staff is trying to be consistent but also be sensitive to the concerns with the High School's sign brightness and proposed graphics.

Secretary Thiel administered the oath to those wishing to testify.

Ken Mlincsek, Community High School District 117 Facilities Manager, explained the sign can be adjusted down to minimal lighting. He explained that the presented graphics are just examples of what they might display but there would be no moving graphics.

Commissioner McCarty stated he would like to see photometrics to better advise the applicant what brightness would be acceptable.

Commissioner Turner asked if the sign could be set to automatically dim to 40% at dusk.

Mr. Mlincsek stated that the sign could be programmed to dim it down at a certain time.

Director Garrigan asked if the board would like to see photometric plans for all proposed signs to maintain consistency.

Commissioner McCarty does not believe it is necessary to request photometric plans for backlit signs but rather for EMB signs that will be located near residences.

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Commissioner Madigan moved, seconded by Commissioner Sanfilippo, to recommend denial of the Variance for PZB 23-20, allowing thirty-five colored images throughout the year on the proposed EMB sign.

Upon roll call, the vote was:

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

NO: 0.

ABSENT: 1: Henning.

THE MOTION CARRIED.

Commissioner Madigan moved, seconded by Commissioner Carstensen, to recommend approval of the Special Use for PZB 23-20 for an EMB sign with the following stipulations:

1. Compliance with recommendations of the Village Engineer,
2. Compliance with the recommendations 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 of 7:00 a.m. to 7:00 p.m.

Upon roll call, the vote was:

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

NO: 0.

ABSENT: 1: Henning.

THE MOTION CARRIED.

2. PZB 23-24 – Consideration of a Special Use and Variance for an Electronic Message Board to be located at the property commonly known as the Antioch Fire Station #1 located at 835 Holbek Drive; PIN 02-08-302-003 and 02-08-302-004 (continued from the January 3, 2024 meeting)

Director Garrigan stated this was a public hearing. The subject property is currently under renovations and part of the renovations include a proposed EMB sign that would replace an existing monument sign with a message board. Due to the reconfiguration of the front area along Orchard Street, the applicant is proposing to move and construct the new sign approximately 40 feet east of the current sign. Director Garrigan presented the findings and facts. The new monument sign will be 37 square feet, and the applicant is seeking relief from the 25% sign face limitation to allow the proposed 18 square foot EMB sign. The EMB sign will be used for critical communications to the general public. Staff does not believe the proposed sign will have a negative impact on the character of Orchard Street. The applicant is also proposing extensive new landscaping to improve the overall character of Orchard Street.

Secretary Thiel administered the oath to those wishing to testify.

Commissioner Sanfilippo asked for clarification of the location of the proposed sign.

Chief Jon Cokefair, Antioch First Fire Protection District, explained that the current sign faces east and west. The new sign will also face east and west and will be located closer to the Police Department.

Commissioner Madigan asked if there will be any graphics used on the sign. Chief Cokefair stated they have no intention of using graphics.

Commissioner McCarty asked if there will be set hours the sign will be operating. Chief Cokefair answered they don't have set hours in mind but they are open to suggestions.

Commissioner McCarty suggested the applicant work with staff to work on hours to dim the sign to prevent any negative impact to nearby residences.

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Commissioner Sanfilippo moved, seconded by Commissioner Turner to recommend approval of PZB 23-24 for the Special Use for an EMB sign to be located at the property commonly known as 835 Holbek Drive, with the following stipulations:

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

Upon roll call, the vote was:

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

NO: 0.

ABSENT: 1: Henning.

THE MOTION CARRIED.

H. NEW BUSINESS

1. PZB 24-01 – Consideration of an annexation and preliminary/final plat of unincorporated parcels located at 22950 W. IL Route 173; PIN 02-161-000-20 and 02-161-000-21

Director Garrigan stated this was a public hearing. The Village has retained SB Friedman to create a TIF district for the Marketplace/Brown LLC property, which is an 82-acre site located on Route 173. The 82-acre property is annexed into the Village; however, it was discovered that there are two small strips that appear to still be considered part of unincorporated Lake County. When the original annexation of the 82-acre property was proposed in 2007, a plat of annexation was not filed. A TIF district cannot be created unless all parts of the district property are annexed into the Village.

Director Garrigan continued to provide a summary of the proposed preliminary plat and final plat for the subject site. The applicant is proposing to subdivide the site into three parcels. Lot 1 will be dedicated for future improvements of Brown Road, Lot 2 will be for the future Kia dealership, and Lot 3 will be subdivided in the future into outlots when commercial end-users come in. These three lots are required to comply with the TIF act.

Commissioner Ryan asked for clarification on who the applicant is. Director Garrigan introduced Timothy Knudson of Avgeris and Associates, property owner and applicant, who was attending via Zoom.

Secretary Thiel administered the oath to Mr. Knudson.

Commissioner Ryan asked Director Garrigan if owners of the properties should have been notified of the public hearing because he was told by one of the property owners that they were not notified. Director Garrigan stated property owners located within 250 feet of the subject site were sent notices of the public hearing. Notice of the public hearing was published and letters to the property owners were sent via certified mail.

Secretary Thiel administered the oath to Connie Larson, resident at 22950 IL Route 173.

Ms. Larson informed the board that she did not receive notification prior to the public hearing. She stated she previously met with the developer and provided them with all her contact information. She has been checking the posted agendas every month, which is how she became aware of the public hearing. She does not have any concerns with the development, but she has concerns regarding the easement and wanted to be sure that the annexation will not have any effect on the easement.

Director Garrigan clarified that one of the strips has an access easement which allows access to Ms. Larson's property.

Mr. Knudson added that the easement goes right through the development property, and they are legally allowed to move the easement as long as they continue to provide access to Ms. Larson's property.

Commissioner Ryan asked if any new housing will be included within the TIF district. Director Garrigan explained that there is the potential for residential development and the Village will work with all taxing bodies,

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including the school districts, to ensure that they receive revenue if students are generated from additional residential development within the TIF district.

Attorney Vasselli added that the TIF statute states that if there are any new students and they prove up the costs, the school districts and library district will get paid a portion of the increment.

Attorney Vasselli asked Ms. Larson if she had any formal objection to the public hearing process. Ms. Larson stated she did not.

Secretary Thiel administered the oath to Clayton Larson, resident at 22950 IL Route 173.

Mr. Larson wanted to ensure their property easement would not be manipulated in any way.

Attorney Vasselli asked Mr. Larson if he had any formal objection to the public hearing process. Mr. Larson stated she did not.

Commissioner Madigan asked that staff and the developer make sure Ms. Larson receives future notices.

Director Garrigan reassured that staff and the developer will meet with the Larsons and all other residents near the subject site. Mr. Knudson concurred that they would communicate with residents.

Ms. Larson stated that her mailing address is different from the address associated with the PIN and the mailing address is on her mailbox.

Commissioner Turner asked if Brown Road will be the access point for the entire property. Director Garrigan stated the current residents will continue to use Brown Road as their access.

Commissioner Ryan asked who owns Brown Road. Director Garrigan stated the developer owns the Brown Road property with a prescriptive easement, but the Village will own Brown Road as it's improved.

Commissioner Turner moved, seconded by Commissioner Madigan to recommend approval of PZB 24-01 for the annexation and preliminary/final plat of unincorporated parcels located at 22950 W. IL Route 173, with the following stipulations:

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

Upon roll call, the vote was:

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

NO: 0.

ABSENT: 1: Henning.

THE MOTION CARRIED.

I. ADJOURNMENT

There being no further discussion, the Planning and Zoning Board regular meeting adjourned at 8:21 pm.

Respectfully submitted,

Rachel Thiel
Recording Secretary